

DESIGN AND ACCESS STATEMENT

Proposed Conversion of Existing Stone Barn and Erection of a New Detached Dwelling

Land Adjacent to Long Cottage, North Street, Mere, BA12 6HH

Prepared by: Baxter Green Architects

On behalf of: Mr and Mr Burden

Application Site and Proposals

1.1 This Design & Access Statement is submitted on behalf of Mr. and Mrs. Shean as part of the application for full planning permission for the conversion of a stone barn adjacent to Long Cottage and the erection of a new detached dwelling on the garden land of Long Cottage, North Street, Mere, BA12 6HH.

1.2 This Design and Access Statement has been prepared in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (statutory instrument no.1062) and in accordance with the booklet produced by the Commission for Architecture and the Built Environment (CABE) 'Design and access statements – How to write, read and use them' (2006).

Response to context

1.3 The application site is within the side garden and residential curtilage of Long Cottage within the town of Mere. It is accessed from North Street with a private road in the ownership of Long Cottage.

1.4 The application site is opposite, separated by a road, the grade II listed building Mere Methodist Church that has been converted to a dwelling following planning consent in 2017.

Planning History

17/08714/FUL and 17/09058/LBC

Mere Methodist Church, North Street, Mere, Warminster, BA12 6HH

Conversion of the former Church into a single dwelling with associated internal and external alterations, garden and parking area.

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S/1988/0137 and S/1993/1737

Land adjoining telephone exchange, North Street, Mere (Taylin Kerrysdale)

Erection of a pair of semi-detached dwelling (pair of two bedroom cottages)

2.0 Principle of development

- 2.1 Wiltshire Core Strategy (WCS) Core Policy 1 sets out the settlement strategy for Wiltshire identifying four tiers of settlement namely: Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages. The site is located within the settlement boundary of Mere.
- 2.2 Mere is outside the Cranborne AONB area, Mere Conservation Area and the River Avon Special Area of Conservation catchment for nutrient neutrality.
- 2.3 The planning drawings demonstrate the compatibility of the scheme in relation to Core Policy 57 of the Wiltshire Core Strategy, which requires a high standard of design in all new developments complimentary to the locality. The commentary below outlines why the proposal on this site respects the pattern of the area and compliments the architectural styles responding and maintaining the existing landscape characteristics.
- 2.4 The design has been considered in terms of the separation distances involved between the proposal and the neighbouring dwellings, configuration of the first floor windows and the impact on the listed building, Methodist Church.
- 2.5 The proposed new dwelling and conversion complies with Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy offering sufficient space for the required number of parking spaces. The new dwellings will use the existing access which provides sufficient visibility in both directions. The proposals also include sufficient parking for Long Cottage.
- 2.6 Currently, the occupants of Long Cottage park alongside the barn and, as most properties along North Street, are on street parking. Highways supported this approach on the previous application.

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Existing on street parking.

2.7 Provision of services including drainage. The application site is located within an area served by mains water supplies with surface water proposed to be dealt with via soakaways, a method approved by Wiltshire Council Building Control on projects locally. The foul drainage will be dealt with by connecting to the main drainage located within North Street.

3.0 Amount

3.1 The overall amount of development proposed has evolved through detailed and extensive consideration of the overall plot constraints, opportunities presented by this site. The site area is 0.04ha taken from a measured topographical survey.

3.2 The barn has a current area of 45msq over two floors with a single storey lean-to floor area of 22msq and the proposed extension measures 20msq. The new plot has a floor area of 75msq over two floors.

4.0 Use

4.1 The proposed development is entirely residential. Such use is in keeping with the residential character of the area and fully accords with the National Planning Policy and Wiltshire Core Strategy.

5.0 Layout and Appearance

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- 5.1 The layout of the development on the site responds to the existing pattern of development on adjacent land as noted above. The new dwelling and conversion will have compatible relationships with the site boundaries, thereby preserving the existing pattern of development in the area and complying with CP 57.



Stonework repairs and a new slate roof to the barn.

5.2 The Barn

The conversion of the barn has been considered in a sympathetic way utilising the existing openings and inserting one new window into the Living Room. The random rubble stone walling is to be re-pointed and vegetation removed. Areas of missing or damaged stonework is to be replaced with matching natural stone. Several metal roof sheets are missing causing long term water ingress.

- 5.3 The existing metal profiled sheeting roof is to be replaced with natural slate to reflect Long Cottage. The new rafters and purlins are to be exposed with heritage style rainwater goods.

- 5.4 The existing chimney is to be rebuilt in reclaimed bricks with stepped detailing and cement haunching.

- 5.5 The rooflights are to be conservation style with recessed flashing for a flush finish to the slates. The new windows are to be flush casement timber casement windows with a

single horizontal glazing bar. The only new window in the barn is to have an oak lintel with chamfered detail.

- 5.6 The existing entrance door opening is to be used with a timber ledge and braced half glazed door with a small lead covered timber canopy. The detailing is simple to reflect the status of the building.
- 5.7 Currently the barn has a single storey metal profiled sheeting lean-to that is to be replaced. The extension is to be brick to reflect Long Cottage, original part is stone and the extension, located closest to the barn, is of brickwork. The extension has been designed to be subservient to the barn allowing clear legibility of the host. This is
- 5.8 The extension windows are to match the new windows in the barn, flush casement windows, but with brick arched heads to provide sympathetic detailing.
- 5.9 The layout has been derived primarily through utilising the existing openings to create a two bedroomed dwelling. The ground floor layout allows a good size Living Room with a Kitchen / Dining, within the extension, for access to the courtyard garden.
- 5.10 The site has allowed the creation of a small west facing courtyard garden and this is intended to be gravel surface with planting for low maintenance. Currently the space immediately outside the barn is used by Long Cottage as parking and this space is now intended to be used by the occupants of the barn.
- 5.11 Long Cottage has a Garage / Store joined to the property with the barn separating the property from the garden, located north of the barn. The store is a single skin construction with render finish and a metal profiled sheeting roof. There is a small concrete path between the property and the reconstituted low-level wall that is proposed to be removed and used for the new parking.
- 5.12 The proposals are to remove Long Cottage Store / Garage to provide a small courtyard garden. This offers public benefits of removing an unsympathetic building to the area and low-level wall at Long Cottage.



The barn conversion with brick extension.

The new plot

- 5.13 The proposals include a new 1.5 storey two bedroomed dwelling within the garden land of Long Cottage. The appearance is to reflect the character of the barn rather than the pair of semi-detached dwellings, Taylin Kerrysdale.
- 5.14 Materials are to be natural random rubble stone walling with brick quoins and band course. The dormer window is of a traditional design mainly brickwork with stone detailing. The window proportions and style are to match the barn and design as noted in 7.5 with the first-floor windows positioned on the South and West elevations to avoid overlooking neighbouring properties.
- 5.15 The new plot has been sited in front of the existing garage block offering a much-improved street scene while retaining the sense of openness. This also results in the new dwelling not having a detrimental impact on the listed building.
- 5.16 As with the Barn and Long Cottage the site has sufficient land to enable the new plot to have a courtyard garden, separated from the garden of the barn by 2no parking spaces.



The proposed new detached dwelling sited at the north end of the site

External works.

- 5.17 The proposals also include external works to the street, within the ownership of Long Cottage, by reducing the width of the stone chip tarmac with a strip of block paving. The block paving would be of the type suitable for vehicles both for parking and as part of the road, continued into the parking area of the new plot and replace the concrete area in front of Long Cottage.
- 5.18 The fence on the northern boundary to Taylin Kerrysdale will remain with a paved path to the new plot allowing access and maintenance.
- 5.19 A close boarded / lattice fence is proposed to the gardens to match the appearance of the fencing on the Methodist Church.

6.0 Flood map

- 6.1 The Environment Agency map shows the Site is not considered to be at risk of flooding and is Flood Zone 1, which is defined as a 'low probability' zone assessed as having a less than 1 in 1000 (0.1%) annual probability of flooding in any year. PPS25 advises that all uses of land are appropriate in this zone and as such the proposal meets the aim of the policy. The proposal will not affect the surrounding area.

7.0 Conclusion

7.0 The proposed development has been carefully designed to respond positively to the site's context, its relationship with Long Cottage, and its proximity to the Grade II listed Mere Methodist Church. The scheme achieves a balanced and sympathetic approach through the sensitive conversion of the existing stone barn and the erection of a modest new dwelling that complements the local character and appearance of North Street.

7.1 The design process has been guided by the principles set out in the National Planning Policy Framework and Core Policy 57 of the Wiltshire Core Strategy, ensuring that the proposals respect the existing pattern of development, maintain appropriate scale and massing, and use high-quality traditional materials consistent with the local vernacular.

7.2 The conversion of the barn will secure the long-term future of a traditional rural building currently in poor condition, while the removal of unsympathetic additions such as the metal-clad garage will enhance the visual quality of the site and its surroundings. The introduction of a small, carefully sited new dwelling will make efficient use of underutilised land without detracting from the setting of nearby heritage assets or neighbouring properties.

7.3 The scheme provides well-considered access and parking arrangements that comply with adopted highway standards, while external works—including the introduction of block paving and courtyard landscaping—will enhance the appearance and function of the site.

7.4 In summary, the proposal represents a sustainable form of development that delivers both visual and functional improvements to the site, respects the character of the surrounding area, and preserves the setting of the adjacent listed building. It is therefore considered that the design fully accords with national and local planning policy objectives and should be supported accordingly.

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APPENDIX



The Site of the new plot to the rear of the garage block



Taylin Kerrysdale with the existing timber site boundary fence retained.

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The existing barn



Removing Long Cottage garage will expose the stone gable of the barn and create a courtyard garden.

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- The single storey lean-to replaced with an extension
- The new plot sited in the rear of the garages
- Existing stone wall and tree to remain visible from the road and block paving

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