

**GARAGE CONVERSION - CROSS FARM
THE STREET
CHILMARK
SALISBURY
WILTSHIRE**

Planning Application Support Statement

Prepared on behalf of

**Sir P Jennings
Cross Farm
The Street
Chilmark, Salisbury
Wiltshire
SP3 5AR**

By

**The Historic Building Advisory Service
PO Box 2140
Tisbury
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Reference: 16315

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Planning Application Support Statement

Summary

The Historic Building Advisory Service was commissioned by Sir P Jennings to undertake a survey and design of an out building known as Cross Farm, The Street, Chilmark, Salisbury, Wiltshire.

The purpose of the survey and design was to measure and design a proposal to be submitted for a planning application subsequent to a pre-planning application submission. This is for a one bedroom granny annex conversion of an existing garage to the main building Cross Farm.

This short statement is to explain the design fully.

Included is a short description of the property location, general analysis of the setting and an explanation of the aim of the design.

No alterations have taken place on this property since the original inspection and the writing of this report.

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Planning Application Support Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Sir P Jennings who commissioned the survey and design of the garages associated with the building known as Cross Farm, The Street, Chilmark, Salisbury, Wiltshire.
- 1.1.2 The aim of the design is to create a one bedroom annex to be used by a lodger, family or staff in association with the main house Cross Farm. The existing building is currently a three car space garage with a WC and storage room.

1.2 Survey Information

- Premises surveyed: Garage
- Location: Cross Farm
The Street
Chilmark, Salisbury
Wiltshire
- Client: Sir P Jennings
- Current Use: Three car space garage and store.
- Inspection By: R. Sparkes AssocRICS BA(Hons)
- Inspection Date: 15th June 2016
- Listed Building? No
- Conservation Area? Yes
- AONB / National Park? Yes

2 GENERAL

2.1 Location

- 2.2.1 Cross Farm is situated on the north side of the Nadder Valley in Wiltshire, west of Salisbury and southeast of Warminster, within the small rural nucleated village of Chilmark.
- 2.2.2 Located centrally within the Cranborne Chase area of outstanding natural beauty, the site is also within a conservation area.
- 2.2.3 Cross farm sits on the northeast side of the cross roads between The Street , Beckett's Lane and Barberry. The village church is situated north of the house, along Barberry. There are other houses on all sides of this property.

2.2 Description – Main House, Garden and Garage

- 2.2.1 Cross Farm is a two storey stone building with brick quoins to the windows and doors. The windows are mostly timber sash to the front elevation. The roof is pitched and covered in Poole's patent clay tiles, with brick chimneys to each end of the main block.
- 2.2.2 Cross Farm's main elevation faces south onto The Street and sits on an approximate east - west axis. The house has an extension to the eastern end, which extends east and then runs north perpendicular to the main east west block.
- 2.2.3 To the rear of the property is the main garden, this is mostly of lawn with brick pathways and planting to the edges. Enclosing the area are rubble stone walls approximately 1.5 m in height.
- 2.2.4 To the north boundary of the garden is the garage, which is rectangular on plan, on roughly the same axis as the main house. To the south side of the garage is a verandah with timber decking and a simple mono pitched roof.
- 2.2.5 To the west of the garage is a small two bay parking area and a shared driveway off Barberry with the neighbouring house to the north and an associated yard.
- 2.2.6 Abutting the garage on the southeast corner is a rubble stone wall which encloses the garden. There is a metal gate in the east side of this wall before it meets the side of the extension of the main house.
- 2.2.7 The garage is a modern construction of the late 20th century with walls of modern concrete blockwork, clad in timber boarding on the east side and with painted

render to all other elevations. The pitched roof is constructed of modern timber fink trusses, covered with clay plain tiles with a half hip to each end.

- 2.2.8 There are photovoltaic panels on the south slope of the roof.
- 2.2.9 Internally there are three car parking bays two of which are aligned lengthways and these are accessed by two double timber doors to the west end of the building. The room situated in the southeast corner of the building is used as a store and this has a window to the south wall. An external door on the east side opens from the store into a small walled garden. The external door on the south side opens directly into a small lobby from which a small WC is accessed as well as the store.

3 EXISTING AND PROPOSED

3.1 Existing Drawings

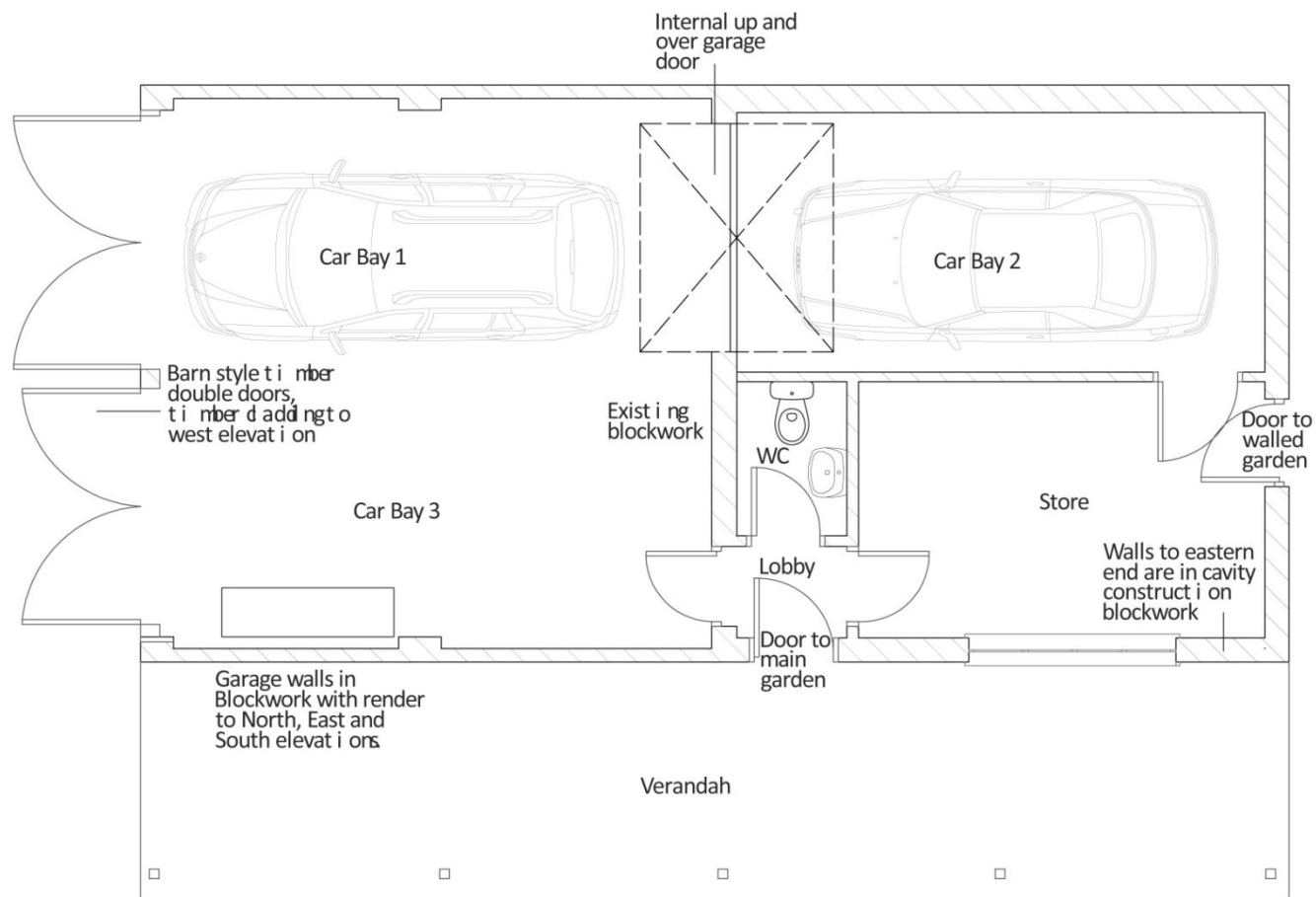


Fig 3.1 Plan of Existing

- 3.1.1 The existing building (as can be seen by the plan above) is simple in proportion and scale, the walls to the east side are thicker than those to the west side.



Fig 3.1; Existing South Elevations

- 3.1.2 The South elevation of the building sits onto the main house garden. The west elevation looks onto the driveway, the north elevation looks onto a neighbouring driveway, and the east onto the walled garden belonging to Cross Farm.

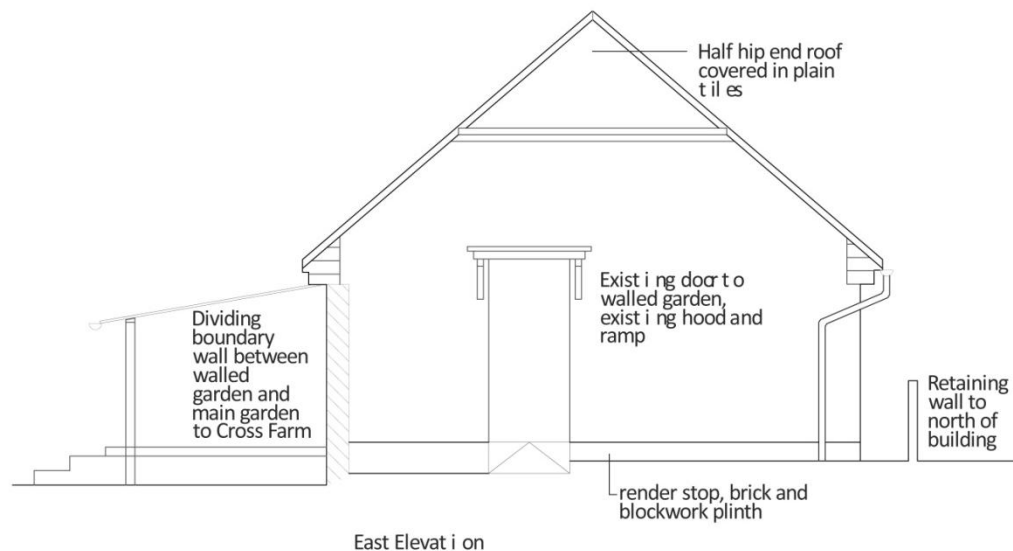
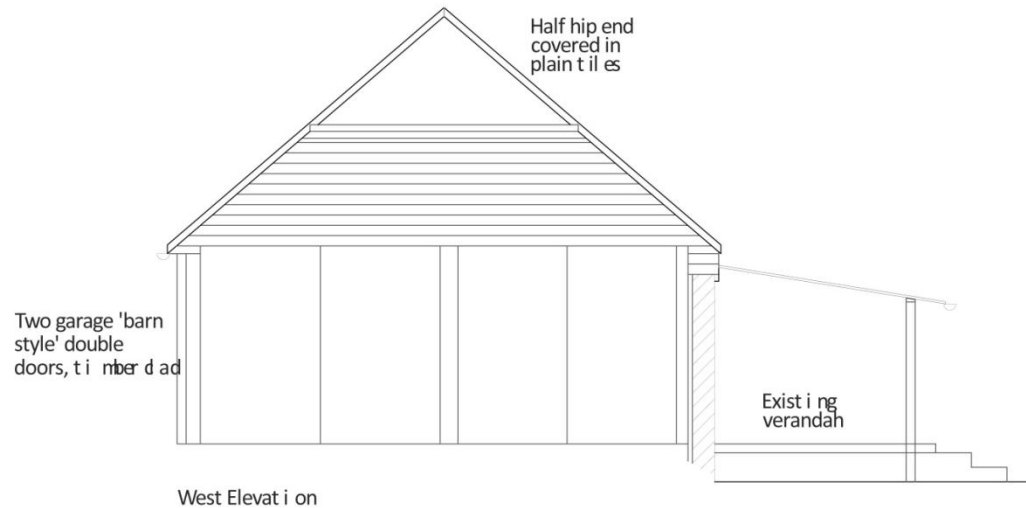


Fig 3.1; Existing Short Elevations

3.2 Photos of existing



Fig 3.2a; South elevation, into main house garden



Fig 3.2b; view of north and west elevations



Fig 3.2c; internal view of store

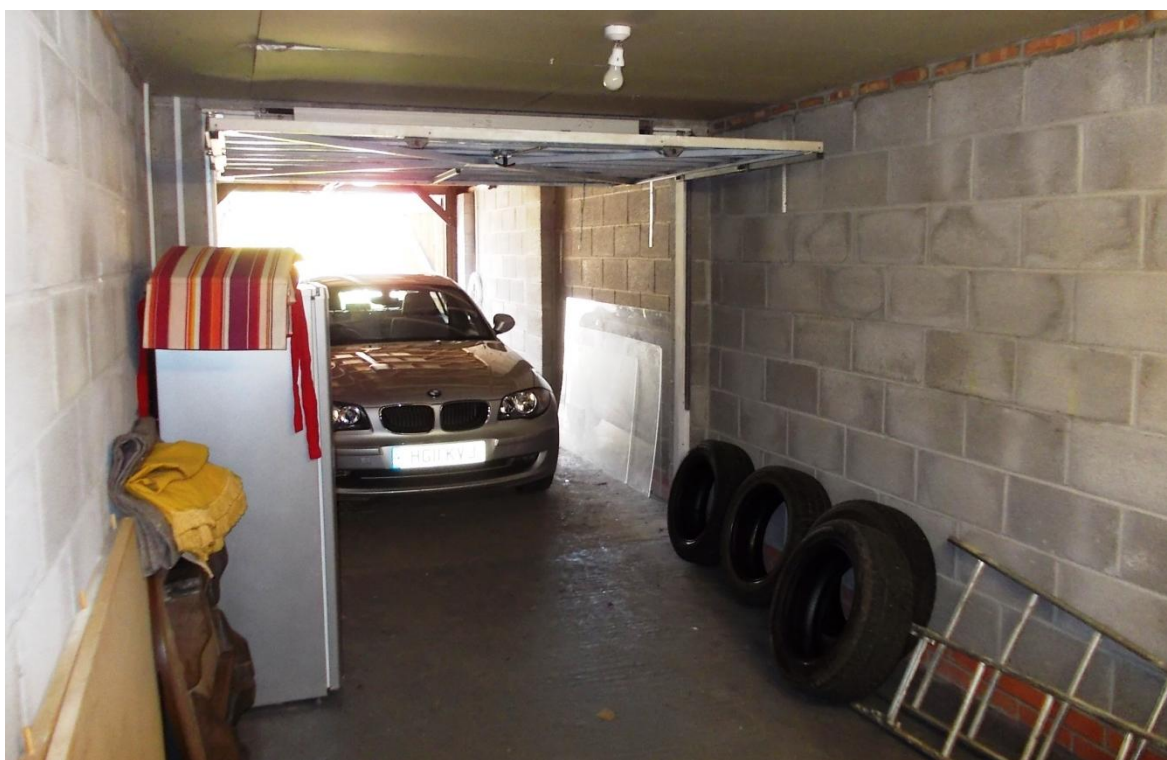


Fig 3.2d; internal view of aligned parking bays

3.3 Proposed Drawings

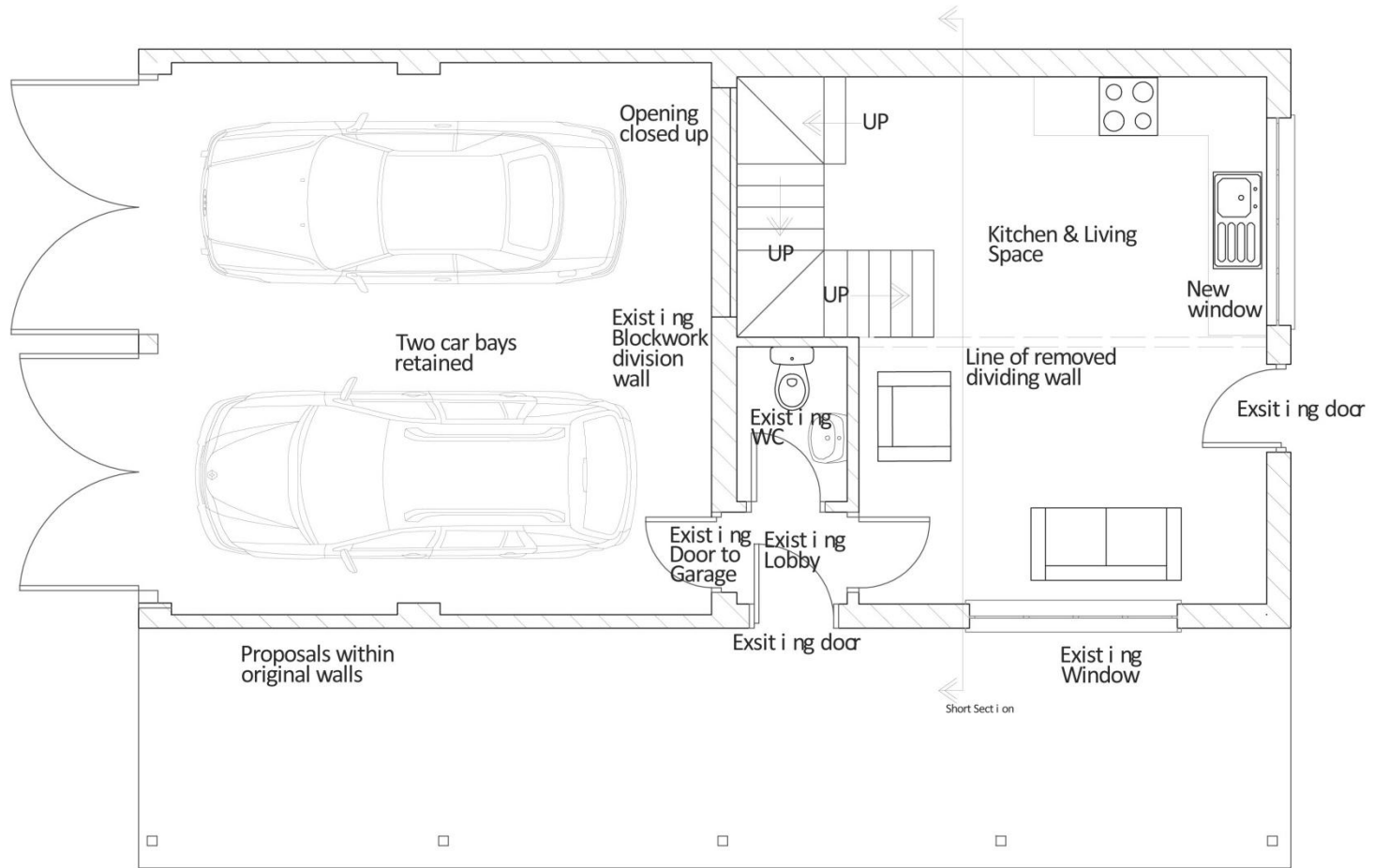


Fig 3.3a; Ground Floor proposed plan

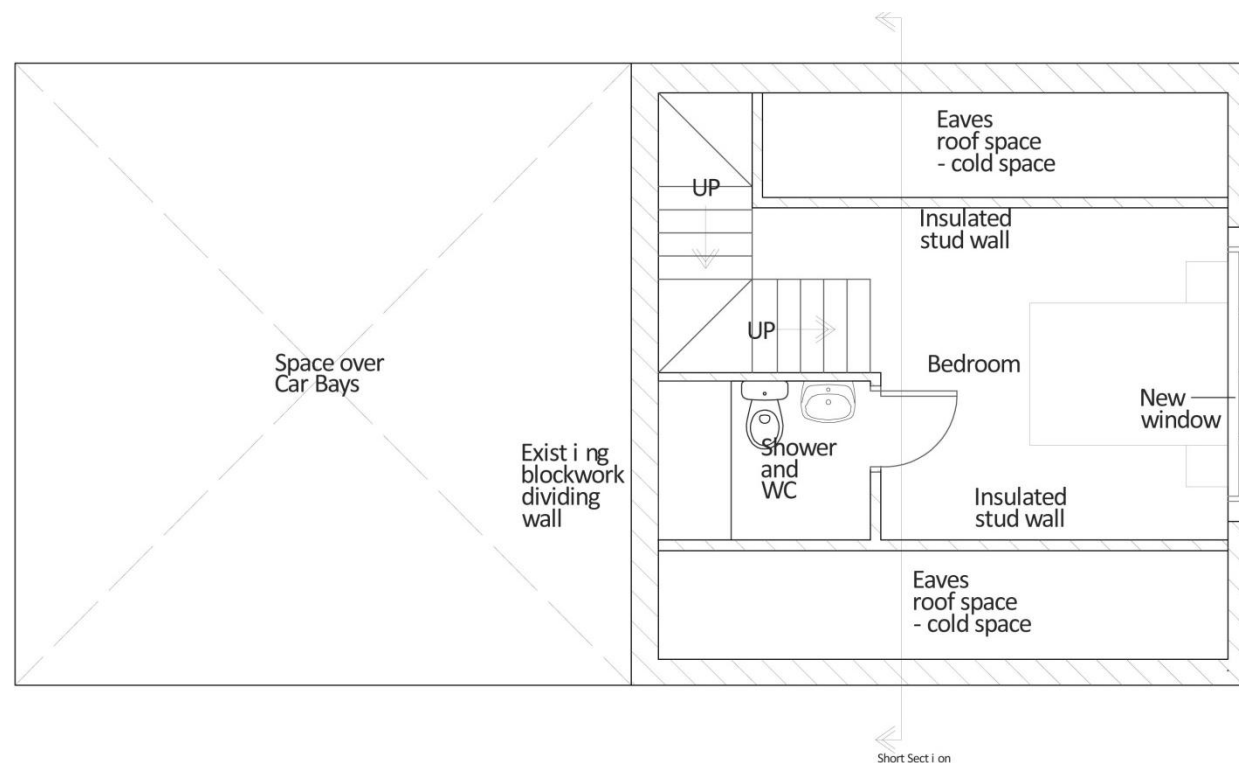


Fig 3.3.b; First Floor proposed plan

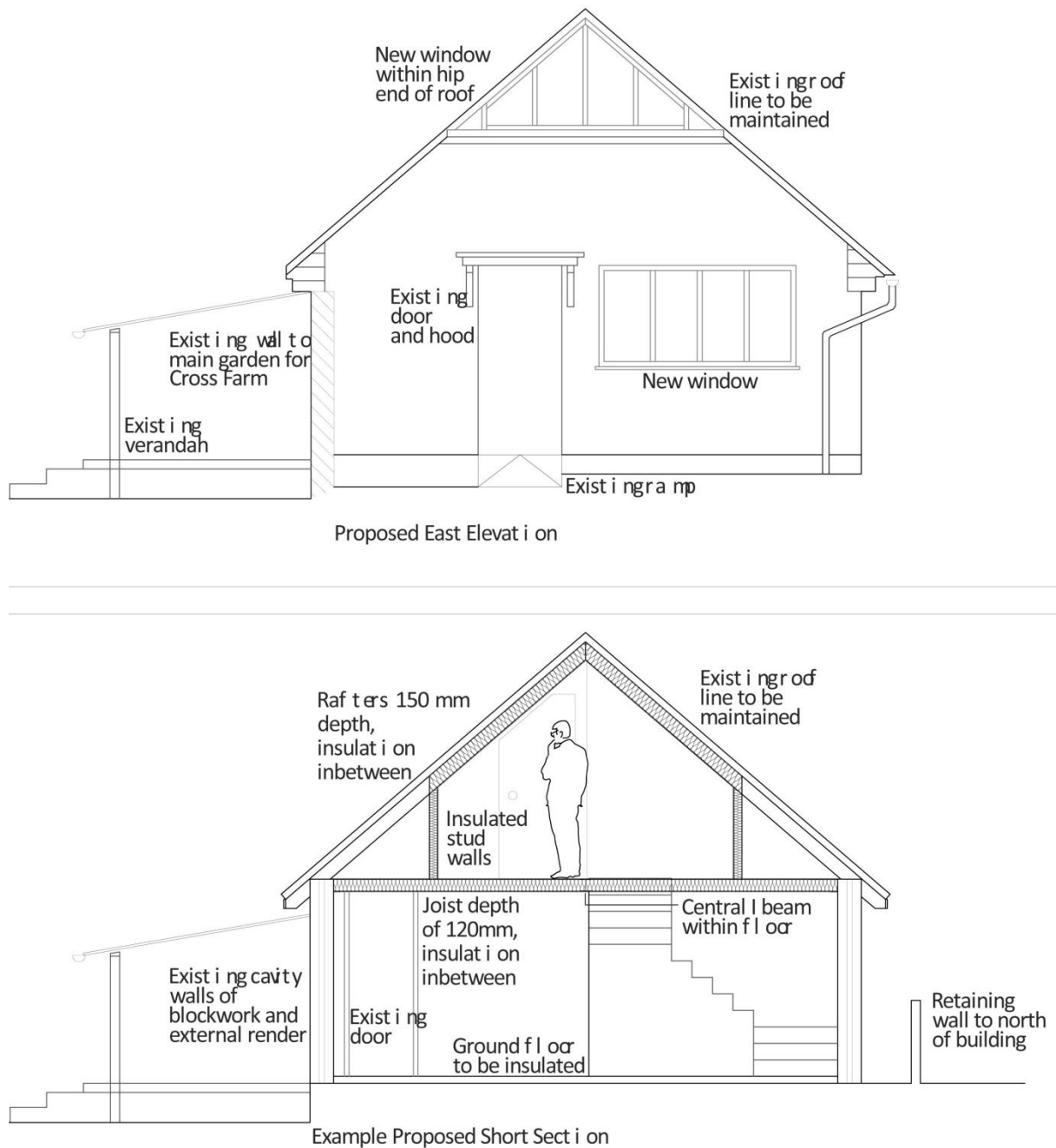


Fig 3.3c; Proposed east elevation and example short section

3.4 Explanation of Proposal

- 3.4.1 It is proposed to convert the existing three bay garage and store into a two bay garage and one bedroom annex to the main house for the use of staff or family.
- 3.4.2 The present two car bays to the west of the building will remain. The existing central wall will form the division between the garage and the annex.
- 3.4.3 The ground floor space to the east end of the building would be converted into an open plan kitchen living area, with the existing WC remaining and a new staircase formed to the first floor. There will be a new window in the east wall looking out on the walled garden.
- 3.4.4 The roof space at the east end of the building over the converted ground floor area is proposed to create a double bedroom and shower room. A new window will be formed within the half hip structure of the roof to the east end of the bedroom.

3.5 Neighbouring Pollution statement

- 3.5.1 The garage has an agricultural style building situated beyond its northern boundary. It was raised at pre-planning application stage that noise pollution from this agricultural building may be of issue.
- 3.5.2 After consultation with the client and neighbouring properties it was found that the building is not currently used and has not be a source of noise disturbance for many years. Therefore this is not thought to be an issue for the proposed.
- 3.5.3 Please find within the application two signed letters from the client and a neighbour stating no noise has been an issue from this source in recent past.

3.6 Conclusion

- 3.6.1 The proposal would remain within the boundaries of the existing building, no windows are proposed to street or neighbouring sides. The proposal does not overlook any neighbours.
- 3.6.2 This conversion will provide living accommodation ancillary to Cross Farm as a granny annex or staff accommodation.