

Design and Access Statement

Site Address: Folly Cottage Stables, Lower Rudloe, Corsham, Wiltshire SN13 0PB

Original Planning Permission Reference: 20/01105/FUL - PL/2023/04840 and PL/2026/00040

Proposal: Reconstruction and Extension of Stable Block — Folly Cottage Stables, Lower Rudloe, Corsham, Wiltshire SN13 0PB

Applicant: Mr and Mrs P Baker

1. Introduction

This Design and Access Statement accompanies a full planning application for the reconstruction and extension of the existing stable block at Folly Cottage to provide a holiday let. It should be read in conjunction with the Planning Statement submitted with this application, the Design and Access Statement prepared by Elkins Architects in January 2020 as part of consent 20/01105/FUL and the Design and Planning Statement prepared by D8i in December 2025 in support of consent PL/2026/00040.

2. Design

The proposed reconstruction delivers the same external form, scale, massing and appearance as approved under the most recent consent PL/2026/00040. That consent revised and superseded the window, door and roof elements of the original Elkins Architects scheme, providing for:

- Natural slate roof covering with integrated GBSOL solar slates on the south-west elevation
- Revised and reduced window and door arrangements reflecting stable-style openings
- Natural untreated timber cladding and boarding
- Relocation of the front door to the historic principal entrance
- Air source heat pump, underfloor heating and low carbon energy system

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No changes are proposed to any of these approved elements. The reconstructed building will be visually indistinguishable from the scheme approved under PL/2026/00040. The two rear extensions approved as part of the original consent 20/01105/FUL are retained as previously approved.

3. Access

No changes are proposed to the existing access arrangements. The existing vehicular access, parking provision and pedestrian access remain as previously approved and assessed under consent 20/01105/FUL.

4. Conclusion

The proposed reconstruction results in no change to the approved design, appearance, scale or access arrangements as established under the extant consents. It delivers the same development previously found acceptable by the Local Planning Authority on three separate occasions.

J Sanders TnCi

Architectural Consultant

D8i

6th July 2026