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Artistic impression of front elevation - refer to elevations for proposed materials

Introduction

This Design, Access and Heritage Statement accompanies a planning application for the remodelling and extension of the existing dwelling known as Waters Edge, Ashton Keynes.

The proposal seeks to comprehensively remodel a late twentieth-century bungalow through the introduction of locally distinctive materials, improved architectural detailing, a two-storey side extension, a single-storey garden extension and dormer windows.

The design has evolved following pre-application discussions with Wiltshire Council and seeks to respond positively to the character and appearance of the Ashton Keynes Conservation Area through the use of natural limestone walling, reconstituted stone roofing, timber detailing and traditionally proportioned openings.

The proposal is not simply an extension to the existing dwelling but a holistic remodelling intended to create a coherent architectural composition more closely aligned with the local vernacular character of Ashton Keynes.

Explanation of the Proposal

The Existing Building

Waters Edge is a late twentieth-century dwelling which has undergone alterations over time and differs in character from the traditional vernacular buildings that define much of the Conservation Area.

The proposed remodelling also provides an opportunity to improve the functionality of the existing first-floor accommodation and create a more coherent and balanced building form.

Conclusion

The proposal seeks to:

- Enhance the appearance of a later twentieth-century building through vernacular materials and improved detailing;
- Improve substandard internal head heights to meet modern residential expectations;
- Deliver a well-composed, articulated addition that respects the character of the Conservation Area.

Design Evolution Following Pre-Application Advice

Wiltshire Council’s pre-application advice concluded that the proposal was acceptable in principle and likely to receive favourable consideration subject to minor matters being addressed.

The submitted scheme has evolved in response to this advice and incorporates:

- A clear emphasis on the remodelling of the dwelling as a holistic architectural composition.
- Rationalised fenestration and improved elevational hierarchy.
- Refined dormer design set within the roof plane.
- A palette of natural limestone walling, reconstituted stone roofing and traditional detailing.
- Supporting heritage and design justification explaining how the proposal preserves and enhances the character and appearance of the Conservation Area.

The application therefore seeks to directly address the matters raised during the pre-application process.

Height and Massing

Whilst the proposed extension remains taller than the existing building form, the proposal has been developed as part of a comprehensive remodelling strategy rather than a conventional side extension.

Fenestration

Window arrangements have been revised to create a more coherent hierarchy and composition.

Dormers

Dormers have been reduced in prominence and set within the roof plane to ensure the principal roof form remains legible.

Materials

Materials have been selected to reflect the established palette of the Conservation Area.



Pre-app elevation sketches

Purpose of the Proposal

The proposal seeks to provide improved family accommodation, strengthen the relationship between the dwelling and garden, and address deficiencies in the existing layout and first-floor accommodation.

Description

A proposed extension sitting partially on the footprint of the existing garage, extending forward to the set-back element of the existing front elevation and out into the garden.

The extension is in proportion with the site; the plot is generous and the garden will still be ample with this proposed footprint.

The application is for the following elements of work:

- Overall remodelling of the existing house
- Proposed two-storey extension to the east elevation alongside the existing two-storey, with a single-storey extension into the garden.
- Relocating the entrance with a proposed porch to protect from the weather.
- Replacing the existing front dormer with a larger dormer.
- Dormers to the rear of the house, to give more space and light and give a more cottage-like appearance.





Description of Site

Ashton Keynes is a historic village in north Wiltshire, situated within the Cotswold Water Park, close to the Gloucestershire border. The village is predominantly residential, with a strong rural identity defined by traditional Cotswold stone cottages, farmhouses, and later infill development of various styles, including 1960s to 1990s-style small housing developments.

The surround buildings to Waters Edge are a mix of modern and historic homes. The bungalow to the north is the same style, the house to the east is a traditional Cotswold cottage thought to be Victorian, to the south-east a modern new build is just visible.



Satellite view of Ashton Keynes from Apple Maps, red arrow marks Waters Edge

Heritage Significance

Heritage Context

The application site lies within the Ashton Keynes Conservation Area. The property itself is not listed and does not form part of a group of designated heritage assets. The dwelling is a late twentieth-century bungalow which has undergone alterations over time and is considered to make a neutral contribution to the character and appearance of the Conservation Area.

The significance of the Conservation Area derives primarily from its historic settlement pattern, traditional building forms, use of local limestone, stone roofs, simple gabled forms, traditional window proportions and strong relationship with the surrounding rural landscape. Whilst Waters Edge occupies a prominent plot on the western edge of the village, its existing materials and architectural detailing are not representative of the traditional vernacular character identified within the Ashton Keynes Conservation Area Statement.

Design Approach

The proposal seeks not simply to extend the dwelling but to comprehensively remodel and enhance its appearance through the introduction of a more coherent architectural composition and a palette of materials that reflects local distinctiveness.

The design incorporates natural limestone walling, reconstituted stone roofing, flush casement windows, traditional dormer windows, stone or timber lintels and a painted timber entrance porch. Together, these elements draw upon the established architectural character of Ashton Keynes and the wider Cotswold vernacular.

The proposed extensions have been designed as part of a holistic remodelling strategy, allowing the existing dwelling and new additions to be read as a unified composition rather than a series of piecemeal alterations.

Heritage Impact

The proposal will enhance the appearance of an existing dwelling that presently makes only a limited contribution to the character of the Conservation Area. The introduction of locally distinctive materials, improved detailing and more traditional proportions will strengthen the building's relationship with its historic context.

The development preserves the key characteristics of the surrounding area whilst delivering a high-quality contemporary family home that responds positively to local character.

It is therefore considered that the proposal will preserve and enhance the character and appearance of the Ashton Keynes Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and Policy HCP1 of the Ashton Keynes Neighbourhood Plan.

Planning Policy Context

The proposal has been developed having regard to the relevant provisions of the Development Plan, the Ashton Keynes Neighbourhood Plan, the Wiltshire Design Guide Supplementary Planning Document and the Ashton Keynes Conservation Area Statement.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 57 seeks development that responds positively to local character, reinforces a sense of place and achieves a high standard of design.

The proposal responds positively to its context through the use of locally distinctive materials, improved architectural detailing and a design approach that seeks to strengthen the relationship between the dwelling and the character of the Ashton Keynes Conservation Area. The development will improve the appearance of the existing property and create a more coherent and visually attractive building.

Core Policy 58 – Conserving the Historic Environment

Core Policy 58 seeks to protect, conserve and where possible enhance Wiltshire’s historic environment and heritage assets.

The proposal seeks to improve the contribution of the existing dwelling to the Conservation Area through a process of architectural remodelling and vernacularisation. The use of limestone walling, reconstituted stone roofing, flush casement windows beneath lintels, traditional dormers and timber detailing reflects the established material palette and architectural language of Ashton Keynes.

Policy HCP1 – Ashton Keynes Neighbourhood Plan

Policy HCP1 requires development to respect local character, scale, form, materials and appearance.

The proposal takes direct inspiration from the established architectural character of Ashton Keynes and incorporates materials and forms commonly found within the village. The development is proportionate to its generous plot and will sit comfortably within the surrounding streetscape.

Wiltshire Design Guide & Conservation Area Statement

The proposal has been informed by the design principles contained within the Wiltshire Design Guide and the Ashton Keynes Conservation Area Statement.

Whilst the proposal does not adopt a traditionally subordinate side extension approach, the proposal has been conceived as part of a comprehensive remodelling of the dwelling. The architectural improvements, use of locally distinctive materials and coherent composition allow the building to be read as a harmonious whole that better reflects the character of the Conservation Area.

Overall, the proposal is considered to accord with the objectives of Core Policies 57 and 58 of the Wiltshire Core Strategy, Policy HCP1 of the Ashton Keynes Neighbourhood Plan, the Wiltshire Design Guide and the Ashton Keynes Conservation Area Statement.

Site Analysis

The site is on the west edge of the village, just off the Derryfields Road, south of Gosditch. The closest property is the neighbouring bungalow, Charlrosa. The property to the east is home to their parents.

The site is just within the Ashton Keynes Conservation Area (blue zone) and adjacent to the SSSI Cotswold Water Park (green zone).

The site lies within Flood Zone 1.

The plot is substantial, the building footprint increase will be proportionate to the existing house and the garden around.

The edge of the property is bordered on all sides by mature hedging.

There is pedestrian access from the rear garden to the private gravel driveway that runs to the rear.

The Waters Edge is constructed from Bradstone and concrete roof tiles. This has weathered well and the intention is to leave as much of the original building and repair where necessary.

Currently there is no direct access from the living spaces into the garden, and visibility of the garden from the kitchen is limited.

The adjacent bungalow Charlrosa has a substantially larger footprint than Waters Edge

Trees are unaffected by the proposals.

A proportionate Flood Risk Assessment and Drainage Statement accompanies the application and demonstrates that surface water can be appropriately managed within the site.

Access

Car access is directly from Derryfields road and will remain unchanged. Pedestrian access also via the garden gate, will remain unchanged.

- Parking provision remains compliant with Wiltshire standards.
- Turning space is retained within the site.
- Existing access remains unchanged.



Site Photographs



View of from west of the garden



View from the south west looking towards the garage



View from Derryfields road



View from the garden of the view elevation, garage on the left



View as above, showing existing dormer



View towards the location of proposed extension

Reference Imagery



Materials & Features

The use of Cotswold stone on walls, as well as gable copings and other decorative features, is one of the main characteristics of the Cotswold style.

Local stone is proposed for the two-storey extension primary elevation and the whole of the single-storey extension, with reconstituted stone sills, lintels and quoins.

Cream coloured render to the existing bradstone that would otherwise remain visible, to tie the new and existing elements together and vernacularise the whole.

Reconstituted tiles are proposed throughout including to replace the existing concrete tiles to the existing roof.

Window and door openings will be set within deep reveals to provide visual depth and shadow, reflecting the detailing commonly found within traditional Cotswold buildings. Timber porch detailing, flush casement windows and carefully proportioned dormers further reinforce the vernacular character of the proposal.

Rainwater goods to be painted heritage aluminium.

Sustainability

Thermal performance and energy efficiency of the existing building will be exceed Building Regulations by using glazing with high thermal performance and solar control, along with high performing and/or sustainable insulation, building materials and techniques.

Rooflights help flush summer heat out of the building, and dual aspect rooms also help control unwanted summer peak heat.

Once we have minimised the buildings energy demand, we can then implement a renewable energy solution, like solar PVs which are proposed to the south facing roof.

The larger expanses of glazing are positioned to face north and east to avoid the effects of solar gain. Providing glare-free natural light reduces the amount of artificial light required during the daytime.

Where possible, the materials used in the project would be sourced locally, both to reduce the carbon footprint, and to help the local economy. For example, natural stone used in the building facade will be sourced from local quarries, our client has already been to visit these.



Fig. 10— Potential materials and textures

Impact on neighbouring properties

There will be negligible impact on neighbouring properties as the extension is to the side of the property which is by a field, and the glazed elements face on to the gardens and fields.

Consultation

Our client has discussed the proposals with some of their neighbours.

Works already carried out

No work has been carried out on the existing home..

Conclusion

The proposal represents the sensitive remodelling of a late twentieth-century bungalow that currently makes a limited contribution to the character of the Conservation Area.

Through the introduction of locally distinctive materials, improved proportions, enhanced detailing and a coherent architectural composition, the development will preserve and enhance the character and appearance of the Ashton Keynes Conservation Area.

The proposal responds positively to the advice received through the pre-application process and is considered compliant with Core Policies 57 and 58 of the Wiltshire Core Strategy, Policy HCP1 of the Ashton Keynes Neighbourhood Plan and the Ashton Keynes Conservation Area Statement.

The proposal should therefore be viewed as the comprehensive remodelling of an existing dwelling rather than a simple extension scheme.

Should you have any questions regarding the project, please do not hesitate to contact me.

JONATHAN RIXON

Yours faithfully

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