



RURAL ELM
BESPOKE BUILDINGS

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REVISION NO: A

DOCUMENT DESCRIPTION: Design and Access Statement

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INTRODUCTION

Pax Cottage, Stones Lane is a detached family home with detached garage in Cricklade, SN6 6JW. This application seeks to convert the garage and connect it to the main house with a single storey extension.

This document has been updated to record how the design developed in response to comments received in the initial consultation period of the application PL/2026/00352.

EXISTING BUILDING

The 3-bed house is on a large corner plot with stepped topography. It sits slightly below the road surface. The principal elevation looks across the playing fields opposite. It was built in 1875 and it is not listed. It is not within a Conservation Area or a Flood Zone.

The original house has been extended to the north and east and is now rendered in a roughcast finish. The pitched roofs are blue slate.

The garage is a blockwork construction, painted to match the white render of the main house. There is a small porch to the side of the main house facing the garage which is currently the main entrance.



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Above: Existing Block Plan.



Above: Elevation. Source: Rightmove, https://www.rightmove.co.uk/properties/161239715#/?channel=RES_BUY.



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Above: Street view.



Above: Street view to garage. Source: Google Earth.

PROPOSALS

The application wishes to provide a level access ground floor WC & bedroom in the garage. An enlarged porch and lobby provide a link between the dwelling and the garage.



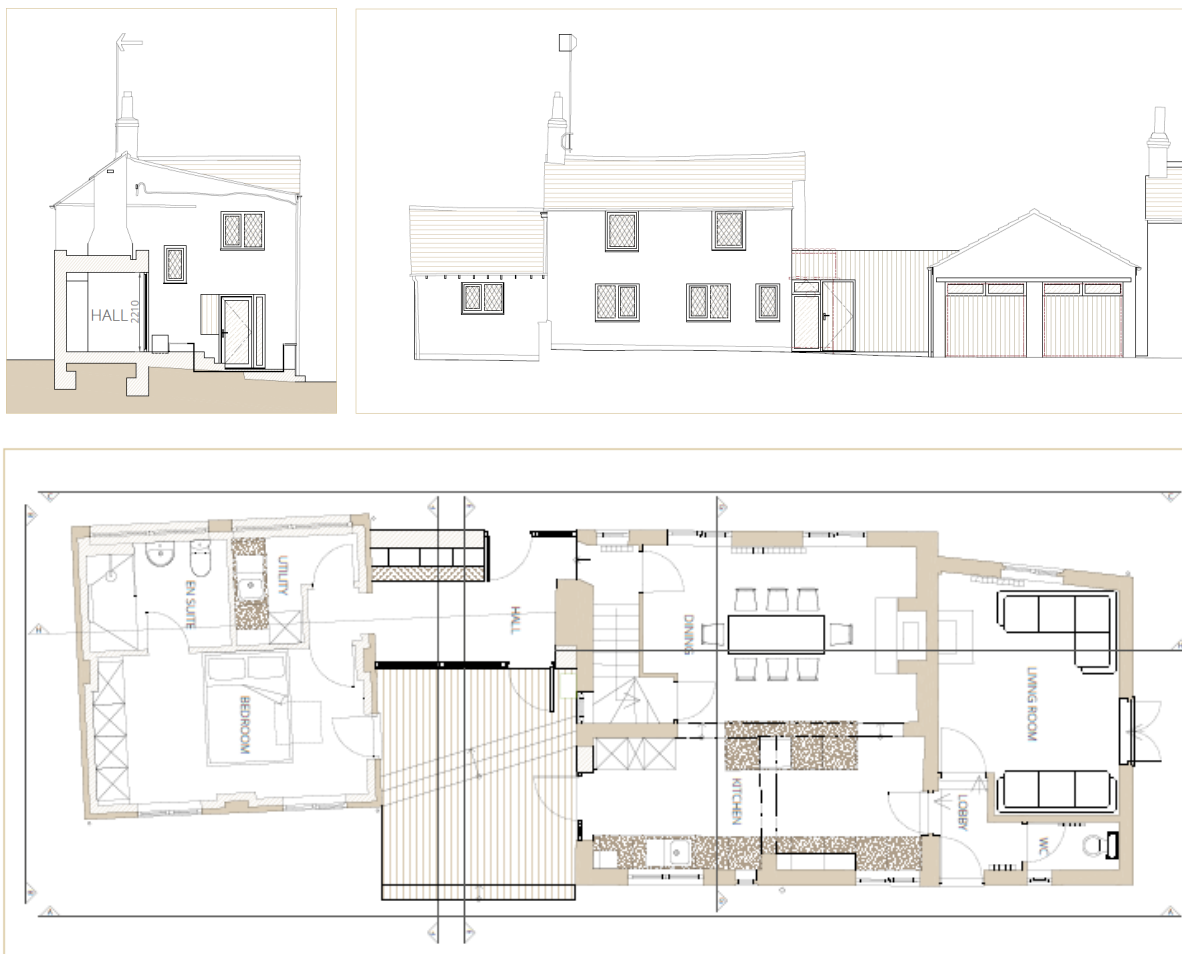
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ORIGINAL SCHEME

The original scheme can be summarised as follows:

- Timber infill garage doors with clerestory windows.
- Timber clad single storey extension providing new entrance to property and accessible connection between main house and garage.
- Incorporated into the existing landscaping with stepped decking to the rear.
- New pedestrian access to the north-west of the garden.



Top left: Proposed section. Top right: Proposed principal elevation. Bottom: Proposed ground floor plan.



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ORIGINAL SCHEME FEEDBACK

Following the initial consultation period, comments are summarised below:

Highways Department

- Existing garage assumed to not be used for parking due to inadequate size.
- Additional bedroom means additional car assumed for property.
- Only one additional car on highway acceptable in area where on street parking predominates.
- Recommendation: No highway objection.

Other

The original scheme design had the following feedback:

- Uncharacteristic flat roof awkward junction between parapet and garage roof.
- Development too close to street.
- Uncharacteristic timber cladding on street line.
- Loss of characteristic gap between buildings.



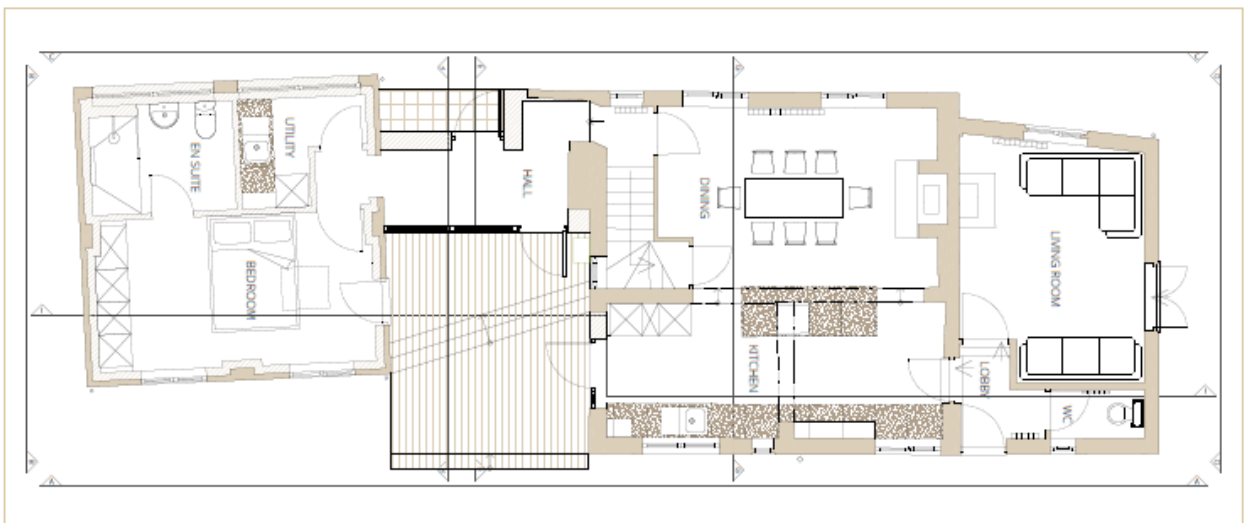
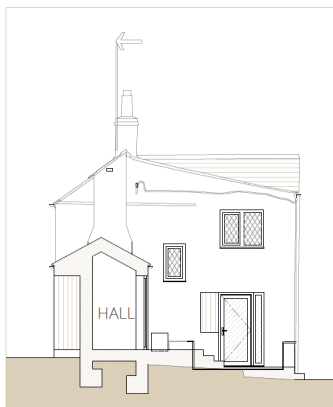
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REVISED SCHEME

The revised proposal addresses the comments received with the following adjustments:

- Retain street facing porch wall.
- Set back remainder of development from street.
- Pitched roof with eaves to match garage.
- White render on street line to match existing walls.
- Timber cladding set back from street.
- Height on street line reduced.
- Retain gap between buildings at street line.



Top left: Proposed section. Top right: Proposed principal elevation. Bottom: Proposed ground floor plan.



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Above: Proposed Block Plan.



Above: Proposed street view showing retention of gap in street scene.



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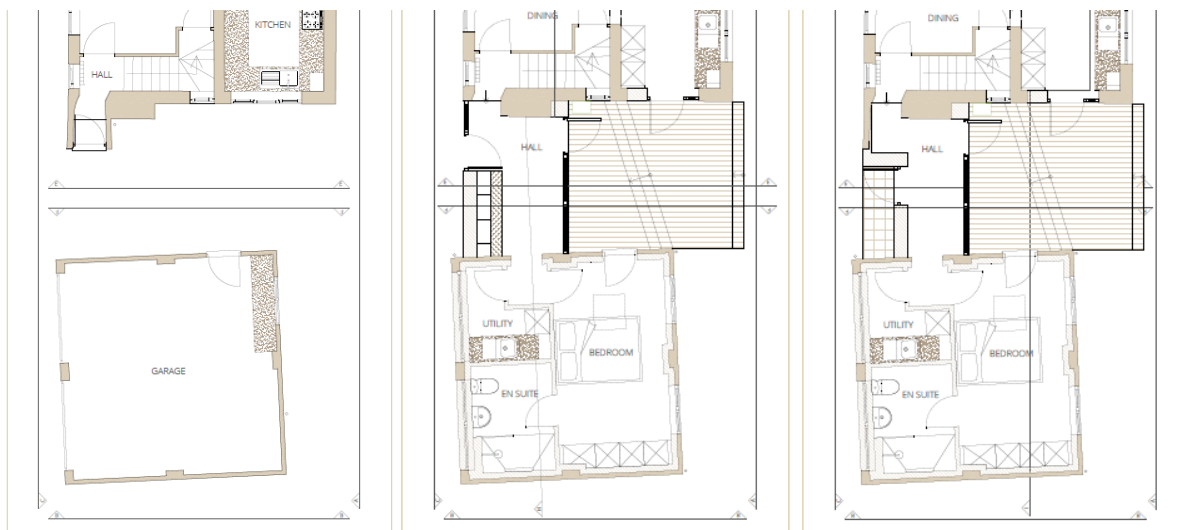
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ASSESSMENT OF DESIGN EVOLUTION

The adjustments maintain the character of the street scene. The comparisons below demonstrate the design evolution:



Left: Existing section. Centre: Original scheme section. Right: Revised scheme section.



Left: Existing ground floor plan. Centre: Original scheme ground floor plan. Right: Revised scheme ground floor plan.



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Above: Existing principal elevation.



Above: Original scheme principal elevation.



Above: Revised scheme principal elevation.



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Amenity – Light

No impact on neighbours.

Amenity – Overlooking

No impact on neighbours.

Parking

Highways comments support on street parking.

Access

The entrance remains recessed off the street and provides level access to ground floor WC and bedroom. A new gate to the north provides pedestrian access to the garden.

Impact

The revised entry extension is complimentary to the existing building and maintains the character of street scene.

CONCLUSION

The proposed scheme has evolved following comments. It is consistent with local and national planning policy. The scheme has neutral impact on the street scene and enhances the use of the existing buildings.