



PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

FOR

MR DREWE & MRS TAYLOR

AT

No. 1

THE DERRY

ASHTON KEYNES

SWINDON

SN6 6PW



Issue Record

[illegible]



Brief Description

This Design and Access Statement is to support the planning application made to Wiltshire Council, for conversion of a stable block into a granny annex and extending the width of the driveway entrance in front of the double garage to improve access to the drive and visibility when exiting the drive.

Existing Site

- Buildings - Within the land owned by the applicant there is a dwelling and a double garage both constructed of an external face of reconstituted stone with a tiled roof and a timber faced stable block with a corrugated sheet roof, all constructed in the last quarter of the 20th century.
- Landscaping - The area in front of the garage is concreted to provide parking for a minimum of 3 vehicles. The existing dwelling has gardens landscaped to the tastes of the current owners including stone paving walkways and patios, shrubs bushes and ornamental trees with the remainder laid out to lawn. To the rear of the stable block is a covered pagoda with a bar-b-queue and external seating. The area immediately in front of the stables and to the rear of the garage is a
- Boundaries - Include a varied mix of hedges chain link fencing, close boarded fences, horizontal rail fencing reconstituted stone pillars and a wrought iron sliding gate.
- This property forms the first buildings of a small hamlet on the edge of the village and is bounded to the side (East) and rear (North) by open fields.

Proposed Use

It is proposed to change the stables into accommodation for the owners mother who's health is slowly

- Proposed use or uses – a residential unit associated with the dwelling within the site.
- The annex will have its own amenity space in the current stable yard.
- Accessibility between the main dwelling and the annex would be from the rear access of the dwelling, across the stable yard, directly to the entrance of the annex.
- The remainder of the site will remain as private amenity space to the main dwelling with access to the occupant of the annex.

Amount

The current stable building has a floor area of 88.17m², once completed the annex will have a floor area of 64.83m², a storage area of 18.06m² will remain, all on a plot of 10350m².

Layout

- The current owners have not used the stables for the stabling of horses since they purchased the property in 2014. The tack room was used as a gym during the covid-19 pandemic has been retained as such since. The remainder of the stables have been used as ad hoc storage.
- Two stables will be knocked through to provide a large single space to use as a kitchen lounge dinner. This will be accessed off of a central hallway which internally accesses the utility /plant room, the "Jack n' Jill" bathroom and the bedroom. The stable with the double doors will be retained as a store for use by both the main dwelling and the annex.

- Externally the yard will be tidied up. New double glazed windows will be installed in place of the existing windows. The split stable doors will be replaced with a single timber and double glazed door to the main entrance and French doors to both the lounge and bedroom.
- The walls will be lined with a waterproofing membrane insulation and plasterboard. The floor will be insulated and finished with a screed containing underfloor heating.

Landscaping & Sustainability

- The landscaping will provide a hard level surface between the parking area in front of the garage and both the main entrance to the annex and the main dwelling.

Refer to document 1297 -BDR-V1-XX-ST-A- 6104 for the sustainability statement

Appearance

- The walls of the stables will be retained as horizontal timber boarding .
- New external doors and windows will be timber framed and double glazed
- The roof will be provided with new reconstituted slate tiles, with integrated solar panels to the south and west facing roofs.
- Rooflights to the north and east facing elevations will allow natural light to penetrate to the centre of the adapted structure, negating the requirement for artificial electric lighting for longer periods of the day

Access

The current vehicle and pedestrian accesses off of The Derry will be altered to provide a wider access.

- The existing gated entrance will be made wider by approximately 1600mm to make the access off the highway easier, and allow greater visibility of the highway when exiting the property.
- A new automated longer wrought iron gate of a similar style to the existing will be installed a new ground runner.

For applications affecting the historic environment, heritage assets, their special interests and setting. Whether a designated or non-designated heritage asset, or affect one, refer to the Heritage Statement.

Details of the heritage site are:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1182466
Date First Listed:	17 April 1986
List Entry Name:	Lea Cottage and Garden Wall
Statutory Address:	LEA COTTAGE AND GARDEN WALL, 5, THE DERRY
County:	Wiltshire (Unitary Authority)
District:	Wiltshire (Unitary Authority)
Parish:	Ashton Keynes
National Grid Reference:	SU0442993580
Legacy System Number:	317686
Legacy System:	LBS
Listing NGR:	SU0442993580

Cottage. C18 or C19. Whitewashed stone rubble and thatched roof. Single storey and attic, 2 bays originally living room and service room to right. Central boarded door to right room with simple pitched canopy. Sliding casement windows with timber lintels. Stack in left gable, capped in brick. Thatch hipped right and one dormer. Orthostatic limestone wall to front garden and to right of gate, approximately 21m run.

Refer to document 1297 -BDR-V1-XX-ST-A- 6108 for the heritage statement