

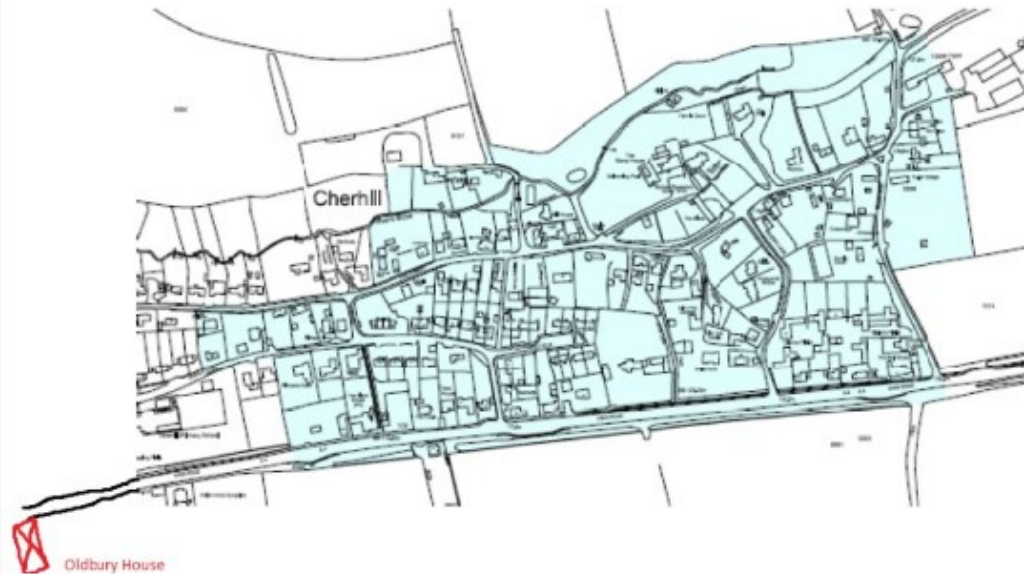


DESIGN & ACCESS STATEMENT

Oldbury House 1 Labour in Vain Hill Calne SN11 8UW

22 December 2025 Revision A

Cherhill Conservation Area Map



INTRODUCTION

Oldbury House has been a family home owned by the applicant since 2004.

The house is located outside the Cherhill Conservation Area but sits just within the North Wessex Down Landscape AONB.

This application looks at replacing the old dilapidated outbuildings consisting of old brick & block sheds and other decaying and crumbling lean-to buildings with corrugated roofs.

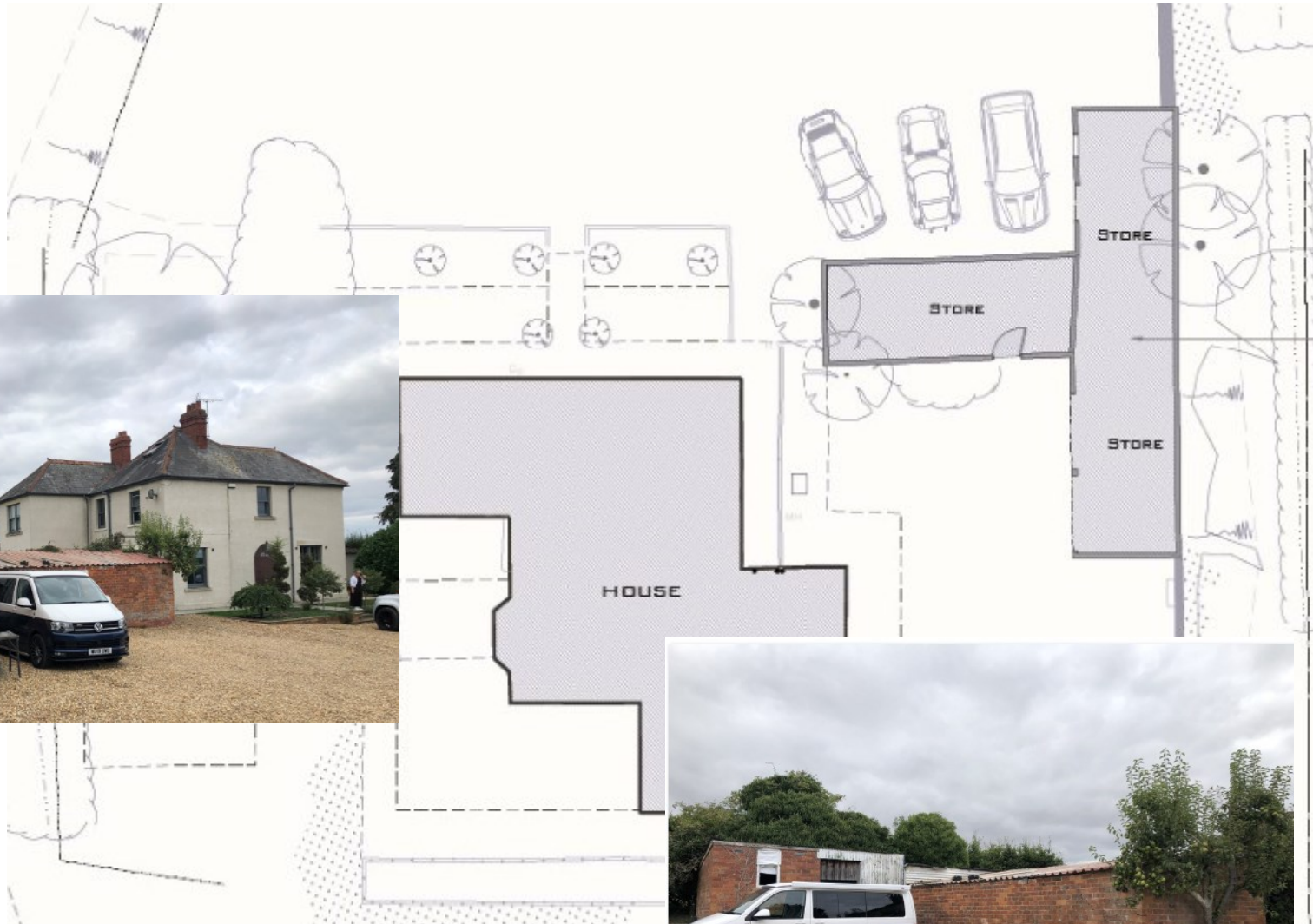
Instead, replacing them with a more coherent structure which compliments the adjacent house and the overall setting of the site.

Overall this revised scheme presented within this application represents an evolution of a family home evolving for the 21C and with it, those needs.



EXISTING DILAPIDATED OUTBUILDINGS

North Elevation

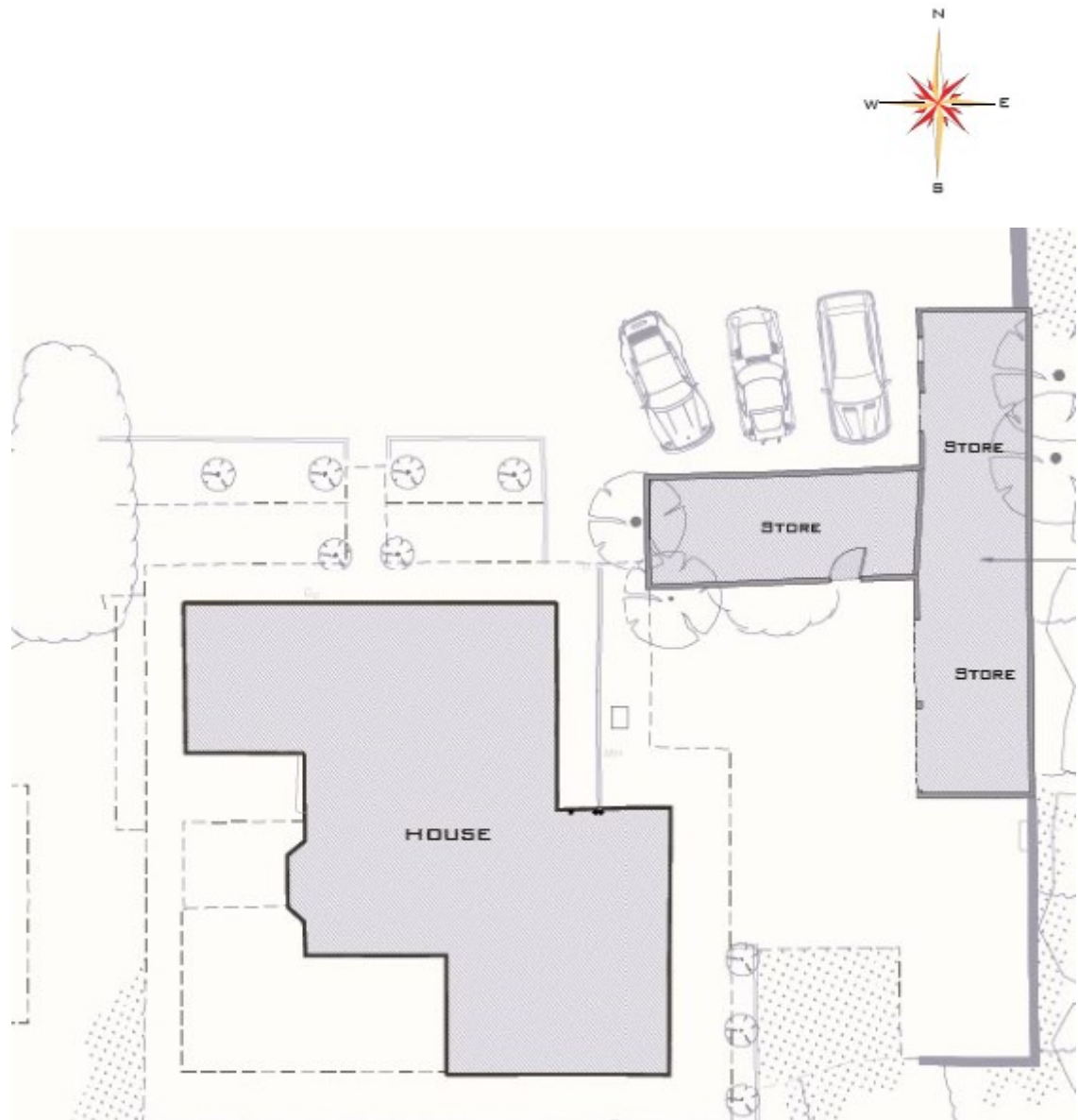


Existing North Facing Brick Buildings



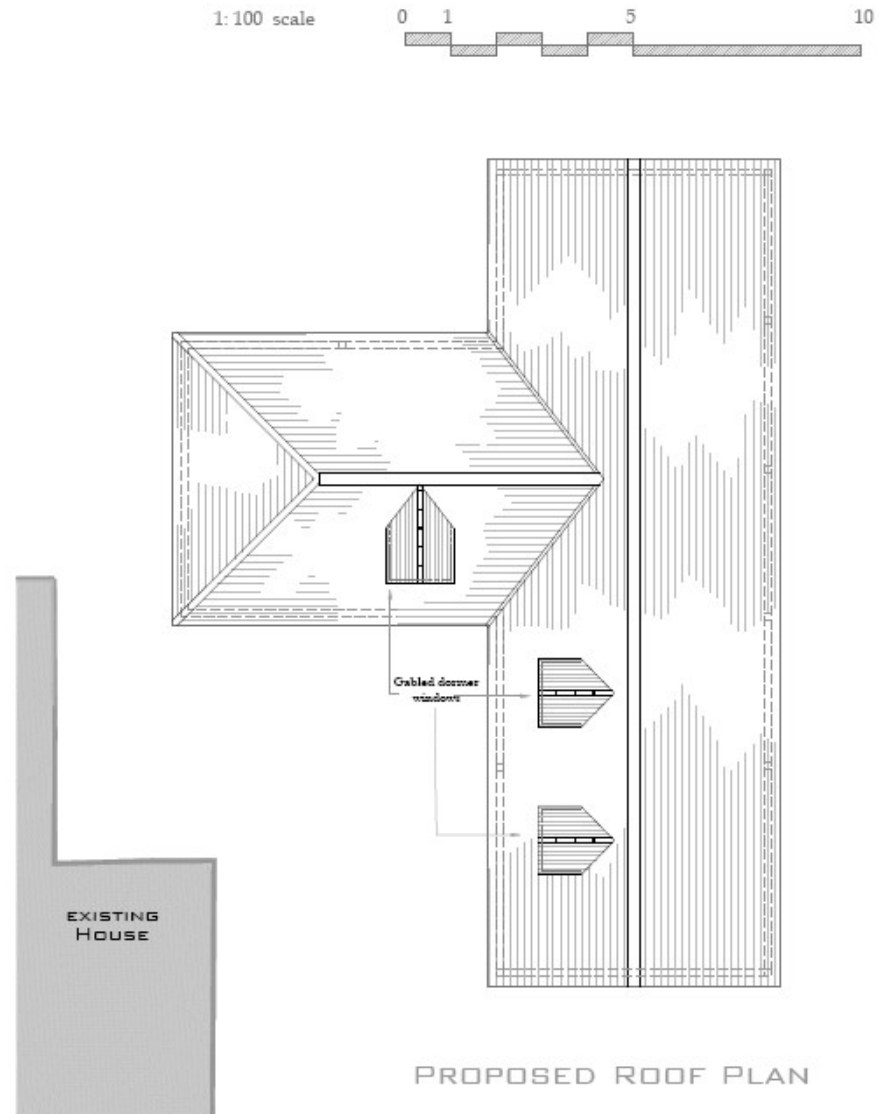
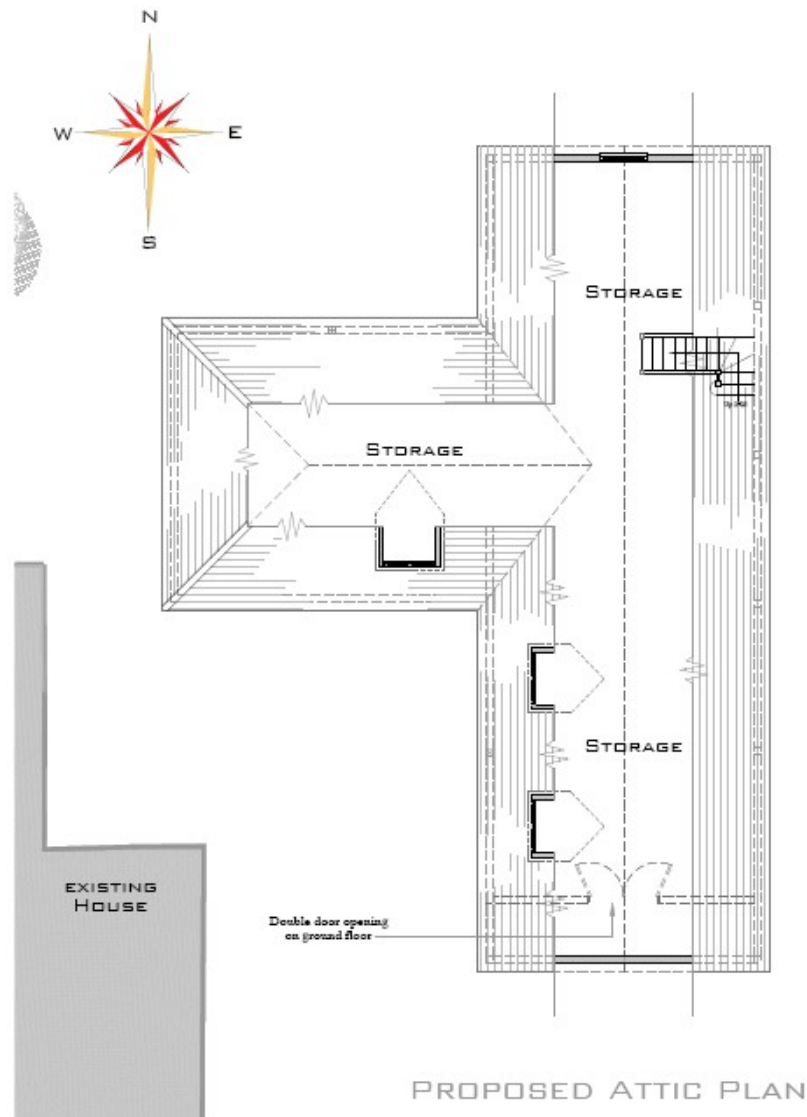
EXISTING DILAPIDATED OUTBUILDINGS

West Facing Dilapidated Outbuildings





PROPOSED FIRST FLOOR & ROOF PLAN GARAGING, WOOD STORE & STORAGE

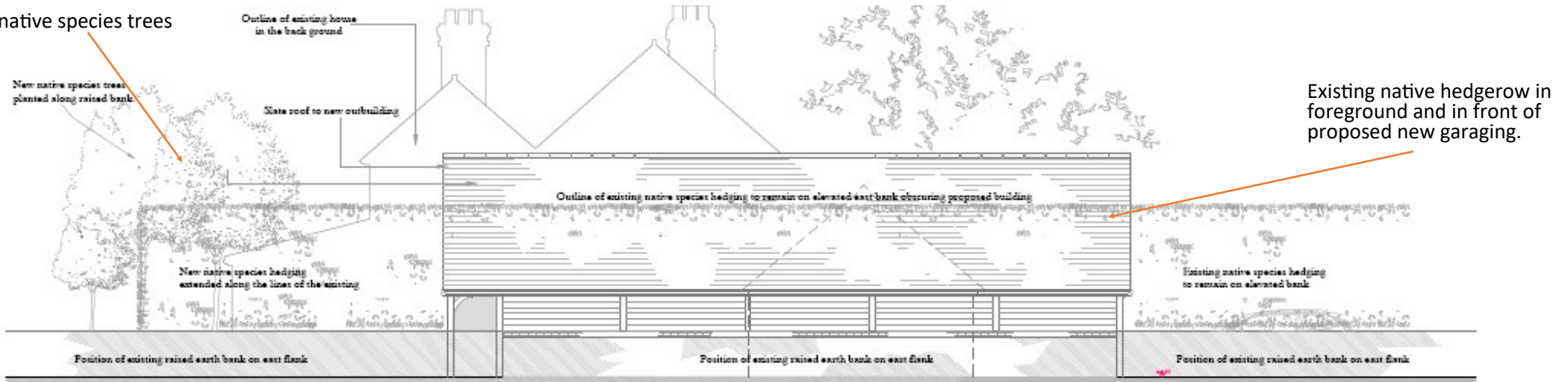


PROPOSED GARAGING, WOOD STORE & STORAGE

PROPOSED NORTH ELEVATION



New native species trees



PROPOSED EAST ELEVATION

PROPOSED GARAGING, WOOD STORE & STORAGE

PROPOSED SOUTH ELEVATION



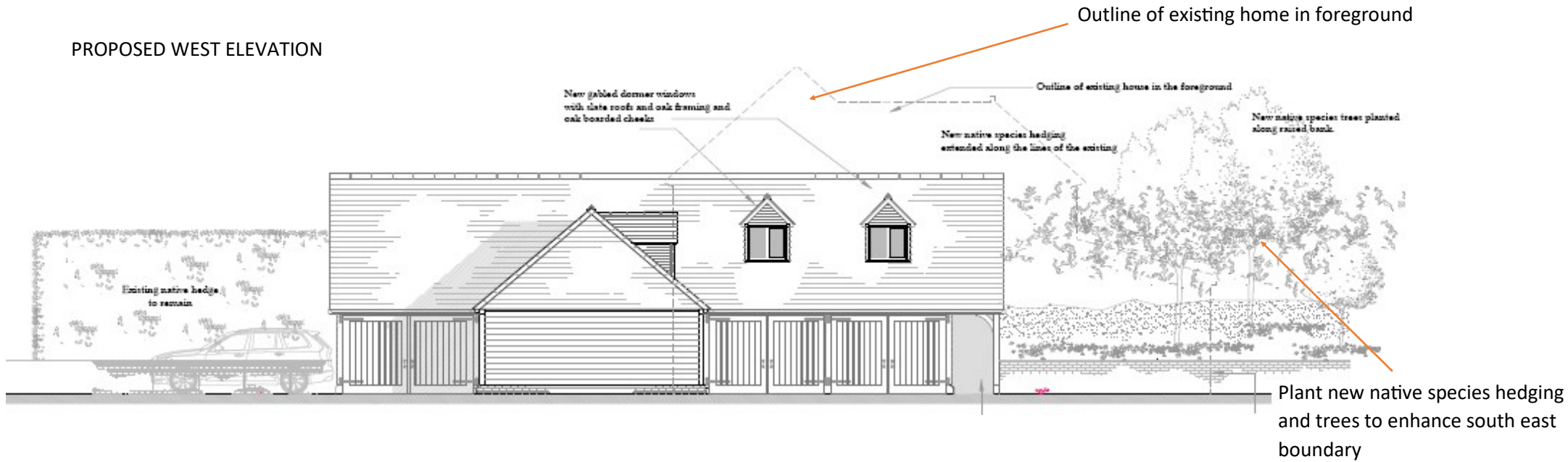
Existing native hedgerow on eastern boundary to remain and enhanced.

New garaging and wood store to be located over existing footprint of old demolished out buildings



PROPOSED GARAGING, WOOD STORE & STORAGE

PROPOSED WEST ELEVATION



West facing view of the existing brick outbuildings to be replaced with new oak framed building (North east)



West facing view of the existing brick outbuildings to be replaced with new oak framed building (South east)



PROPOSED GARAGING, WOOD STORE & STORAGE

Context

This application seeks to reinstate or replace the dilapidated series of outbuildings with a more pragmatic and sensible single building which will appear softer and more empathetic with adjacent home and its surroundings.

Layout

The layout and planform of the new building is similar to the original series of dilapidated outbuildings providing garaging for cars, garden machinery and mowers and also storage for garden and recreational equipment.

Appearance and Materials

The proposed building will be oak framed with external framing members with oak cladding. The roof will be clad in slate to match the adjacent house. 3No gable ended dormer windows located on the internal facing elevations and 3No Velux (or similar) on the outer (east) elevation.

Landscape

The proposed building will sit broadly within the original levels of the old buildings which themselves were cut into the bank or elevated levels on the east side of the site. So any new landscaping will be minimal.

Impact & Conclusion

The proposed garaging will sit broadly within the original levels of the old outbuildings and therefore the visual impact is minimal. The family benefits with the use of vastly improved garaging and garden storage. Overall, the proposed scheme makes an enormous improvement to this country house without impacting on its setting.

