DESIGN AND ACCESS / HERITAGE STATEMENT

Proposed Ancillary Annexe

Leighfield Lodge Farm
Malmesbury Road
Leigh
Swindon
SN6 6RH

Applicant: Claire Read

1.0 Introduction

1.1

This Design and Access Statement has been prepared in support of a planning application for the conversion and alteration of an existing outbuilding at Leighfield Lodge Farm, Malmesbury Road, Leigh, Swindon, SN6 6RH, to provide ancillary residential accommodation in the form of a self-contained annexe.

1.2

The statement describes the proposed development, explains the design principles adopted, and demonstrates how the proposal complies with the relevant planning policies, including **Wiltshire Core Strategy Policies 57 (Ensuring High Quality Design and Place Shaping), 58 (Ensuring the Conservation of the Historic Environment) and 60 (Sustainable Transport)** together with the guidance contained within the National Planning Policy Framework (NPPF).

2.0 Description of the Proposed Development

2.1

The application relates to an existing outbuilding situated at Leighfield Lodge Farm, Malmesbury Road, Leigh, Swindon, SN6 6RH within the caravan storage area. The building is of traditional construction. Its adjecent to the main house albeit with a commercial access bisecting the annex from the dwelling

2.2

Planning permission is sought to convert and adapt the building to provide a self-contained annexe for accommodation incidental to the occupation of the main dwelling. The annexe is intended solely for occupation by family members and guests and will remain ancillary to the principal dwelling. The accommodation will not be occupied, let or sold independently from the main house.

2.3

The proposals involve only limited external alterations required to provide appropriate levels of natural light and ventilation. Any new openings have been carefully positioned and designed to complement the existing building, with materials and detailing matching the existing construction wherever practicable.

2.4

Internally, the works comprise the formation of two bedrooms, living accommodation, kitchen facilities and bathroom together with associated insulation, services and finishes necessary to provide comfortable ancillary accommodation.

2.5

The overall scale, form and appearance of the building will remain substantially unchanged, ensuring that its existing character is retained.

3.0 Design Principles

3.1

The proposal has been designed to preserve the existing appearance and character of the outbuilding whilst securing its continued beneficial use.

3.2

The scheme makes effective use of an existing building, reducing the need for additional built development and representing a sustainable form of development.

3.3

External alterations have been deliberately kept to a minimum, with any new windows and doors reflecting the proportions, detailing and materials of the existing building.

3.4

The proposal therefore accords with the objectives of **Wiltshire Core Policy 57**, ensuring that the development responds positively to its site, respects local character and achieves a high standard of design.

4.0 Access

4.1

The annexe will utilise the existing vehicular access serving Leighfield Lodge Farm. No alterations to the existing access arrangements are proposed.

4.2

Existing parking and turning facilities within the site are adequate to accommodate the ancillary accommodation without detriment to highway safety.

4.3

The proposal therefore satisfies the objectives of **Wiltshire Core Policy 60**, as it makes use of existing access arrangements, provides adequate parking and manoeuvring space, and will not generate a level of traffic that would adversely affect the local highway network.

5.0 Impact on Character and Heritage

5.1

The proposals represent a sympathetic conversion of an existing building that makes effective use of previously under-utilised accommodation.

5.2

External alterations are minimal and will preserve the existing character and appearance of the building together with its contribution to the wider rural setting.

5.3

The scale of development is modest and will not adversely affect the character of the surrounding countryside or the amenities enjoyed by neighbouring properties.

5.4

Where applicable, the proposals have been carefully designed to preserve the character and significance of the existing building and its setting. The development therefore complies with the aims of **Wiltshire Core Policy 58**, ensuring that any heritage significance is conserved through sensitive design and the retention of the building's established character.

6.0 North Meadow SAC Mitigation

6.1

The proposed annexe is ancillary to the existing dwelling and is not intended to form an independent planning unit. However, to address any potential impacts upon the **North Meadow and Clattinger Farm Special Area of Conservation (SAC)**, the Applicant is willing to make the appropriate **Mitigation Payment** required by Wiltshire Council.

6.2

The Applicant, **Claire Read**, is prepared to enter into an agreement under the provisions of **Section 111 of the Local Government Act 1972**, or such other mechanism as the Local Planning Authority considers appropriate, to secure the required mitigation contribution in accordance with Wiltshire Council's adopted guidance relating to the **North Meadow and Clattinger Farm SAC**.

6.3

Accordingly, it is considered that the proposal can satisfactorily address the requirements of the Habitat Regulations and the Council's adopted mitigation strategy,

ensuring that the development will not result in an adverse effect on the integrity of the **North Meadow and Clattinger Farm SAC**.

7.0 Conclusion

7.1

The proposal represents the sensitive conversion of an existing outbuilding to provide ancillary residential accommodation associated with Leighfield Lodge Farm.

7.2

The development makes efficient use of an existing building, requires only limited external alterations and preserves the established character and appearance of the site.

7.3

The annexe will remain ancillary to the principal dwelling and will not create an independent residential unit.

7.4

The proposal has been carefully designed to respect the character of the existing building and its surroundings, while making efficient use of an existing structure. It is considered to comply with **Wiltshire Core Policy 57 (Ensuring High Quality Design and Place Shaping)** through its sympathetic design and minimal external alterations, **Core Policy 58 (Ensuring the Conservation of the Historic Environment)** by preserving the character and significance of the existing building and its setting where applicable, and **Core Policy 60 (Sustainable Transport)** through the use of the existing access, parking and turning arrangements without detriment to highway safety.

7.5

The proposal also accords with the objectives of the National Planning Policy Framework by promoting sustainable development through the re-use of an existing building while safeguarding the character of the site and the wider area. Planning permission is therefore respectfully requested.