



Design & Access Statement & Heritage Impact Assessment

Project: Three Bay Car Port with Ancillary Room Above and Covered Outdoor Kitchen

Address: Chantry, Ogbourne St George, Marlborough, SN8 1SU

Date: 9th March 2026

Authority: Wiltshire Council

Revision: -

1. Introduction

This Design and Access Statement, incorporating a Heritage Impact Assessment, accompanies a Householder Planning Application for the erection of a three bay open car port with ancillary accommodation within the roof space, together with a flat roofed covered outdoor kitchen and store, new garden wall and fencing, and partial hedge removal.

Chantry House lies within the Ogbourne St George Conservation Area. The property has been subject to previous planning permissions, including consent for a detached garage and annexe structure (ref. 14/03181/FUL) and more recent extension works to the main dwelling. The current proposal seeks to provide ancillary parking and associated accommodation in a manner that is sympathetic to the host dwelling and its historic village setting.

This combined statement sets out the design rationale, assesses the heritage context and significance of the site, and evaluates the impact of the proposal on the Conservation Area and nearby listed buildings.

2. Application Context

The Site

Chantry House occupies a prominent position along the High Street within Ogbourne St George. The dwelling sits within a generous plot with a long rear garden bounded by mature hedging and trees. The building is primarily constructed in painted brick under pitched plain tile roofs, characteristic of the village vernacular.

Opposite the site are Grade II listed Home Farmhouse and Grade II star listed Apple Garth. Chantry House itself, while not listed, contributes positively to the character and appearance of the Conservation Area.

Character of the Area

The immediate locality is characterised by:

- detached dwellings within generous plots
- a mixture of vernacular forms and later additions
- pitched clay tile and slate roofs
- painted brick, timber and occasional stone elevations
- mature boundary hedging and soft landscaping

Ancillary outbuildings and secondary structures within rear or side plots are typical of the village grain and contribute to the layered character of development.

3 Planning Policy Context

The application has been prepared having regard to:

- National Planning Policy Framework (NPPF, December 2024), particularly Chapter 12 and Chapter 16
- Wiltshire Core Strategy (2015), including Core Policy 57 and Core Policy 58
- Ogbourne St George Conservation Area Statement

The proposal has been designed to preserve the character and appearance of the Conservation Area and to reflect the established vernacular character of the village.

Planning History

K/74/0844 Full Planning Permission for extension to dwelling.

K/79/1002 Extension to provide external staircase and entrance porch.

K/85/0478 Extension.

K/59064/TR2 Tree Works – Approved

14/03181/FUL - Replacement single storey extension to rear, first floor extension to front, veranda, detached garaging and annexe – Approved with Conditions

PL/2021/09566 New Two Storey Extension - Approved

4. Description of the Proposals

The proposal comprises:

- a three bay open fronted car port
- ancillary accommodation within the roof space
- a pitched plain tiled roof to match the existing dwelling
- a flat roofed covered outdoor kitchen and store
- new garden wall and close boarded fencing
- partial removal of existing hedge

The ancillary room above the car port is intended for incidental residential use associated with the main dwelling and does not form a separate unit of accommodation. The outdoor kitchen is designed to appear lightweight and clearly subordinate to the pitched roof structure of the car port.

5. Design Principles

5.1 Use

The development remains entirely ancillary to the existing residential use of Chantry House and does not contain facilities necessary to function as an independent dwelling.

5.2 Amount of Development

The proposal represents modest additional built form within a generous plot. The structure is clearly secondary to the main dwelling and does not compete in terms of massing or architectural presence.

The footprint is proportionate and comparable to ancillary structures historically associated with properties of this scale. The proposal also sits comfortably alongside the previously approved scheme under permission 14/03181/FUL. The current design refines that earlier typology, with accommodation contained within the roof space to minimise perceived bulk.

5.3 Layout

The car port is positioned to the side and rear of the principal dwelling, consolidating parking and ancillary functions within a defined part of the site. The arrangement reduces visual clutter, provides structure to the garden edge and maintains appropriate separation from neighbouring properties.

5.4 Scale

The scale has been carefully controlled:

- eaves and ridge heights remain subordinate to the main dwelling
- the pitched roof reflects the established roofscape of Chantry House
- the ancillary room is contained within the roof space
- the flat roofed outdoor kitchen is intentionally lower and visually recessive

5.5 Appearance

Materials include:

- plain roof tiles to match the existing dwelling
- painted brickwork to reflect existing elevations
- timber cladding to soften the massing
- aluminium rainwater goods and fenestration
- steel posts to maintain visual lightness
- single ply flat roof covering concealed behind fascia detailing

The combination of traditional roof form with high quality contemporary detailing ensures the structure reads as a considered ancillary addition rather than a pastiche.

5.6 Landscaping and Boundary Treatment

The proposal includes partial hedge removal, new close boarded fencing, a new garden wall and retention of the majority of established boundary planting. The landscaping strategy maintains the green character of the site and ensures the proposal integrates comfortably within its setting.

5.7 Materials

The material palette has been selected to ensure that the proposed structure reads as a high quality, recessive and clearly ancillary outbuilding within the garden setting of Chantry House. The use of painted brickwork at lower levels provides continuity with the host dwelling and anchors the building in the established village vernacular. The plain clay roof tiles match the existing roofscape and reinforce the traditional appearance of the frontage where glimpsed views may occur from the public realm.

The timber cladding is intentionally limited to the upper portions of the building and to elevations that sit within the private garden environment. The cladding will be finished in a natural tone and allowed to weather gradually, resulting in a muted, silvery appearance that sits comfortably within the soft landscape backdrop. This natural weathering process ensures the material becomes visually recessive over time and avoids any sense of sharpness or contemporary contrast.

Timber boarding is a characteristic feature of rural ancillary structures across Wiltshire and is appropriate for a building of this scale and function. Its use here reinforces the outbuilding typology, softens the massing and ensures the structure remains subordinate to the main house. The combination of traditional brickwork, natural timber and matching roof tiles provides a balanced and sympathetic material palette that integrates well with both the Conservation Area and the domestic garden setting.

6. Heritage Impact Assessment

6.1 Significance of the Heritage Assets

The Ogbourne St George Conservation Area derives its significance from:

- its historic linear village form
- traditional materials and roof forms
- mature landscape structure
- varied but harmonious vernacular architecture
- glimpsed views towards the surrounding countryside

Nearby listed buildings, including Home Farmhouse and Apple Garth, contribute to the architectural and historic character of the village. The application site, however, forms part of the enclosed domestic curtilage of Chantry House and does not contribute meaningfully to the setting of these assets.

6.2 Site Contribution to Significance

The site is screened by mature hedging and sits behind the main dwelling. It does not form part of any key public view or historic relationship associated with the listed buildings. Intervening structures and vegetation prevent any direct visual or spatial connection.

6.3 Design Response in Heritage Terms

Traditional Frontage and Controlled Visibility

Where glimpses of the structure may be available through the hedgerow, the frontage has been intentionally designed to appear traditional. The pitched roof, modest dormer windows and use of painted brickwork and timber cladding ensure the building reads as a familiar rural outbuilding. This approach reinforces the established character of the Conservation Area.

Context Responsive Rear Elevation

The rear of the building adopts a more contemporary architectural language that responds to the private garden context and the spatial requirements of the accommodation. Larger areas of glazing align with the modern rear extension of Chantry House and optimise natural light. These contemporary elements are not visible from the public realm.

6.4 Impact on the Conservation Area

The proposal respects the established pattern of outbuildings within village plots. Its modest scale, traditional form and appropriate materials ensure it sits comfortably within its garden setting. The structure is largely screened from public views and does not interrupt the established rhythm of development along the High Street.

The proposal preserves the character and appearance of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Core Policy 58.

6.5 Impact on the Setting of Listed Buildings

Given the physical separation, intervening structures and enclosed domestic context, the proposal will not affect the setting or significance of Home Farmhouse or Apple Garth. The structure is tucked behind Chantry House and will be experienced solely as part of its private curtilage.

No harm to the setting of designated heritage assets arises.

7. Appendices

There are no changes to vehicular access arrangements onto the High Street. The car port provides covered parking within the site, improving the organisation of vehicles and reducing visual impact. Pedestrian access remains unchanged.

8. impact on Neighbouring Amenity

The proposal avoids adverse impacts on neighbouring properties. There are no overlooking windows, the structure remains modest in scale and the development will not result in unacceptable overshadowing, loss of privacy or overbearing impact.

9. Conclusions

The proposed three bay car port with ancillary room above and covered outdoor kitchen represents a modest and well considered addition to Chantry House. The development is clearly ancillary, reflects the architectural language of the host dwelling, preserves the character and appearance of the Conservation Area and does not harm the setting of nearby listed buildings.