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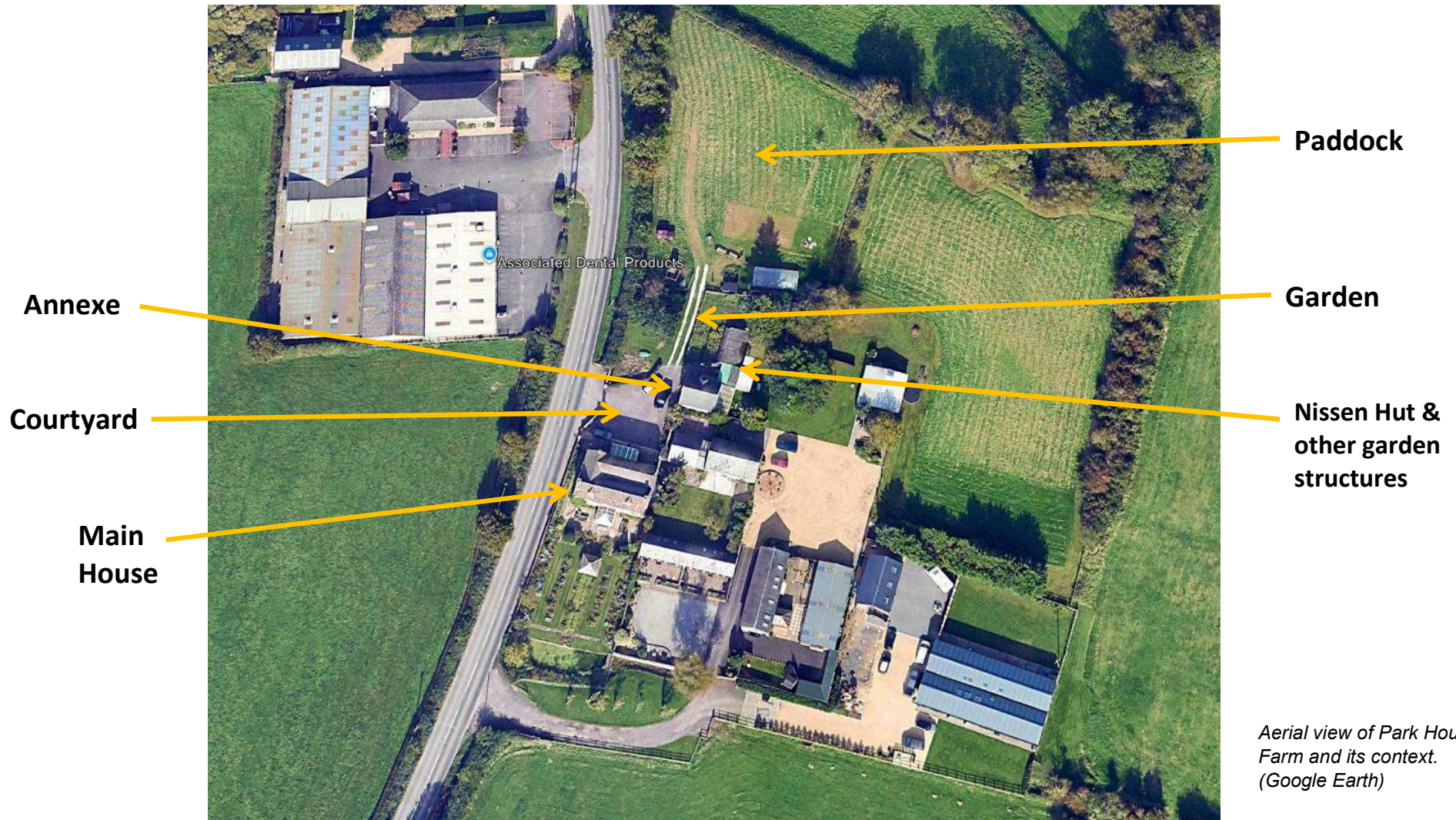
Proposed extension to the main house and the existing annexe, at:

Park House Farm, Cricklade Road, Purton, Swindon, SN5 4HS

Planning, Design & Access Statement :



View, from the main road looking east of the courtyard between the rear of the main house and the existing annexe. (Google view)



1. Introduction & background to the application.

This Planning, design & access statement is prepared as supporting information for the Householder planning application submitted on behalf of Mr & Mrs Whiteside, (Jake & Trish) and their family. The statement sets out the reasons for the proposed accommodation and how it responds to the site's context, constraints and opportunities. It should be read alongside the submitted plans which provide detailed supporting information.

The sections of this DAS are based on the main sections of the former Wiltshire Design Guide. This has been used as the basis for our analysis and design because it provides the most recent, locally relevant design perspective, and there is much similarity between the principles set out in this guidance and the national guidance contained in '*Building for a Healthy Life*'.

The application relates to two domestic projects for the same property, (Park House Farm) and seeks Householder planning consent to improve the accommodation in the main house, whilst at the same time significantly improving its appearance; The application also proposes improving the accommodation for the existing detached annexe to make it suitable for the applicant's extended family.

The main house is a traditional former farmhouse which has been altered and added to many times over its lifetime, including the addition of two UPVC extensions which tend to detract from the character and appearance of the house and which are to be removed and replaced as part of the application.

The existing annexe currently has a double garage, store and a first floor living room and home office. Jake and Trish have a pressing need to increase the accommodation within the annexe. Jake has described their particular situation as follows:

“My parents, (now in their 70s) have recently had to become permanent guardians for two of my nephews and a niece, ages 14,12 and 10. Unfortunately their mother has passed away and their father is not in a position to care for them.

My father has poor heart health and although they do an amazing job it is proving as much as they can give just to get through each week. We need to urgently provide an accommodation situation where we can be physically close to them to assist them with the care of these young people as they grow older themselves.”

It is therefore intended that the family will live as a multi-generation ‘unit’ at this property so as to be a valuable support for each other.

The annexe has an attached lean-to workshop space and also a wooden storage shed. It is adjacent to an existing large Nissen hut structure and concrete hardstandings. The extension to the annexe would utilise this area of existing structures and hardstandings.

The key aspects of this application which make it worthy of support from council officers can be summarised as follows:

- a) Firstly, it is a high-quality and sensitive design that meets the local and national ‘push’ for good-quality, appropriate design.
- b) The application property already has a separate self-contained annexe which can be improved and extended without intruding into undeveloped parts of the domestic curtilage and without harming the amenity of neighbouring properties.
- c) This family have important needs that can be catered for through this project. They should be supported in their aim to be a multi-generational, supportive family.
- d) There would be no problems in terms of access or parking.
- e) This proposal would reinforce their place in the local community and would provide continuity.

2. Application Proposal & 'Vision'.

The identified '**Vision**' for the annexe part of the proposal is for a bespoke, high-quality, traditional interpretation of a Granary & attached cartshed. The improvements to the main house would also follow traditional principles of form, scale, materials and details in the creation of the replacements for the UPVC extensions and new single-storey elements.

In terms of planning policy, the application proposals comply with the relevant local and national policies and guidance relating to Householder development. The design is traditional and sensitive, and subservient to the existing elements of built-form.

The proposed accommodation is contained within the domestic curtilage of the application property and the main house and annexe would remain as one planning 'unit' within the same ownership.

3. Context & Identity (Local Context Assessment):

The domestic curtilage of Park House Farm is a fairly level area of land extending to approximately 0.17 Ha, with some additional paddock/amenity land to the immediate north.

It is made up of several distinct areas comprising traditional semi-formal garden; hard-surfaced parking courtyard; former vegetable garden, rough amenity area; former timber garden structures and paddock area of managed grass.

Site Photographs:



Google Streetview of the existing access from the main road, looking east into the parking courtyard. The northern, (rear) part of the main house can be seen on the right, and the existing annexe building in the left-centre of the view.



Google streetview of the approach to Park House Farm along the main road, heading north from Purton.



South elevation of the main house, showing the ground floor UPVC conservatory which detracts from the appearance of this aspect of the property.



View of the north elevation of the main house, showing the UPVC lobby/entrance area, which again detracts from the character and appearance of this part of the building, particularly the awkward junction between the lobby and the existing utility room, (white rendered single-storey extension).



Another view of the north elevation of the main house from the main vehicular entrance.



View of the west elevation of the existing two-storey annexe building with its garage at ground floor and living accommodation over.

The existing stores, sheds and Nissen hut can be seen to the left, (north) of the main building.



View of the Nissen hut close to the north side of the annexe building.



Another view of the Nissen hut and other structures which would be replaced by the extended annexe, which would incorporate covered parking and additional living accommodation for the applicant's family.

4. Built Form

This section provides further information on the built form of the proposed extensions to the main house and the existing annexe.

The design of the proposed extensions to the main house are a deliberate response to the architectural context of the main house and its agricultural past. They would appear as traditional single-storey replacement elements which would utilise chalk-colour render, some natural stone and natural slate-covered roofs, and with traditional-style balanced flush-casement windows & external doors.

The net increase in gross-internal floor area of the main house would be only 28.7m².

The proposed extended annexe would reflect a traditional farmyard Granary and cartshed type building. The external materials would be a combination of brick and wooden-board clad walls, with a tiled roof, conservation rooflights and traditional-style balanced flush-casement windows & external doors, and with Oak posts to the 'cartshed' openings.

The existing annexe has a gross-internal floor area of 93.4m², (including garage)

The proposed extended annexe would have a G.I. floor area of 111.4m², plus garage and carports of 80m²; (giving a total of 191.4m².)

5. Boundary treatments & Hard surfacing:

A schematic design for the hard & soft landscaping is illustrated on the submitted site layout, but would, we suggest be the subject of a suitable planning condition.

6. Movement , Highway Safety & Parking:

Park House Farm has a good existing vehicular access from the main road which has suitable visibility splays and leads into a generous parking area that can accommodate approximately 6no. domestic vehicles, plus garage spaces. The application proposal would not reduce the amount of existing car parking within the site.

In terms of refuse collection, the current situation of waste and recycling bins being brought to the kerbside for normal means of collection would be maintained.

A dedicated EV charging point is included on the existing wall of the garage.

7. Nature & Drainage:

The site is currently domestic amenity space associated with the main house and its annexe.

There are opportunities to improve the bio-diversity of the site as a whole and Mr & Mrs Whiteside are keen to engage with the council's ecologist in this regard. These improvements could include on-site measures to introduce and enhance habitat for Bats, Birds and Hedgehogs.

In terms of sustainable drainage, foul and surface water drainage can be accommodated and discharged in a safe and sustainable manner without technical difficulty or complexity using the existing foul and surface water drainage system.

Surface water drainage in particular would not become a problem as a result of the application proposal, despite the noted local issues of dealing with excess surface water run-off.

A comparison of building footprint areas shows that the existing footprint is 314m², whereas the proposed footprint is 341m², (allowing for the fact that the carports would allow surface water in without causing problems for the living accommodation). The net increase of 27m² should be considered as negligible for the purpose of considering flood-risk.

8. Public Space:

There are no specific public-space aspects to the proposal, but the high-quality design would enhance the 'streetscene' of the site within its immediate context which would provide associated public benefit.

9. Uses:

The proposal would introduce improved, high-quality, essential living accommodation for Mr & Mrs Whiteside and their significantly extended family.

10. Homes & Buildings:

The principles that have generated the application design, and in particular the details, architectural form, facing materials, fenestration. and general distinctiveness are described in the 'Built Form' section of this statement.

The improved application property would become, in effect a 'Lifetime home' in order that Mr & Mrs Whiteside, their extended family, (particularly elderly members) and then future occupants can feel able to live for much longer in the property without being under pressure to move to a different, (adapted) home. This has the desired effect of reinforcing the community through continuity and familiarity.

The site layout has been carefully considered, with due regard for existing neighbours private amenity. An accessible and attractive private garden area will be complemented by high-quality hard & soft landscaping appropriate to the rural setting.

The scheme design provides appropriate parking provision in accordance with vehicular and cycle parking standards. Safe and secure cycle parking is provided within the existing garage.

11.Resources:

Mr & Mrs Whiteside have sought to provide a high-quality bespoke design with potential biodiversity gains within the site.

Energy and sustainable design options have been considered. The strategy is as follows:

Energy, Water, Carbon and Climate Change:

- Apply efficiency measures within the design;
- Provide sustainable heating via a heat pump for the annexe.
- Provision of EV charging.
- Provision of rainwater recycling and low water-usage sanitary fittings.

Siting, orientation, and passive design:

- The extended annexe would have cross-ventilation and high levels of insulation.

Overheating and adaptation:

- Cross-ventilation throughout to minimize overheating risks;
- Appropriate fenestration to be designed at detailed design and building control stage;
- Thermal mass to be used to temper internal environments.

Materials and waste management:

- Thermal mass to be designed in;
- Masonry construction would achieve good ratings in the Green Guide;
- Recycling provision designed into the proposal.

Sustainable and active travel:

- Cycle storage provided;
- Focus on working from home;
- Access to local amenities in Purton & Cricklade;
- EV charging to be incorporated.

Design for health and wellbeing:

- Private garden.
- Cycle storage provided.

Land use and ecology

- Niche habitats including bird/bat boxes will be proposed as part of the overall project.
- Use of native and wildlife-supporting planting could form part of soft landscaping information to be submitted as part of a planning condition.

12. Lifespan:

The high quality and sustainable construction approach, including rainwater recycling will ensure that the proposed extended accommodation is resilient to future changes in climate change and the needs of future occupiers. The proposed improved accommodation as an intended 'Lifetime home' will contribute toward providing adaptable homes flexible to changing needs of their users over time.

13. Conclusion:

We consider that the submitted proposal is a high-quality improvement to the existing family dwelling which will enable the applicant, Jake & Trish Whiteside to enjoy their home with their extended family in comfort and with their future needs catered for, and without their neighbour's amenity being affected to any detrimental extent.

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18th December 2025