

Design and Access Statement

Conversion and Change of Use of outbuilding to form ancillary residential annex, and associated works.

Pyke Farm, Sherston, SN16 0LL

1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for alterations and conversion works to an existing outbuilding at Pyke Farm, Sherston, SN16 0LL. The application seeks permission to refurbish and alter the existing structure to provide ancillary residential accommodation associated with the main house.

The site lies within a designated Conservation Area and therefore careful consideration has been given to the impact of the proposals on the character and appearance of the surrounding historic environment.

2. Site and Surroundings

Pyke Farm comprises a traditional rural property containing an ancillary outbuilding characteristic of the local agricultural vernacular. The application building is an existing single-storey outbuilding positioned within the established residential curtilage.

The surrounding area is characterised by traditional Cotswold stone buildings, simple agricultural forms, natural materials and rural detailing which together contribute positively to the significance and character of the Conservation Area.

The existing outbuilding is of mixed construction, including Cotswold stone walls and concrete blockwork walls; an asbestos main roof and smaller Cotswold stone roof; timber doors and windows. The building currently accommodates storage, workshop and stable uses.

3. Relevant Planning History

Under Planning Application reference 05/01717/FUL, planning permission was granted for Change of Use and Conversion of the existing outbuilding to form ancillary annex accommodation. Details of this application are included at the end of this document.

4. Planning Proposal

The proposal involves the alteration and refurbishment of the existing outbuilding to create ancillary accommodation incidental to the enjoyment of the main house.

The proposal does not create an independent dwelling and the accommodation will remain ancillary to the principal residence.

Externally, the scheme includes replacement roofing materials, insertion of rooflights and photovoltaic panels, new windows and doors, timber framing elements and areas of larch cladding and lime render. The works have been designed to improve the appearance and longevity of the building while respecting its agricultural origins and setting.

5. Design Principles

The proposal utilises the existing building footprint and scale with minimal alteration to the overall massing. The development therefore represents a modest and sustainable reuse of an existing structure.

The internal layout has been arranged to work sympathetically within the existing building form whilst creating functional and flexible ancillary accommodation. The proposed arrangement minimises structural intervention and retains the simple linear character of the building.

The scale of the existing outbuilding is retained. No substantial enlargement is proposed and the overall height and form remain appropriate to the site and surrounding context.

The design approach seeks to preserve the simple rural character of the existing building while improving its visual quality and functionality.

The palette of materials has been selected to complement the local vernacular and includes:

- Horizontal feather-edge larch cladding
- Lime rendered walls
- Oak framing and posts on staddle stones
- Dark grey powder-coated aluminium windows and doors
- Imitation slate roof tiles

The proposed interventions are intentionally modest and reflect the agricultural character of the building. Existing Cotswold stone walls are retained wherever possible.

No significant changes are proposed to the wider landscape setting. The existing spatial relationship between the outbuilding and surrounding structures will remain unchanged.

6. Conservation Area Considerations

Special attention has been given to preserving and enhancing the character and appearance of the Conservation Area in accordance with statutory duties under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal represents a sensitive reuse of an existing building and avoids unnecessary demolition or prominent new built form. The works retain the established rural character of the site and utilise a restrained palette of traditional and high-quality materials appropriate to the local context.

The scale, form and detailing of the alterations are considered sympathetic to the character of the Conservation Area and will not result in harm to its significance.

7. Sustainability

The proposal incorporates a number of sustainable design measures, including:

- Reuse and refurbishment of an existing structure
- Installation of roof-mounted solar photovoltaic panels
- Upgrading of the building fabric and thermal performance
- Use of durable natural materials including timber and lime-based finishes

The retention and adaptation of the existing building represents an inherently sustainable form of development through minimising waste and reducing the need for new construction.

8. Access

The proposal utilises the existing site access arrangements and no changes are proposed to vehicle access or parking arrangements.

Pedestrian access to the building remains straightforward and level from within the site. The accommodation has been designed to provide practical and convenient access for day-to-day use.

9. Conclusion

The proposed alterations to the existing outbuilding at Pyke Farm represent a sensitive and well-considered scheme that respects the character of the site and its Conservation Area setting.

The development preserves the scale and agricultural character of the existing structure while delivering high-quality ancillary accommodation through modest and sympathetic interventions.

It is therefore considered that the proposal complies with relevant local and national planning policies relating to design, heritage and sustainable development.

Please read the GUIDANCE NOTES before completing this form

05/01717th
North Wiltshire
District
Council

APPLICATION FOR PLANNING PERMISSION

Send at least four copies (preferably five) of the application forms and the same number of each set of plans together with the correct fee to:

NORTH WILTSHIRE DISTRICT COUNCIL
PLANNING SERVICES
MONKTON PARK, CHIPPENHAM
WILTSHIRE, SN15 1ER

1 Name and address
of APPLICANT MR. & MRS P. GIBB
PYKE FARM, SHERSTON,
MAIMESBURY, WILTS.

Post Code SN16 0LL

Telephone No

2 Name and address
of AGENT (if any) REA LM.
REYNOLDS HILL, CHITOE,
CHIPPENHAM, WILTS

Post Code

Telephone No 01380 859123

3 Full address or Location of Site PYKE FARM, SHERSTON, MAIMESBURY
WILTS.

Post Code SN16 0LL

Site Area 1/2 Hectares

4 Describe the proposed development EXTENSION TO EXISTING HOUSE, REMOVAL
OF REDUNDANT OUTBUILDINGS & CONVERSION OF RETAINED
OUTBUILDING INTO ANNEXE ACCOMMODATION.

5 What is the applicant's interest in the land or
buildings (Owner, Tenant, Prospective Purchaser etc.)

OWNER

6 Does the applicant own or control any adjoining
land or buildings?

NO

If YES, edge in blue on the location or site plans.

7 State present use of the site or buildings or state
last previous use and the date last used.

RESIDENTIAL

8 Indicate whether the proposal involves:-

New building(s)
Alteration or Extension to building(s) ☒
Construction of new access to highway ☒
Alteration of access to highway
Change of Use
Other Operations

9 Indicate which ONE of the following the
application is for

- ☐ OUTLINE planning permission (for erection of a building(s) only)*
☐ APPROVAL of reserved matters (Give Ref. No. of Outline Permission)**
☒ FULL planning permission (includes CHANGE OF USE AND CONVERSIONS)
☐ RENEWAL of temporary/previous permission (Give previous Ref. No.)
☐ REMOVAL OF CONDITION Give condition No. permission No.

*For outline permission, ring any of the following for which approval is sought now:

SITING DESIGN EXTERNAL APPEARANCE MEANS OF ACCESS LANDSCAPING

**State any of the above reserved matter NOT applied for:

APPLICATION REFERENCE NO: 05/01717/FUL

PL100

NORTH WILTSHIRE DISTRICT COUNCIL
Town and Country Planning Act 1990

PERMISSION FOR DEVELOPMENT

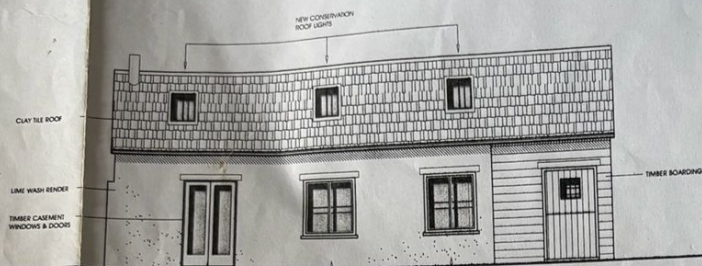
1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION subject to the scheduled conditions (if any) for the development proposed by the applicant in the application, which is expressly incorporated herewith and is briefly described in the Schedule forming part of this permission.
2. The scheduled conditions (if any) have been imposed for the reasons set out in the Schedule.
3. "The Local Planning Authority", "the scheduled conditions", and "the application" referred to above are those described in the Schedule.

NOTES

1. **Time Limits on Planning Permissions.** By virtue of Section 91 - 96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits (as appropriate) will apply:-
 - 1.1 **Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun either within 5 years from the date of the grant of the outline permission or within 2 years from the final approval of all the matters reserved.
 - 1.2 **Where the planning permission is complete and is not in outline** then the development must be begun not later than the expiration of 5 years from the date on which permission was granted.
2. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the district and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

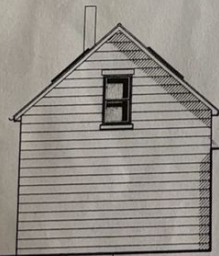
- 2.1 the need in appropriate cases to obtain approval under Building Regulations. (**The Building Regulations may be applicable to this proposal. You are advised to contact Building Control before considering work on site;**)
- 2.2 the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath;
- 2.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;



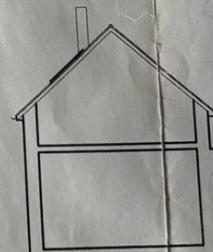
FRONT ELEVATION



REAR ELEVATION



NORTH EAST ELEVATION



PROPOSED SECTION

