



Your Ref

Our Ref

Date

5336

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DESIGN & ACCESS STATEMENT FOR PROPOSED GROUND & FIRST FLOOR EXTENSIONS, ROOF EXTENSION, INTERNAL WORKS AND REMODELLING AT: TANGLEWOOD, THE STREET, GRITTLETON, WILTSHIRE, SN14 6AP.

1. Property Description

Tanglewood is a residential dwelling built in 1975 and located to the East of the village of Grittleton, a few miles North West of Chippenham. The Site is set within the Conservation Area Known as Grittleton.

Externally the property is clad in reconstituted stone to walls and concrete tiles to the roof. The windows on ground and first floor are Aluminium on reconstructed stone cills. With little coherence externally, our client is seeking to address this by creating a more homogenous design approach where the proposed extensions will seem to merge into the existing structure.

The property currently has a two storey block which forms the majority of the house with a single storey element, built in 1977, to the north. There are additional single storey porches on the West Elevation that are considered to be incongruous to the main house and as such will be removed in the new scheme design.



Photo 1: West Elevation



Photo 2: North Elevation



Photo 3: South Elevation



Photo 4, 5, 6: East Elevation

Contextually, Tanglewood is surrounded on three sides by Listed Buildings, as mentioned below.

To the East boundary is GRITTLETON BAPTIST CHAPEL a Grade II* Listed building UID: 1363850

To the West boundary is THE BARTON (OLD LAUNDRY), THE STREET, a Grade II listed building. ST8611980085

To the South West of the site is GRITTLETON HOUSE, a Grade II* Listed Building UID: 1022310 Grittleton House, Yatton Keynell Road.

2. Site Location

The current house is set back from the main road some 80 metres, and sits on its own private land, equating to 0.5 of an acre. There are large gardens to both the north and the south, with a private driveway and ample parking to the west. The property known as Tanglewood, sits within the Grittleton House Estate, and is inhabited by the owners of the estate.



3. Proposed Use

The proposed scheme is seeking to extend the already existing residential accommodation. Tanglewood was previously occupied by Mr Adrian Shipp now deceased and will now be the primary residence of Matthew Shipp and Vanessa Shipp the current owners of Grittleton House. Matthew and Vanessa Shipp have a large family and wish to make provisions for the boomerang generation and the next generation of the family business known as Grittleton House.

As part of the proposals, Matthew and Vanessa Shipp have been keen to incorporate flexible living arrangements that allow the property to adapt to changing family needs over time. In particular, the creation of a separate wing with its own living, dining and kitchen facilities, together with two first floor bedrooms and en-suites, will ensure that elderly parents can be cared for within the home environment, while still maintaining a level of independence. This approach also future-proofs the property for Matthew and Vanessa Shipp themselves, enabling them to remain in their family home as their own needs evolve.

The design therefore achieves a practical solution that meets current and future living requirements, while being sensitive to the need for comfort, independence and long-term security, and it supports intergenerational living as part of a sustainable way forward.

4. Proposed Works

The existing building design is perhaps ill judged when viewed contextually, and with minimal architectural merit, it lacks a considered architectural style. The current owners have reported high energy costs which imply an inefficient building fabric which will all require urgent renovation works. The roof needs replacing and many of the windows are single glazed, and not fit for purpose.

The proposal seeks to extend the existing accommodation on both ground and first floors, including extending into the roof. The bulk of the ground and first floor extensions will be to the West, with just an infill to the east Elevation providing a sensitive approach facing the Church. A further single storey extension will be added to the south elevation which will allow for a more "open plan" arrangement. The extended accommodation will comprise a new kitchen area, which will be proportionate to the whole building and a Utility space adjoining it. The main living area will be extended to the south. A study/office area will be located to the East side looking out on to the Church "the infill".

The first floor will be extended to the East and West. The Eastern side will form the infill and an additional bedroom will be proposed. The South side has been designed to accommodate the master suites, with ensuite bathrooms throughout. The Second floor will comprise a combination of storage, hobbies/ painting and games areas.

As mentioned above, part of the overall proposal will be to form an annexe which will be used for relatives, allowing for a degree of independence. This is clearly demonstrated on the proposed plans. The annexe accommodation will, at no time, be severed as an independent and unconnected residence and shall, at no time, be sold or let as a separate dwelling, and as such, the application should be considered as one residential dwelling or unit.

The annexe will also adhere to the following rules:

- a) be within the garden of the main dwelling
- b) have a functional connection with the main dwelling (The occupants will be relatives of the residents of the main dwelling or employed at the main dwelling)
- c) be used in conjunction with the main house
- d) be in the same ownership as the main dwelling
- e) be designed in such a way as to easily allow the annex to be used at a later date as an integral part of the main dwelling
- f) have no boundary demarcation or sub division of the land between the main dwelling and the annexe

5. Amount

The proposals are proportionate to both the original dwelling and the size of the residential curtilage, ensuring a good balance between built form and open space, providing much-needed modern living space while still retaining ample, usable garden area and respecting neighbours' amenity, privacy and local character.

The increase in footprint can be seen as per the plans, reference:

- 5336/50J Proposed Ground Floor Plan

6. Layout

The layout of the proposed works can be seen on drawings:

- 5336/50J Proposed Ground Floor Plan
- 5336/51H Proposed First Floor Plan
- 5336/52F Proposed Second Floor Plan

7. Appearance and Materials

It is proposed to use materials that will accord with the local vernacular, applied in a complimentary mix across the elevations.

On the west elevation, the gable will be constructed in natural stone with an Ashlar stone bay window set against it, while the south and east elevations will be finished in render. The single-storey extension to the south will also be built in natural stone, and quoins will be introduced to every corner of the building to provide definition and architectural coherence. All existing aluminium windows will be replaced with double glazed UPVC units, and the roof will be finished with reconstructed stone tiles.

The ridge will be extended up 650mm commensurate with the overall massing and associated proportions of the scheme, particularly within the site & the overall context within the village setting. For a considered view please refer to the proposed elevations, reference:

- 5336/54G Proposed East & West Elevations
- 5336/55G Proposed North & South Elevations

8. Sustainable design

The development will address the principles of sustainable design and development, as so far as to retain, and or adhere to the architectural style within the village.

To minimise heat loss from the existing house and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors.
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Solar panels to new Flat roof at Second floor.

The solar panels have been carefully located to the new flat roof at second floor level; this careful planning ensures the panels will not be seen from public viewpoints, minimising the visual impact and respecting the area's character.

9. Parking

Adequate parking is taken up with the existing arrangement, which will be unaffected.

10. Conclusion

On balance, the revised scheme is considered to preserve the significance of the heritage assets which surrounds the site, and would not cause harm to the character and appearance of the area.

Should you wish to discuss any matters arising so as to ensure your support please do not hesitate to contact me.