

Design & Access Statement

For replacement extensions and outbuildings to

Lyngrove Cottage, Upper Minety
SN16 9 PY

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1) Introduction

This document has been prepared by Tyack Architects on behalf of our client and seeks householder planning permission for the proposed alterations and repairs to Lyngrove Cottage with associated landscaping works. This statement should be read in conjunction with:

- 3266-001 Site Location Plan
- 3266-002 Proposed Site Plan
- 3266-004 Proposed Main House Floor Plans
- 3266-005 Proposed Outbuilding Floor Plans
- 3266-006 Proposed Elevations Sheet 1 of 3
- 3266-007 Proposed Elevations Sheet 2 of 3
- 3266-008 Proposed Elevations Sheet 3 of 3
- Existing Drawings
- Bat Survey Report
- Proposed Landscape Plan
- Proposed Spot Heights and Drainage
- Proposed External Materials
- Proposed External Lighting Scheme
- Proposed Tree and Hedge Planting
- Tree Protection Plan and Tree Survey

2) Site and Access

The site lies along the eastern side of Oaksey Road and is accessed via an existing gate leading to a parking area adjacent to the dwelling. It comprises a detached house together with a range of associated outbuildings.

The property is not listed, nor does it fall within a Conservation Area. It is situated within the North Meadow Outer Zone, in a rural and relatively secluded landscape characterised by sporadically distributed farmsteads. The village of Upper Minety lies approximately 0.4 miles to the south and presents a varied architectural context, predominantly Cotswold cottage vernacular, supplemented by examples of modern brick housing, and a historic mix of brick and stone outbuildings.

The house occupies a position close to the roadside on the west boundary of the site. The landform slopes downwards from the road towards the open fields at the rear. The site includes a small garden at the principal entrance, a gravelled courtyard between the house and the outbuildings, and a larger garden extending to the north and east of the site.

The outbuildings, constructed across various periods, currently serve domestic functions including storage, garaging, and workshop space.



Map indicating Site Location

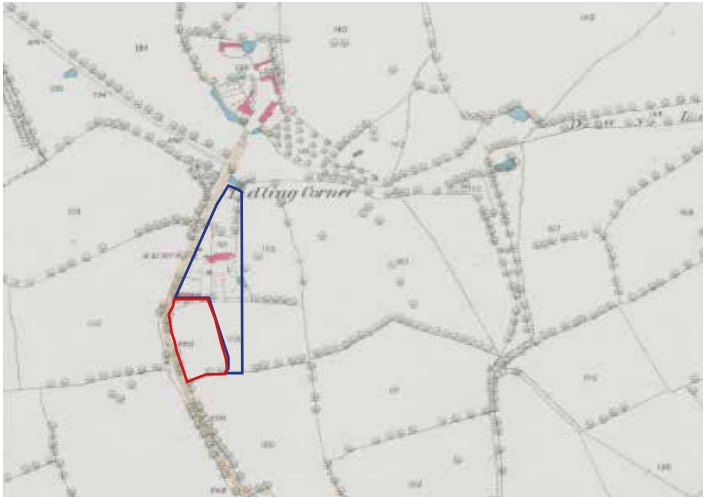
- A - Lyngrove Cottage
- B - Lyngrove Nature Reserve
- C - Lyngrove Farm
- D - Upper Minety
- E - Flisteridge Farm

3) Historical Context

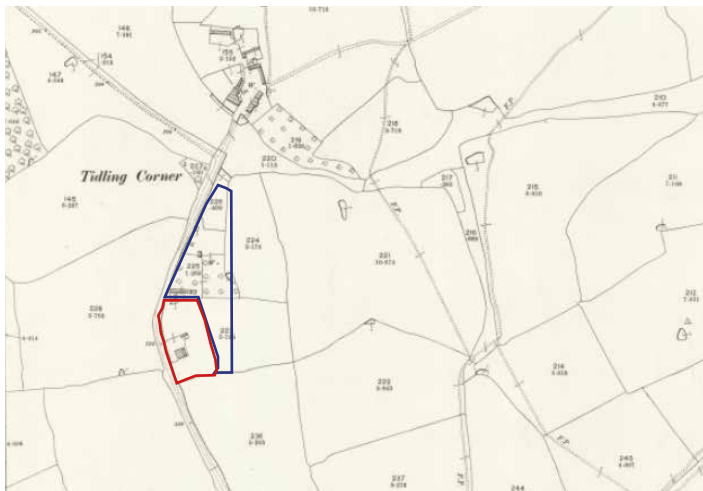
Historic Ordnance Survey mapping indicates that the dwelling was constructed in the late 19th or early 20th century. The 1888 map records the site as open field, whereas by 1892 a square-plan house and an outbuilding had been established. The mapping also shows that a former dwelling and associated outbuildings to the north of the site were gradually removed between the late 18th and late 20th centuries, with the 1999 map depicting this area as pasture.

Lyngrove Cottage underwent several phases of expansion during the late 20th and early 21st centuries. These include a two-storey gabled extension to the south; a single-storey wrap-around extension to the east; a new porch to the principal elevation; a further two-storey extension to the north; and a conservatory to the west. These works correspond to planning applications N/85/0828/F, N/93/01439/FUL and N/06/00100/FUL.

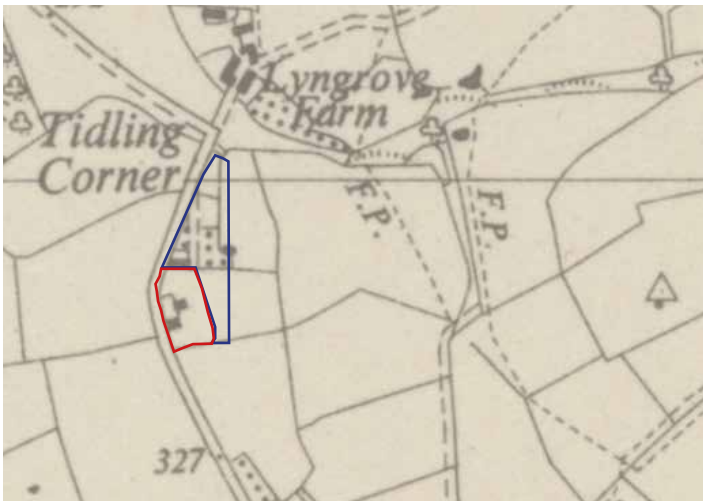
The outbuildings were likely constructed in the mid to late 20th century in several phases by the various materials and styles used.



1888



1892



1945

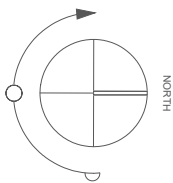


1999

Historic maps of the site



A - Lyngrove Cottage Main House & Extensions
B - Lyngrove Cottage Outbuildings & Garage
C - Oaksey Road



4) Pre-Application Advice

Pre-Application Response

The design has been developed with careful regard to the pre-application advice received from Wiltshire Council (Ref: ENQ/2026/00437), which confirmed that the proposals are acceptable in principle, subject to detailed considerations.

The following key matters raised by the Case Officer have been addressed as follows:

Ancillary Nature of the Outbuilding

The proposed ancillary bedrooms to the first floor of the outbuilding is intended solely as accommodation ancillary to Lyngrove Cottage and will remain within the same ownership and occupation as the main dwelling. It has been designed to form part of a single residential planning unit, sharing access, parking, amenity space and curtilage with the host dwelling, with no subdivision of the site, separate curtilage or independent residential occupation proposed or intended. The bedrooms should therefore be assessed as ancillary accommodation, with no capability or intention for use as a separate dwellinghouse.

Site Layout and Curtilage

The site layout and associated landscaping have been designed to maintain a single, unified residential curtilage. Features that could suggest subdivision of the site, including separate amenity areas, boundary treatments or independent access arrangements, have been avoided. The proposals reinforce the functional and physical relationship between the main dwelling and the ancillary accommodation. The revisions to the parking area moves vehicles away from the existing willow tree to a more self contained area by the main access point.

Design Quality

The proposed replacement extensions and outbuildings respond directly to officer support for a more coherent and contextually appropriate design approach. The scheme replaces a number of piecemeal and unsympathetic additions with a coordinated group of buildings that better reflect the character of the existing dwelling and its rural setting.

Supporting Information

The application is accompanied by proportionate supporting information, including landscape proposals, arboricultural information, ecological assessments and drainage details, in accordance with the recommendations set out within the pre-application response.

5) Proposal

The proposal seeks permission to remove the unsympathetic extensions to the east, south and west of the main house and replace them with more in-keeping extensions. This proposal also aims to make internal amendments to the existing house to create a more coherent layout for everyday family living. This proposal also seeks to replace the existing outbuildings with extensions more in keeping with the agricultural Cotswold vernacular representative of the existing buildings in the area.

Main house

Lyngrove Cottage will remain a family home, with the proposals reorganising the existing internal layout while introducing a series of carefully considered extensions. These works include the removal of unsympathetic late-20th century additions and their replacement with more coherent built form.

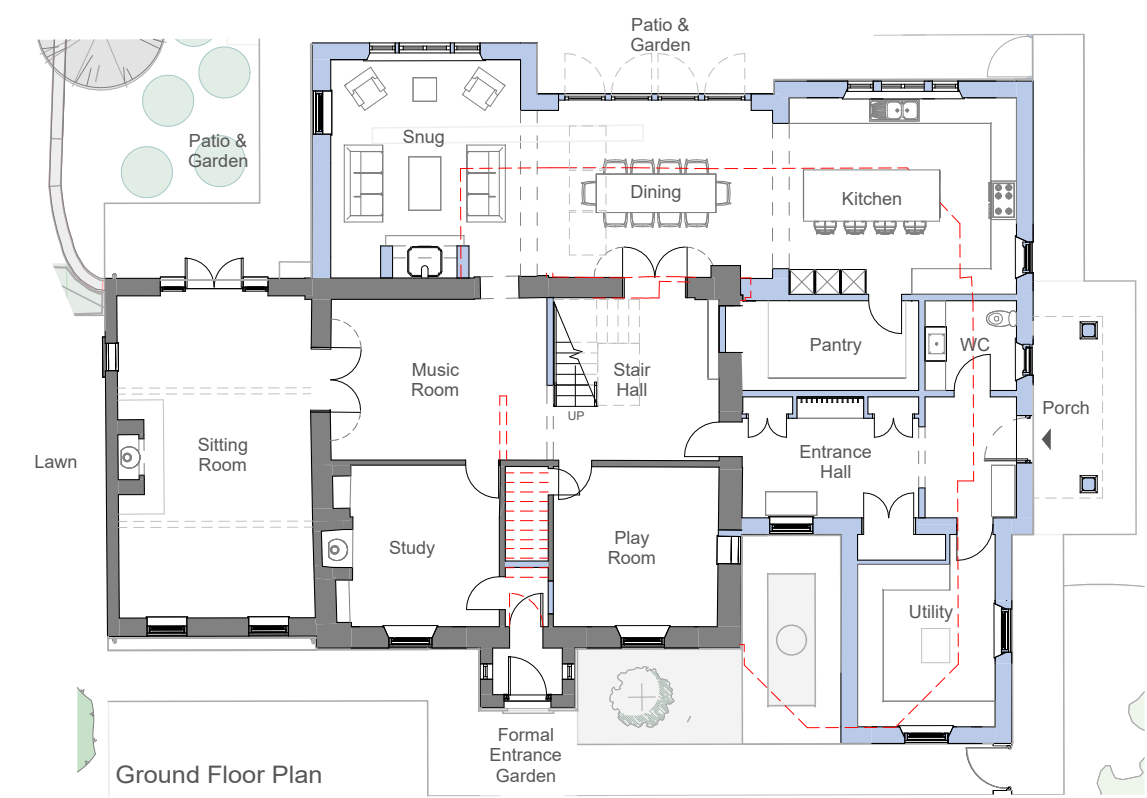
A new side-entrance hall and centrally positioned staircase streamline circulation and remove unnecessary corridors, while the addition of a utility wing improves day-to-day practicality and enhances the property’s roadside presence.

To reinforce the traditional Cotswold character, new gabled extensions of varying scales are proposed, designed to remain subservient to the original cottage in terms of height, massing, and footprint. The extensions sit below the principal ridge and follow a clear hierarchy of built form, ensuring the historic core remains dominant.

Externally, all new windows and doors replicate the proportions and detailing of the existing dwelling to preserve its farmhouse character within the rural setting. Carefully considered new and reused openings improve connectivity to the garden, increase natural light, and integrate the extensions with the original structure. The rear extension creates a more functional and cohesive kitchen and dining space, complemented by an everyday snug.

First-floor alterations provide a more generous family bathroom and additional storage, while the new first-floor extension forms a principal bedroom suite. Relocating the staircase allows natural light to reach previously constrained areas, significantly improving the overall quality of the internal environment.

Overall, the proposals rationalise the existing piecemeal form of the dwelling, resulting in a more cohesive, balanced, and contextually appropriate building.



Proposed Main House Ground Floor Plan



Proposed West Elevation

5) Proposal

Outbuildings

The proposal seeks to replace the existing mix of ageing, structurally poor outbuildings with a coherent set of high-quality ancillary structures, including a stone-built garage, gym, and ancillary bedrooms, together with a timber-clad barn. These new buildings remain clearly subservient to the main house in terms of scale, height, and massing, and continue to provide necessary domestic storage, accommodation, and supporting functions.

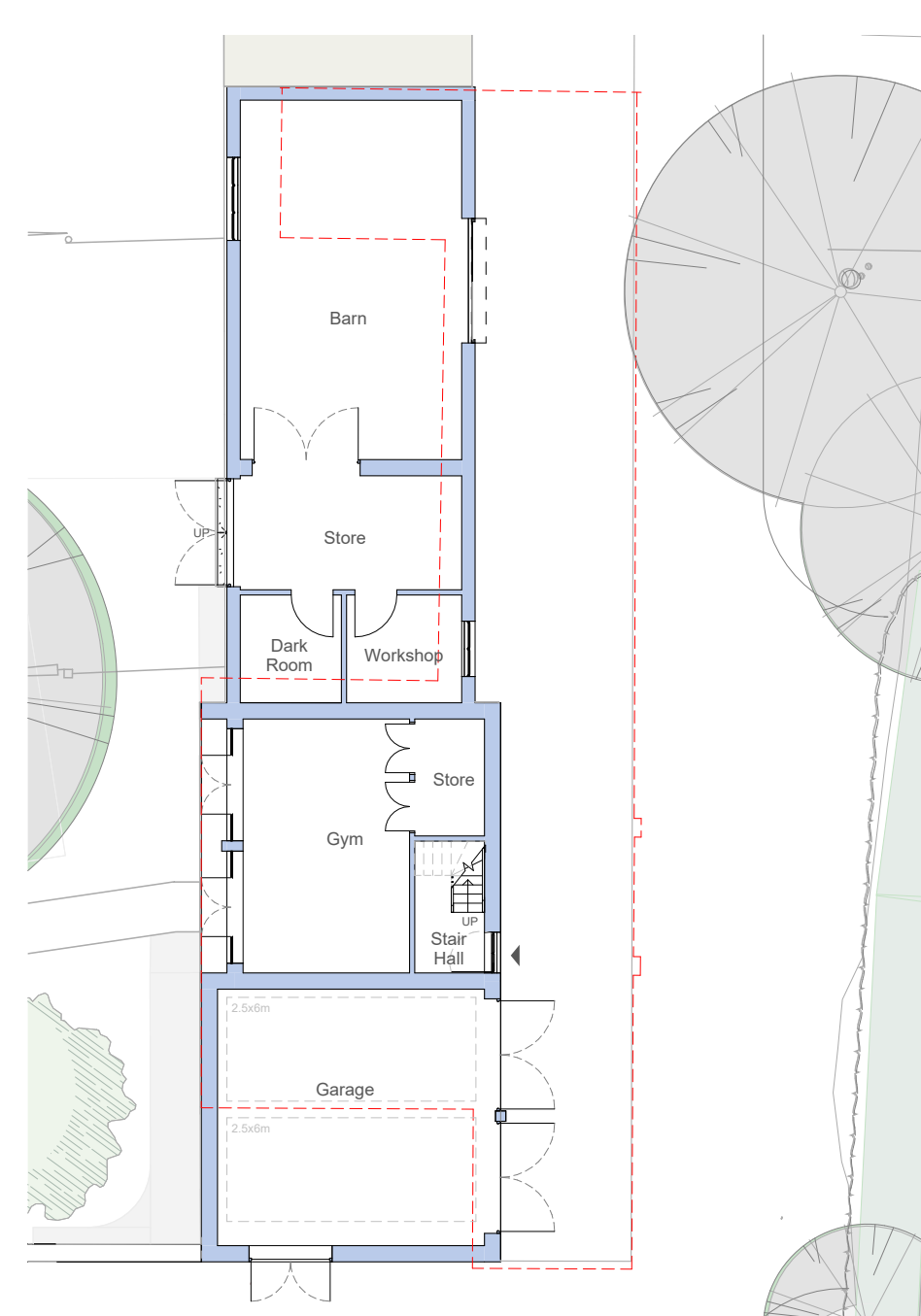
While broadly following the existing arrangement, the revised layout rationalises the position of the outbuildings, including repositioning the garage to a more discreet location within the site. This reduces their visual prominence in views from the main dwelling and surrounding landscape, resulting in a more coherent and balanced composition.

The architectural approach draws on traditional agricultural forms, with simple pitched roof profiles, gabled elements, and a restrained palette of natural materials including stone and timber cladding. This creates a unified group of buildings that respond positively to the rural setting and significantly improve upon the fragmented and utilitarian appearance of the existing structures.

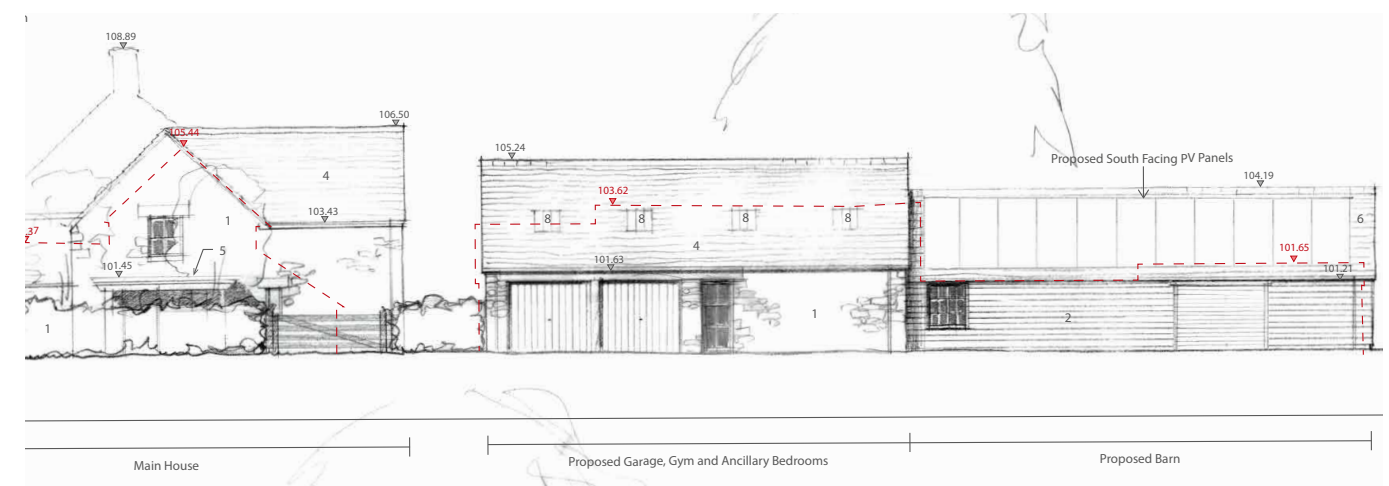
The first floor of the outbuilding is intended solely for ancillary domestic use and will remain subordinate to the main dwelling, sharing the same access, amenity space and parking provision. Its scale, layout and position within the wider group of buildings reinforce this relationship and do not lend themselves to independent occupation. No separate planning unit is proposed, and the development avoids any physical or visual distinction that would suggest a self-contained dwelling, thereby retaining a single residential curtilage in accordance with the pre-application advice. Access is available from three elevations, providing practical vehicular access and convenient day-to-day movement between the house, garden, ancillary bedrooms, gym, garage and barn.

Garden

The proposal introduces a garden wall and pedestrian gate between the main dwelling and outbuildings, creating a defined entrance courtyard that strengthens the relationship between the buildings. To the west, a new native hedge and gate adjacent to the utility extension establish a formal entrance garden along the principal elevation. The accompanying Landscape Masterplan demonstrates a cohesive landscape strategy, with all gardens, terraces, productive planting areas, parking and access arrangements incorporated within the single residential curtilage of Lyngrove Cottage. No separate amenity space, curtilage boundary or access arrangement is proposed that would indicate independent occupation of the outbuilding.



Proposed Barn Ground Floor Plan



Proposed South Elevation

6) Access & Parking

The development retains the existing vehicular access, with no alterations proposed. The site continues to provide sufficient space for parking and turning, in accordance with Wiltshire parking standards.

The proposals include a double garage and additional on-site parking provision, ensuring that the development can comfortably accommodate five parking spaces to accommodate the needs of the main dwelling and ancillary accommodation without impact on the highway network.

7) Sustainability

The proposed repairs and internal layout alterations will be designed to current energy-saving standards with high levels of insulation and minimal heat loss. These will be developed to fully meet the requirements of the 2026 building regulations.

Grey water collection and re-use systems will be integrated into the scheme such as water butts for garden irrigation. Alongside the implementation of water-efficient appliances, which will be installed where appropriate with the primary aim of reducing water consumption.

Building materials and labour shall be sourced as locally as possible and building waste minimized through a site waste management plan implemented during the construction phase where any materials will be reclaimed and reused on site.

8) Arboriculture, Ecology & Drainage

Trees within the site will be retained wherever possible, and appropriate protection measures will be implemented during construction. Supporting arboricultural information will be provided in accordance with BS 5837:2012. As is outlined in the tree protection plan.

The proposals have been designed to minimise ecological impact, with works largely confined to existing developed areas. A detailed bat survey has been undertaken by Paxford Ecology. The survey identified a low-status Soprano Pipistrelle day roost within the extension proposed for replacement and a Brown Long-eared Bat maternity roost within the main roof void. Importantly, the maternity roost will be minimally affected by the proposals. The development will proceed under the Bat Mitigation Class Licence process with appropriate mitigation and compensation measures implemented in accordance with the ecological recommendations

Surface water will be managed through appropriate on-site measures and level changes as outlined in the landscape designers Spot Height and Drainage Plan.

9) Biodiversity Net Gain Exemption Statement

The proposed development at Lyngrove Cottage comprises replacement extensions, ancillary outbuildings and associated landscaping works within the curtilage of an existing single dwellinghouse. No additional dwellings are proposed.

In accordance with Government guidance, householder applications are exempt from the mandatory Biodiversity Net Gain (BNG) requirements. As the proposals constitute domestic development within the curtilage of an existing dwellinghouse, the development is classified as householder development and is therefore exempt from the statutory BNG requirements. Submission of a statutory Biodiversity Metric is not required.

Notwithstanding the exemption, the proposals incorporate a number of landscape and ecological enhancements, including native hedgerow planting, additional trees and additional planting, which will provide ecological benefits and enhance biodiversity across the site.

10) Conclusion

The proposed replacement extensions and outbuildings at Lyngrove Cottage represent a significant enhancement to both the architectural quality and long-term functionality of the site. The removal of piecemeal and visually discordant late-20th-century additions allows the scheme to restore a coherent and respectful relationship with the original cottage, reinforcing its traditional Cotswold character.

The new extensions are carefully designed in terms of scale, proportion, and materiality to remain subservient to the existing building, while substantially improving internal layout, natural light, and the overall quality of accommodation for modern family living. Similarly, the replacement of the existing outbuildings with a coordinated group of stone and timber ancillary structures creates a more unified and attractive setting, reflecting the agricultural vernacular of the surrounding rural landscape.

The proposals rationalise the layout of built form across the site, reducing visual clutter, improving circulation, and strengthening the relationship between the main dwelling and its ancillary buildings, while maintaining a single, unified residential curtilage.

In planning terms, the development accords with Core Policies 1 and 2, as it relates solely to the alteration and extension of an existing residential curtilage within the open countryside. The design approach responds positively to Core Policy 57 by delivering a high-quality, contextually appropriate scheme, and to Core Policy 51 by respecting and reinforcing the character of the rural landscape.

The proposals have been developed in accordance with pre-application advice and clearly demonstrate that the outbuilding will remain ancillary to the main dwelling, with no creation of a separate planning unit.

Overall, the scheme represents a well-considered and policy-compliant improvement to the property, enhancing its architectural integrity, functionality, and setting, and is considered to be an appropriate and acceptable form of householder development.



Lyngrove Cottage West Elevation (Roadside)



Lyngrove Cottage East Elevation (Garden)



11) Site Photographs - External

Lyngrove Cottage - Main House



View of the North Elevation looking south west



South Elevation (Conservatory side)



View of the West Elevation looking north east



View of the East Elevation

Lyngrove Cottage - Outbuildings



View of the West Elevation (Garage & workshop Side) looking south east



View of the concrete block outbuilding looking south west



View of the timber stable block looking north west



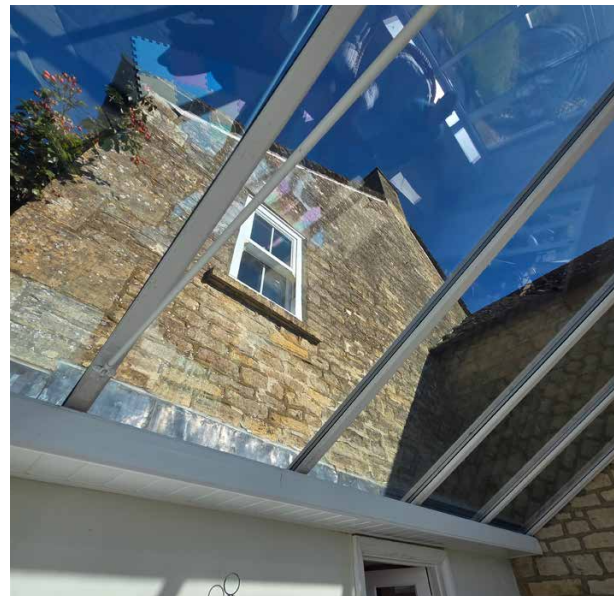
View of the timber stable block where it connects to the concrete barn/garage/workshop looking south

11) Site Photographs - Internal

Lyngrove Cottage - Main House



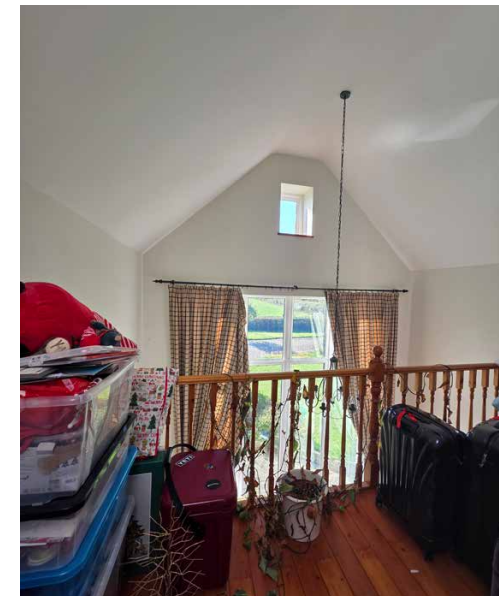
Internal view of the existing Dining Room



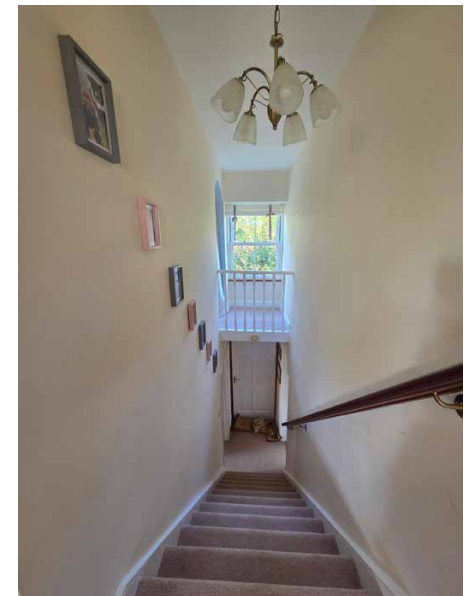
Internal view of the existing Conservatory



Internal view of the existing single storey extension rear entrance



Internal view of the existing mezzanine

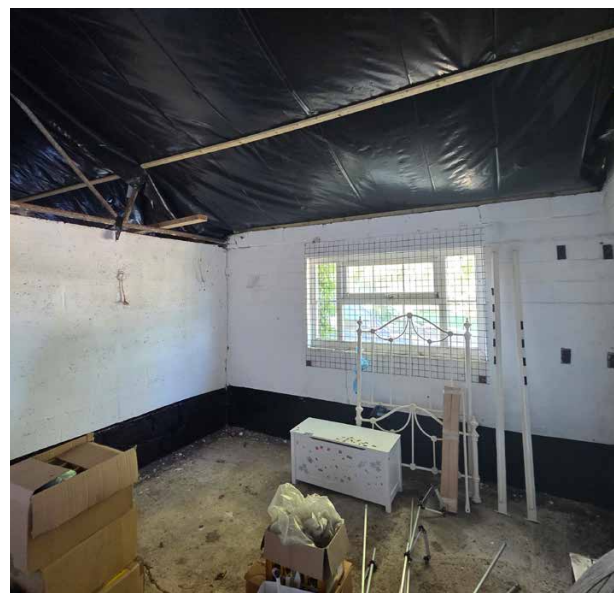


Internal view of the existing Stairs

Lyngrove Cottage - Outbuildings



Internal view of the concrete block outbuilding



Internal view of the concrete block outbuilding



Internal view of the single lean-to which connects the timber stable block to the concrete block barn/garage/workshop

11) Site Photographs

Garden



Aerial photo of the site looking north



View of the house and outbuildings from the roadside



Rear main house elevation and outbuilding side elevation looking south from the garden



Road Access onto the site



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