

DESIGN AND ACCESS STATEMENT

MANOR HOUSE

30 LOWER STOKE

LIMPLEY STOKE

BA2 7FR

I have attached a plan for the reduction of our outside wall by 114 cms. This wall partially blocks the entrance to our short driveway in front of our garage to the side of the house.

We know from old pictures and a painting that the entrance was not part of the original house and believe that it was created when most of the work was done on the house in the 1950s.

This was confirmed by Russell Brown, the Senior Conservation and Planning Officer, in his response to the pre-application enquiry. He observed that “the wall does appear to date from around 1950 - the jointing suggests so as well as your contribution about the historic of the (relatively) recent works from the 1950s.”

He observed that the wall does contribute to the historic character of the property and the wider village. “However, the loss of this part of the wall would not in my view result in harm to the historic surroundings or the historic character of the listed building.”

I would respectfully agree.

The reason for the application is primarily for safety reasons. The distance from the opening of the wall to the bend is about 20 metres. If traffic is keeping to the 20 mph limit it should be able to stop in about 13 metres in good conditions. This figure would have to be increased in rainy or icy conditions. This also pre-supposes that drivers are able to see a car entering or leaving our drive after they come around the bend.

In reality traffic comes around the bend at a higher speed and at 30 mph a collision is inevitable. Both my wife and I have had vehicles screeching to a halt narrowly missing our cars and one cyclist nearly came off his bike trying to stop. More worrying are parents with children on bicycles or in trailers behind bicycles. They tend to try and build up speed so that they can get up Crowe Hill when it rises at the bottom of Lower Stoke.

Because of parked cars one has to reverse slowly into the entrance to our garage and it usually takes more than one try to get in. We have had visitors making numerous attempts to get in and in some cases have had to drive away. All of this time they are wholly across the road and at risk from oncoming traffic.

The number of parked cars and vans has increased making it more difficult to get in on occasion.

We have discussed the proposal with neighbours who appear to be in agreement and to have no objections. Indeed I suspect that they would rather welcome it because it would mean that their vehicles would be less likely to become collateral damage.

While the house is Grade 2 listed the garage is separated from it by a hedge and was built in the 1970s.