

Design and Access Statement**Listed Building Consent & Planning Permission for erection of driveway gates****Introduction**

This Design and Access Statement has been prepared in support of applications to Wiltshire Council for Listed Building Consent and Planning Permission in respect of Old Stable House, 12A High Street, Melksham. None of the property of Old Stable House is listed but its driveway from the High Street, the courtyard area beyond, and some buildings within its curtilage lie within the Melksham town centre conservation area. As a consequence, although installation of a gate would ordinarily be a permitted development matter, we have been advised by Wiltshire Council that full planning permission is required in this case. The property is not the subject of any Article 4 Direction. Both of the separately-owned neighbouring properties 12 & 14 High Street on either side of the driveway are Grade II Listed. As the proposed gate will be fixed to at least one of these buildings, Listed Building Consent is also required.

History

The property now known as Old Stable House originally formed the stables and associated cottage buildings serving and to the rear of New Crown Inn. The Inn was demolished and replaced by the current building at 12 High Street about 1880.

That whole property was subdivided in 1997 and the driveway and land beyond with various buildings acquired by one purchaser as 12A High Street in March 1997 and subsequently acquired by the applicants in March 2022. The listed building fronting the High Street remained known as No.12 and was separately purchased by its current owners in May 1997.

The property now known as 12A High Street was used for various commercial purposes through the 20th century and until it was purchased by the applicants in March 2022. Planning permission was granted by Wiltshire Council (Ref: PL/2022/02903) on 5 July 2022 for permanent change of use to Class C3 dwellinghouses with internal and external alterations to three buildings within its curtilage.

Historic photographs from 1880s to 1960s show a wooden gate across the driveway between 12 & 14 High Street, located approximately 1m in from the public highway and is represented on the accompanying Location Plan by a black line within the red property boundary indication. It is believed that the gate was removed more than 25 years ago by the then owner of one of the neighbouring properties.

It is now desired to reintroduce gates for security reasons and to prevent unauthorised individuals wandering onto our private driveway, often late at night with antisocial behaviour.

Gate Design & Position

It is proposed to install an asymmetric pair of steel gates hinged on each side, locking together and additionally secured by drop bolts to the driveway surface. Steel has been selected as in box-section or tubular form it is considerably lighter than solid wrought iron for attachment to the adjacent building by hinge plates, and when finished in black is of similar appearance. The proposed design (Farnham 3/4 Split Driveway Gate from Evador/ Gates & Fences UK Ltd) is subject

to acceptance and agreement by the planning authority, but is intended to be similar to those of the Victorian era, comprising vertical bars between base and top plates, with intermediate horizontal stabilising bars. The top plate with attached decorative finials rises from the side posts in an arched profile to the centre, with the two gates divided asymmetrically to allow a smaller pedestrian access to the right. Subject to final design choice the gates will be approximately 1.83m high with a gap below of 50 -75mm to the driveway surface. Gate construction is of 40mm square box-section side and bottom rail, 40x10mm top and intermediate rails, with 12/16mm diameter infill bars and arrowhead finials. All surfaces will be finished with 2-3 coats of black Hammerite paint.

Party wall consent has been received from the owner of 14 High Street, and the left gate will be attached by hinge plates to that building's wall. The right gate will be hinged from a gate post 10mm from #12 set into the driveway surface with a ground brace and header bar to #14.

In line with planning regulations generally applicable to driveway gates, they will be located not less than 5m from the public highway and will be configured to open inwards. This will continue to allow our motor vehicles to enter onto the driveway without obstructing the public highway.

The images below are a photo of the driveway viewed from the High Street including part of the courtyard area beyond, with the same image superimposed by a graphic of the gate in its proposed location. The actual gate is of open construction providing clear visibility through it.

**Other documents accompanying this application:**

02 Location Plan

03 Plan Drawing; neighbouring buildings

04 Gate Plan Drawing

05 Gate Elevation Drawing

06 Photo Existing from High Street

07 Photo Existing from Courtyard

08 Site Plan; Existing

09 Site Plan; Proposed