

PROJECT	West Stowell House, West Stowell, Marlborough, SN8 4JU
PROJECT No	2502
DOCUMENT REF	P-01

DESIGN & ACCESS STATEMENT

PROPOSAL

The proposal seeks to improve the longevity and sustainability of the existing outbuilding by replacing the existing thatch roof finish, which is in poor repair, and through surface run roof is contributing to deterioration of the wider building fabric. The proposed alteration would replace the existing roof material with natural slate and the introduction of rainwater goods; there are no additions or changes to the roof height as part of this proposal.

SITE DESCRIPTION / CONTEXT

This application relates to a later C20 Outbuilding set within the grounds of West Stowell House, located within the rural settlement of West Stowell. The site comprises a substantial three-storey Georgian country house constructed with red brick, set within extensive private amenity space and formal gardens to the south. The property also includes an ancillary workers' dwelling and benefits from ample parking provision, accessed via a private driveway to the rear. Within proximity to the site are two Grade II listed buildings, known as: Ladybird Cottage (list entry number: 1035681) and West Stowell Farmhouse (list entry number: 1192577).

The application site is subject to the following planning policy constraints:

- Washed by the North Wessex Downs National Landscape.
- Flood Zone 1.
- Groundwater levels within 0.025m of the ground surface.
- Proximity to Grade II listed buildings.
- Within the Hampshire River Avon Catchment.

The site lies within the North Wessex Downs National Landscape (formerly designated as an Area of Outstanding Natural Beauty). This designation recognises the national importance of the areas's natural beauty, landscape character and scenic quality.

The proposed development has been carefully considered to respect and conserve these qualities. It is considered the replacement roof finish is in keeping with other local buildings and will not be visually prominent within the wider landscape.

The form, scale and proportion of the proposal is otherwise unchanged. As such, the proposal accords with the statutory purpose of conserving and enhancing the natural beauty of the National Landscape, in line with relevant local and national planning policy.

RELEVANT PLANNING EXAMPLE

Application Reference: 17/00525/FUL

Site Address: Willow Thatch New Mill Pewsey

The application received planning permission for the replacement of the existing thatch roof with reclaimed tiles. The section of thatch was on an extension to the property and was in a poor state of repair, similar to the ancillary Outbuilding at West Stowell House.

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DESIGN

Size / Scale;

The proposals seek to retain the existing roof structure leaving the internal finishes and layout unchanged. Following the removal of the thatch, which is in poor repair, the introduction of high-performance insulation will improve the thermal performance of the building and longevity, while maintaining the original buildings overall form, massing and ridge heights. The introduction of rainwater goods will prevent surface run off to mitigate further deterioration to existing structures.

Layout/ Use;

The layout and use of the space will remain unchanged. It will continue to function as a home office at ground floor with additional loft storage at first floor, acting entirely ancillary to West Stowell House.

Appearance;

The natural slate finish chosen for the outbuilding has been proposed to replicate those of other outbuildings in the surrounding area. Please refer to the images of the local outbuildings referenced at the end of this report.

Natural slate is a high-quality, durable material that reflects the rural setting while simultaneously reducing ongoing maintenance of the existing thatch. Replacing the roof finishes are seen to protect the quality and use of the outbuilding while maintaining its character.

Glendyne 508×254 Canadian Roof Slate is one of the most premium slates available to the UK with high consistency and durability. The Canadian Glendyne's rock structural composition is 98% identical to Welsh slate, and therefore suitable as an alternative to the Ffestiniog Welsh slate. Glendyne slate is approved for use in the Snowdonia National Park and presents a natural blue/grey hue, very similar to Welsh slates.

The hipped form of the roof is unchanged with the eaves and ridge height maintained.

High-quality powder coated aluminium rainwater goods are proposed to provide proper rainwater drainage and protect the brick building from water damage. The rainwater goods will be connected to existing stormwater arrangements already present on site.

Access;

Vehicular and pedestrian access to the site will not be affected.

ECOLOGY

A full Preliminary Roost Assessment and Emergence Survey have determined that no further mitigation measures are required, as no active bat roost was discovered. Further ecology enhancements are proposed with the provision of 1 no. bat box suitable for brown long eared bats on an existing tree on the site.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework.

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EXISTING SURROUNDING BUILDINGS



West Stowell Farmhouse
Natural slate roof finish



West Stowell Walk
Tiled hipped roof garage



Storage Barn West Stowell Estate
Slate hipped roof outbuilding

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EXISTING CONDITION OF OUTBUILDING



Existing Outbuilding

Thatch in poor repair

Run off from thatch having detrimental impact on adjacent structure / boundary wall



Run off from thatch having detrimental impact on masonry structure leading to issues of moisture and mold both outside and inside the structure.

PROPOSED ROOFING SLATE



Glendyne Canadian Roofing Slate
structural composition 98%
identical to Welsh slate