



Design and Access Statement

For the erection of a timber orangery

at

34 Lower South Wraxall

Bradford on Avon

Wilts

BA15 2RS

On behalf of

Mr and Mrs Roberts

This Design and Access statement has been prepared as part of a Planning application for the erection of a timber orangery at 34 Lower South Wraxall, Bradford on Avon.

The site and surroundings

Lower South Wraxall

South Wraxall is a village and a civil parish located 2.5 miles north of Bradford on Avon. The parish includes the village of Lower Wraxall, to the south of South Wraxall; one field separates the two villages.

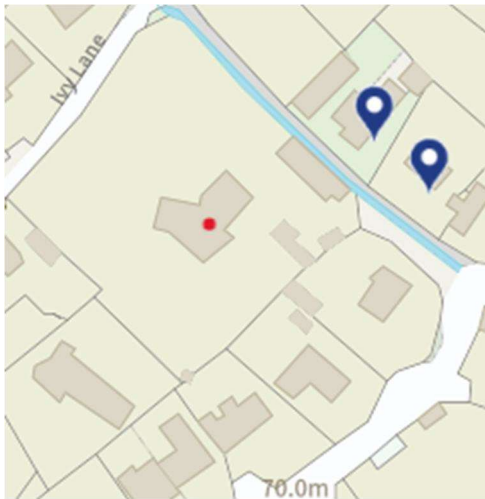
Lower and South Wraxall were designated a Conservation Area on 31 March 1981.



The above is a map showing the boundaries of the Conservation Area.

The location of Lower South Wraxall is highlighted red.

According to Historic England's Listed Building Map Search (shown below), there are two Heritage Assets within close proximity of the site, details outlined below. 34 Lower South Wraxall is highlighted red.



From north to south, they are as follows:-

South Wraxall Club

Grade II

Detached house, now working men's club. Circa 1800. Coursed rubble stone, double Roman tiled roof with gable end and ridge stone stacks. Gable end to lane. Two-storey, 3-window. Six-panelled door with flat stone hood to left of centre, 16-pane sash to left and right and half-glazed door to right. First floor has two 16-pane sashes and one 2-light flush mullioned sash to right. Straight joints indicate that this originally consisted of centre bay only; sides added. Left return has C20 door. Rear C20 addition.



36 Lower South Wraxall

Grade II

Detached cottage. C17. Random rubble stone, stone slate roof with stone stack to right. Single-storey with attic, 2-window. Central 6-panelled door in gabled porch with 2-light casement to right and 3-light casement to left. Two full attic gables with 3-light casements. Interior not inspected.

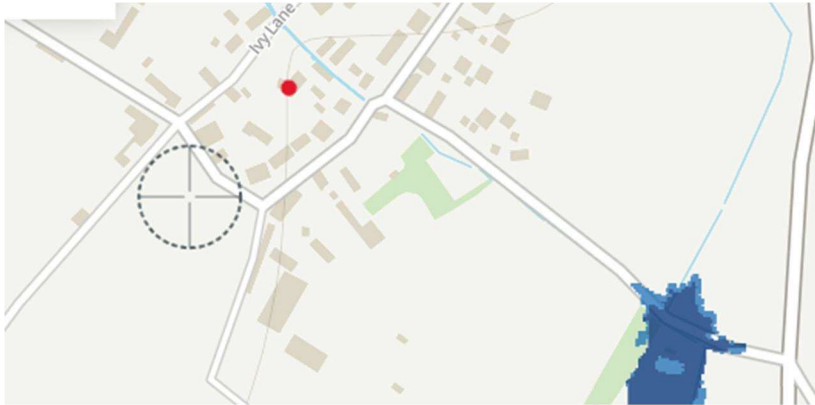


The proposed orangery will no impact on the setting of the Listed Buildings as it will be located on the adjacent side of the host dwelling and cannot be seen from any public vantage point.

According to the Environment Agency's online mapping, the entirety of the Site falls within Flood Zone 1 and is therefore at the lowest level risk of flooding, as shown below.

Additionally, the Site is at a very low risk of surface water flooding. Accordingly, a Flood Risk and Drainage Assessment is not considered to be required in support of the Application.

24 Lower South Wraxall is highlighted red, below.



34 Lower South Wraxall



34 Lower South Wraxall is a two storey detached property, stone construction set beneath a tiled roof.

The property is set within 3400 square metres of private domestic curtilage.

There are residential properties to the north, south, east and west of the application site.

The proposal will not impact on the amenities of adjoining neighbours.

The host dwelling is not listed and but does fall within the boundaries of a Lower Wraxall Conservation Area.

Planning History

W/77/00375/HIS Extension to form utility room, WC and entrance lobby – Approve with conditions

W/80/00604/HIS Extension to form children’s playroom – Approve with conditions

w/89/01202/FUL Extension – Approve with conditions

W/93/01404/FUL extension – Approve with conditions

W/96/00825/FUL Conservatory and minor amendments – Approve with conditions

W/08/00343/FUL Change of use and alterations to annexe including new pitched roof to create a one-bed residential annexe– Approve with conditions

PL/2024/09324 - Removal of 2no. pine trees and extensive leylandii hedging to allow formation of new boundary stone walling, garden shelter and outdoor swimming pool together with associated landscaping works - Approve with Conditions

The Proposal



The above is a view of the southern elevation of 34 Lower South Wraxall and the location of the proposed orangery.

The orangery will be located over the french doors shown in the second image and will extend over the window shown in the first image.

The french doors and sidelights will be removed to form a permanent opening into the proposed orangery.



The above are 3D images (for illustrative purposes only) of the proposed orangery in-situ.

The proposed works will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Materials

Existing

Walls – Stone

Roof –Tiled

Doors/Windows – Timber

Proposed

Wall/Base - Stone

Roof - Orangery– Flat roof – single ply membrane incorporating a glazed lantern roof light

Doors and Windows – Timber

Compatibility:

The proposed design has been chosen to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed orangery is located to the southern elevation of the property. The proposal will not impact upon the amenities of adjoining neighbours.

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.

Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.

Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning

application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- (f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning

authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life . These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Wiltshire Planning Policy

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*
- iv. being sympathetic to and conserving historic buildings and historic landscapes*
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41(Sustainable Construction and Low Carbon Energy)*
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core*
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*

xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future

xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm

xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place

xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains

ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed works will:-

- be aesthetically pleasing;
- cause minimal harm;

We believe that the proposed works satisfy the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed works will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extensions are well proportioned in comparison with the host dwelling and sit comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the replacement orangery and garden room will enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the timber, lightweight glazed appearances being typical of a small scale residential extensions. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. They are perceived to have minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of 34 Lower South Wraxall without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owners of this property Mr and Mrs Roberts are keen to make certain changes to enhance their enjoyment of this area. The applicants also want to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mr and Mrs Roberts are also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.