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DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

LOCATION: HORTON HOUSE, GOSDITCH, ASHTON KEYNES,
SWINDON, SN6 6NZ

PROPOSAL: EXTENSIONS, ALTERATIONS AND LANDSCAPING

CLIENT: MR AND MRS ANDREWS

Our reference: 24_092

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I. INTRODUCTION

- 1.1. We have prepared this Design, Access and Heritage Impact statement in support of the planning application for a proposed alterations, extensions, outbuilding and landscaping at Horton House, Ashton Keynes. The submitted proposals aim to improve the current living arrangements of the client's growing family. Sensitively designed new build extensions for modern family living. The extensions being two storey with lowered ridge height and on the rear elevation will be subservient to the main house and surrounding context. The proposals present an opportunity for significant planning gain by improving the appearance and aesthetic quality of the site to enhance its contribution within the local conservation area.
- 1.2. We have considered carefully the architectural design for this site, to ensure that there will be no impact by our proposal on either the visual or the residential context of the local area and the inhabitants of the surrounding properties. Our proposal will serve to enhance the appearance of the area by designing the extensions and outbuilding of the same materials and vernacular as the existing house and the proposals will be sympathetic to both the character of the main building and the local area.
- 1.3. This Design, Access and Heritage Impact Statement describes the context and nature of the existing site and the extensions, and explains the design rationale that underpins the proposals. The statement also includes and incorporates a Heritage Impact Statement of a level of detail proportionate to the importance of the Heritage Asset and no more than is sufficient to understand the potential impact of the proposals upon the significance of the Heritage Asset. This statement will conclude with the opinion that our proposal will be compliant with the Development Plan and we will request that planning permission be permitted, subject to the appropriate conditions.



2. SITE DESCRIPTION AND CONTEXT

2.1. EXISTING BUILDING AND SITE

- 2.1.1. Horton House is located in the village of Ashton Keynes. The existing building is a two-storey detached dwelling. The site is within the conservation area but the building is not listed.
- 2.1.2. The existing house is constructed of Bradstone with concrete roof tiles and UPVC framed windows and doors.
- 2.1.3. The proposed scheme has been developed as such to not have any impact on Horton House and its setting. The proposal is set back from the main house and located to the rear garden area to serve as a rear extension. The outbuilding being single storey and close to the existing neighbour's outbuilding to following the street scene.
- 2.1.4. The site is bounded by private residential properties and gardens.

2.2. EXISTING LANDSCAPE. TREES AND VEGETATION

- 2.2.1. Private gardens surround the property, with a reasonable degree of vegetation and screening. There are established trees to the front of the site that are unaffected by the proposals. Reasonably well-established hedging to some boundaries. The current driveway is of gravel construction in relatively satisfactory condition. Minor landscaping proposed to increase grass area and patio with fencing to provide private garden for family.

2.3. BOUNDARY TREATMENT

- 2.3.1. The property has a mix of boundary treatments as indicated on the existing site plan submitted as part of this application. The existing boundary treatments will remain unaffected by the proposals.



2.4. ACCESS

2.4.1. Horton House is set back from Gosditch with its own gated vehicular access into the site. The proposals do not increase the amount of residential units and the existing access provision is deemed acceptable. We are proposing to relocate the entrance to allow for turning space and the proposed outbuilding for garden storage.

2.5. OVERLOOKING

2.5.1. The proposed extension is located in the rear garden of Horton House and designed to have low ridge heights. Any first floor side windows on the extension are shown as obscure for the bathroom. On this basis, we consider that the proposals comply and do not cause any harm to existing amenity or privacy.

2.6. SERVICES AND UTILITIES

2.6.1. The proposal will adapt and connect to these existing services.

2.7. FLOOD RISK

2.7.1. The Environment Agency indicates the site is not within flood zone 2 or 3.

2.8. ECOLOGY

2.8.1. We are not affecting any habitats with the proposed work and are not proposing to remove anything to cause any harm. Please see ecology report.

3. SCHEME PROPOSALS

3.1. The submitted proposal comprises of an application for full planning permission for the construction of the rear extension, alterations, outbuilding and landscaping Horton House.



4. DESIGN

4.1. USE

4.1.1. The submitted proposals are to remain as residential and as part of Horton House, on this basis we submit that the proposals maintain and are compatible with the site's existing use.

4.2. AMOUNT

4.2.1. The new extension and outbuilding will provide a significantly improved standard of living accommodation to meet our client's requirements for a modern family home. The amount of proposed accommodation is proportionate and in reasonable balance to the size of the overall site and amount of amenity space. The proposed dwelling is well balanced on elevation to provide a much more attractive appearance on approach and in consideration of the conservation area context. The existing pattern of development on the site is retained with the new extension sited in a similar location, and in the same orientation, as the existing building.

4.3. BUILDING DESIGN AND LAYOUT

4.3.1. Detailed layouts are indicated on the proposed drawings. The proposed extension is spread over two floors and is sited in a similar position and axis to the existing building. The proposed building adopts a simple approach to materials, massing and building form, reflecting the shape, appearance and design of the existing house. The proposals will significantly improve and positively enhance the site's contribution within the local conservation, a sensitively designed new extension and outbuilding using sympathetic and high-quality local materials.

4.4. SCALE

4.4.1. The new extension and outbuilding is in proportion to the size of the plot being designing to be sensitive in scale with a subservient roof height



compared to the main house. The scheme proposes predominantly traditional materials with simple extruded linear building forms and roof geometry in keeping with the local surroundings, providing a clear legibility of form and architectural language.

- 4.4.2. The scale and mass of the proposed extension and outbuilding is in keeping with its surroundings, designed to avoid being overbearing or to reduce the amenity of neighbouring properties and residents. The overall composition and form creates elongated and extruded forms of a sensitive scale that are appropriate to its immediate setting and the character of the wider conservation area.

4.5. APPEARANCE AND MATERIALS

- 4.5.1. The proposed extension and outbuilding is a simply detailed traditional extruded form constructed from local Bradstone to echo the vernacular character of surrounding rural buildings. The roof is covered in concrete tiles to match the main house with simple roof edge detailing.
- 4.5.2. The proposed appearance and selection of materials have been influenced by its context and the predominant characteristics of the surrounding conservation area.

4.6. VIEWS

- 4.6.1. In order to maintain and not interrupt the front façade of the main house, the extensions have been positioned to the rear to avoid any encroachment on the main house and its view onto the street. The proposed site plan submitted as part of this application, clearly demonstrates there is no encroachment.

4.7. LANDSCAPING, TREES AND VEGETATION

- 4.7.1. The proposal includes only a limited amount of landscape works surrounding the house and relocating the driveway entrance with matching garden stone walling and new timber frame gate.



4.8. SUNLIGHT AND NOISE ASSESSMENT

- 4.8.1. The proposal does not affect Rights of Light to surrounding properties.
- 4.8.2. The proposal maintains the site's existing residential use and thus is not expected to change the noise impact of activities on the site.

4.9. SUSTAINABILITY

- 4.9.1. The building will be constructed to meet current best practice levels of fabric insulation and air tightness.
- 4.9.2. The building would conform to current Building Regulations and it will, insofar as possible, use natural and low polluting materials with low embodied energy.

5. ACCESS

5.1. PRIVATE VEHICLES

- 5.1.1. The access will retain good visibility in both directions due the width of the footway and verge, as well as the alignment of the road with sufficient parking and turning areas provided at the front of the main house, ensuring that vehicles are able to drive in forward gear to enter and leave the property.

5.2. REFUSE AND SERVICE VEHICLES

- 5.2.1. Refuse bin collection will remain as the existing.



6. HERITAGE IMPACT STATEMENT

- 6.1. A heritage impact assessment should consider if the proposed development will negatively impact upon the character and appearance of heritage assets and significant historical features defined by listed building or conservation designation. It is therefore important to establish the factors that define the landscape setting, character and historic significance to establish the degree to which the site, as a whole, is capable of absorbing change without any substantial damage to the surrounding character and special qualities.
- 6.2. In considering any impact upon heritage assets, the proposed extensions and outbuilding have been designed to sensitively be sited into the existing context of Horton House, causing no harm to the local architectural merit of neighbouring buildings. The proposal does make a valuable contribution to the historic significance of the conservation area by adopting local vernacular, wall and roofing materials.
- 6.3. Whilst the proposal includes a significant expansion of built form, the ridge height will be subservient to the existing house, and will not impact upon any significant views or create an overbearing appearance.
- 6.4. In summary, the proposal has been designed in such a manner to be compatible and sensitive to the setting. As such these changes represent a not insubstantial planning gain by a sensitively designed new extensions and outbuilding using local traditional materials and detailing. We believe that the site, and its immediate landscape setting, has the capacity to accommodate the proposed change without detriment to character and special quality of surrounding buildings and landscape. The proposal avoids imposing incongruous building features in terms of form, materials and detailing. Instead, the proposal takes its cues from the surrounding village and the character of the local conservation area. We believe that the proposals will not result in any significant heritage impacts and that they will not cause any significant harm. The proposal makes an appropriate balance between incorporating vernacular design features and materials whilst also reflecting the fact that this is a modern



new build extensions and outbuilding with an appropriate amount of sensitive yet defining and interesting design features.

7. CONCLUSION

- 7.1. Overall, the proposals conform to the relevant planning policies which seek to promote good design. The proposed extensions and outbuilding would remain visually subservient with a consistent use of local materials. The proposed development makes minimal amendments to the existing pattern of the development on the site.
- 7.2. We have ensured that our proposals have no detrimental impact on either the visual or residential amenities in the local area with the proposed access in place providing both sufficient vehicular and pedestrian access and parking.
- 7.3. This Design, Access and Heritage Impact statement demonstrates that the proposal complies with the material planning considerations. The proposal accords with the Development Plan, which supports the principle of new extensions within settlements such as Ashton Keynes, and the details of the scheme do not conflict with other policies. We believe this proposal to be an appropriate development within the setting and the applicant respectfully requests that the local planning authority grants planning permission for this proposal.