

Planning Application

Replacing windows and doors at 2 Stable Cottages, Ogbourne Maizey, Marlborough, Wiltshire, SN8 1RY

Design and access statement incorporating statement of heritage significance

Ref; 2609/ 3_601
August 2026

The statement is to be read in conjunction with the following documents:

2609/ 3_001 Site Location Plan

2609/ 3_002 Existing Site Plan

2609/ 3_021 Existing South Elevation

2609/ 3_201 Proposed South Elevation

2609/ 3_501 Proposed Window Details

2609/ 3_502 Proposed Door Details

1. Introduction

The applicant is seeking planning permission for the replacement of the existing timber windows and patio doors to the south elevation of 2 Stable Cottages.

The proposal is limited to the replacement of the existing windows and doors within their existing openings. There will be no alteration to the size, position or configuration of the existing openings.

2. The site

2 Stable Cottages is part of a non-listed group of converted and redeveloped farm buildings within the hamlet of Ogbourne Maizey, near Marlborough in Wiltshire.

Ogbourne Maizey forms part of the civil parish of Ogbourne St Andrew and lies within the wider historic landscape of the Marlborough Downs. The settlement contains a mixture of residential properties and buildings associated with the area's historic agricultural uses.

3. The building and its setting

We understand that Stable Cottages, prior to development, was associated with Ogbourne Maizey Manor House, a Grade II Listed property which is situated South East of the application site.

The proposal does not involve any alteration to the overall form, massing or footprint of the dwelling. The existing openings will remain unchanged in their size and position.

The building is not itself listed. The heritage consideration therefore relates principally to the effect, if any, of the proposed works on the setting of Ogbourne Maizey Manor House.

4. Proposals

The proposal is for the replacement of all the existing windows and patio doors on the south elevation of 2 Stable Cottages.

The works comprise:

- Two sets of existing double patio doors at ground floor level;
- Three existing ground-floor windows; and
- Three existing first-floor windows.

All replacement windows and doors will be installed within the existing openings. There will be no enlargement, reduction or repositioning of the existing openings and no changes to the external wall construction are proposed. The replacement units will be manufactured in UPVC and will replicate the existing opening sizes and established proportions of the elevation as closely as reasonably practicable.

5. Impact of the proposals

The proposals will have no impact on the setting of the adjacent listed building, which is not visible from 2 Stable Cottages due to a separating garden wall and mature vegetation.

6. Access

Pedestrian and vehicular access arrangements are not affected by these proposals.

7. Consultations and investigations

The proposal has been considered in the context of the existing character of 2 Stable Cottages and the wider historic environment of Ogbourne Maizey.

The proposed works therefore seek to provide an appropriate update to the existing dwelling whilst preserving the established architectural character of the property and avoiding unnecessary intervention in the historic fabric or setting of surrounding heritage assets.