

DESIGN & ACCESS STATEMENT

for

**CONVERSION OF EXISTING GARAGE
INTO ANCILLARY ANNEX**

at

**TURNPIKE COTTAGE,
8 SOUTH STREET
ALDBOURNE,
WILTSHIRE,
SN9 6AL**



1. Introduction

- 1.1. This Design & Access Statement has been prepared and submitted as part of a Householder and Listed Building Consent application, seeking permission to convert an existing detached garage, incorporating a modest extension to the existing footprint, into an ancillary annex.
- 1.2. This Design & Access Statement has been prepared in accordance with the requirements of the National Planning Policy Framework, as well as the Wiltshire Core Strategy 2015 and relevant standards and guidance.
- 1.3. A Heritage Impact Assessment has been prepared by Heritage Planning Services, to be read in conjunction with this Design and Access Statement

2. Property Description

- 2.1. Turnpike Cottage is a Grade II listed thatched cottage of the seventeenth to eighteenth century, of whitewashed sarsen rubble walls with thatched roof, sitting within the Aldbourne Conservation Area on South Street. The listed cottage itself is not engaged by the proposals — no fabric of the cottage is altered.

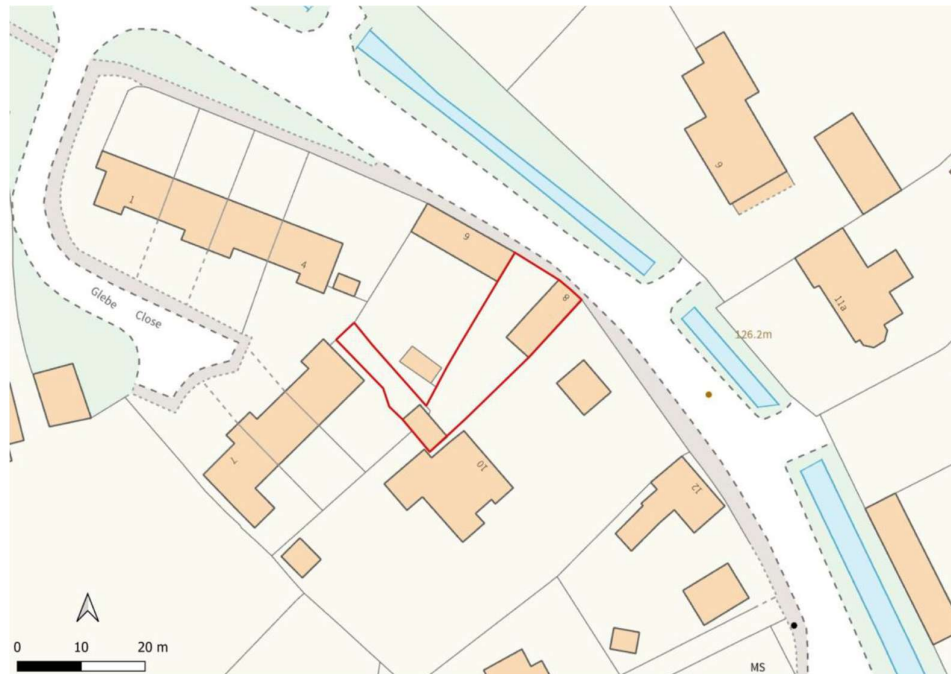


Figure 1 – Site Plan, showing red site boundary, including easement

- 2.2. Turnpike Cottage sits in the east corner of the site, visible from the public highway, South Street. The garage where the Works are located sits at the rear of the plot, in the South corner and is screened from South Street and from all public views within the Conservation Area.
- 2.3. The garage is a single-storey structure in common bond brickwork, with a simple timber-truss roof carrying corrugated sheeting. The garage can house a single vehicle, with a standard single-width metal garage door is fitted to the north-west elevation. There is a single hardwood pedestrian door on the North East elevation.
- 2.4. The north-east facing wall of the existing garage is of composite construction visible externally — sarsen stone and brick — and stands to the full height of the existing garage roof. It is believed that the sarsen stone is understood to be surviving fabric of an original wall boundary, which was incorporated within the garage construction, when built in the 1970s.
- 2.5. A horizontal discontinuity in the internal brickwork of the south-east elevation, marking a clear change in brick type and coursing part-way up the wall, indicates that the garage itself has been raised through at least two phases: an earlier lower brick phase, above which the walls have been built up in a later brick to receive the present mono-pitched corrugated iron roof.
- 2.6. The garage is in poor condition and no longer in serviceable use as a garage. This is evidenced through the garage door being currently precluded by an upright timber prop set inside the opening, providing structural support to the failing roof truss.

3. Planning History

- 3.1. There are no previous planning applications for Turnpike Cottage recorded on Wiltshire Planning Register (as of 17th September 2026). Please refer to the Heritage Impact Assessment by Heritage Planning Services for planning history prior to the implementation of the Wiltshire Planning Register.

4. Description of Proposed Works

- 4.1. This application is seeking permission to convert the garage into ancillary accommodation, to be used in conjunction with the main dwelling.

- 4.2. The building remains single-storey. The existing roof is removed and replaced with a new insulated warm flat roof, with the brick parapet built up on the north-west and south-east elevations to provide sufficient upstand for the roof flashing.
- 4.3. The footprint is modestly extended beyond the existing garage envelope, on the garden side, to accommodate the en-suite bathroom serving the annexe. The extension requires removal of part of the existing sarsen stone and brick boundary wall, addressed together with the works to the north-east elevation below. The extension remains single-storey, is contained within the existing garden curtilage, and is not visible from South Street, Footpath ALDB42, or any other public vantage within the Conservation Area.
- 4.4. On the north-east elevation, the existing opening is widened to receive new glazed timber patio doors, with new brick quoins and flint facing installed to match the existing walling. Between the widened opening for the patio doors and the knock-through for the extension, the surviving sarsen stone and brick boundary wall is expected to be removed in its entirety.
- 4.5. Internally, the converted garage provides ancillary residential accommodation, functionally dependent on and used in connection with Turnpike Cottage as the principal dwelling: a bedroom and en-suite bathroom. The garage walls are dry-lined internally and insulation added over the existing concrete slab; on the north-west elevation the existing garage door is removed and the opening adapted to receive a new high-level top-hung window, and on the south-east elevation a new tall timber window is installed, again with brick quoins and flint facing to match the existing walling. The subordinate, ancillary character of the building is unchanged.

5. Materials and Appearance

- 5.1. The external materials to be used will match those of the current dwelling where possible. The proposed materials to be used is as follows:

- **Walls** – Brickwork and Sarsen Stone to match existing
- **Roof Finish** – Single Ply Membrane
- **Windows** – Timber
- **Doors** – Timber
- **Rainwater Goods** – Black UPVC

6. Amount & Scale

- 6.1. The proposed garage will have a slightly larger footprint, as a result of the extension. The overall footprint of the current garage is 24m² and with the proposed extension, the footprint increases to 29m²
- 6.2. As mentioned in Paragraph 4.2, the height of parapet is to be increased by approx. 175mm to accommodate the new warm roof. This increase in parapet height does not materially alter the low, subordinate scale of the building relative to the listed cottage and its setting.

7. Access

- 7.1. The current garage door is to be lost through the proposals and replaced with a high-level window. The existing pedestrian door will be replaced with a set of glazed French doors, looking down the garden.

8. Parking

- 8.1. As the garage is currently unable to be used for vehicular storage, parking for 3 vehicles is provided through the current driveway. The current parking arrangements will be unaffected by the proposals.

9. Flood Risk

- 9.1. The UK Government Flood Map for Planning shows that the main dwelling and North East corner of the site falls in Flood Zone 2, due to its proximity to the River Kennet to the North East.
- 9.2. However, as seen in Figure 2, the garage in the South West corner of the site does not fall within a Flood Risk Zone 2 or 3 and the site slopes gradually towards the main dwelling.
- 9.3. The ground floor slab will be upgraded to meet thermal regulations of Building Regulations and therefore, the finished floor level will be higher than that currently.
- 9.4. Therefore, despite part of the site falling within Flood Zone 2, we feel a Flood Risk Assessment isn't required for this application as the Works are located fully outside of a Flood Zone 2/3.

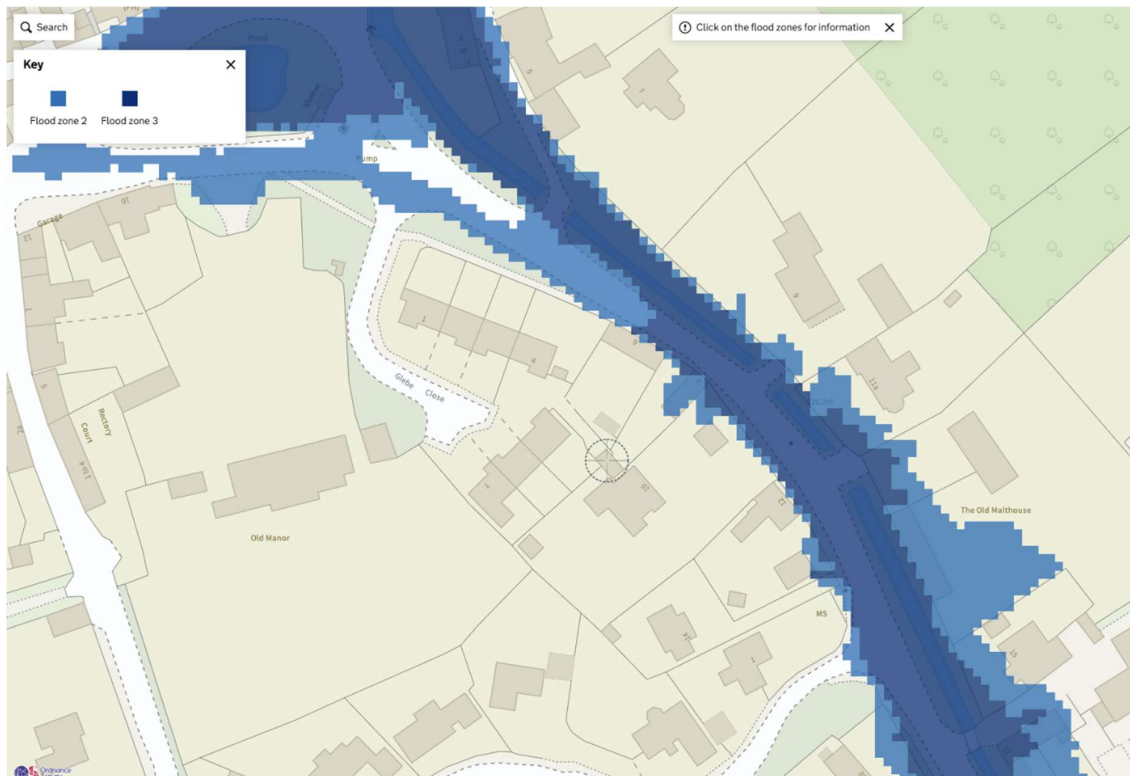


Figure 2 – Flood Risk Map for Planning, showing garage located out of Flood Zone (Gov UK)

Annex A - Photographs



Figure 3 – North East Elevation



Figure 4 – North West Elevation