

Hergest Ridge, Cues Lane, Bishopstone, Wiltshire, SN6 8PP
Proposed Removal of Tree and Erection of 14 ft by 10 ft Home Office
HRHO/5 Design and Access Statement

Existing Situation

The existing site layout is shown on Drawing HRHO/4.

The existing property garden is a traditional garden associated with a Grade II listed building set in a rural village and is laid mainly to lawn with some planted borders, an elevated patio, and a small wendy house. Photographs of the existing garden are shown in Plates 1 and 2 below.



Plate 1 – Existing Garden Looking South

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Plate 2 – Existing Garden Looking North

The Royal Oak Public House forms the walled south east boundary of the listed building property, with the boundary formed by the pub's kitchens and stores. Windows to the pub, kitchen and stores in addition to an air intake system are on the wall along this frontage. As is demonstrated in the Heritage Impact Statement (HBHO/6), the presence of the public house in this location has an impact on the amenity of the garden setting.

The main area of the garden is elevated approximately 1.9m above the ground floor level of the house. A large tree is present in the southern most part of the elevated garden, approximately 3m from the pub wall: the tree has grown excessively in recent years and, given its proximity to the pub wall, requires removal.

Proposed Development

The proposed development is to erect 14ft by 10ft home office (the garden office) on part of the elevated garden as shown on Drawing HRHO/2, with a front elevation shown on Drawing HRHO/3. Section elevations provided by the manufacturer are included at Appendix 1.

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The proposed development is required to provide suitable accommodation for home working together with an additional space for a children's play area and will comprise:

- Removal of a tree and preparation for foundations;
- Erection of garden office;
- Reinstatement; and
- Planting of ornamental cherry sapling as replacement tree.

The building will be of redwood timber construction to the Malvern Collection Studio Flat design, with tongue and groove timber cladding, roof and floor, double glazed windows and doors and chrome ironmongery. The manufacturer's specification and section details are shown in Appendix 1.

The location of the garden office is demonstrated in Plate 3 below. The garden office will provide a visual and acoustic shield to the public house wall.

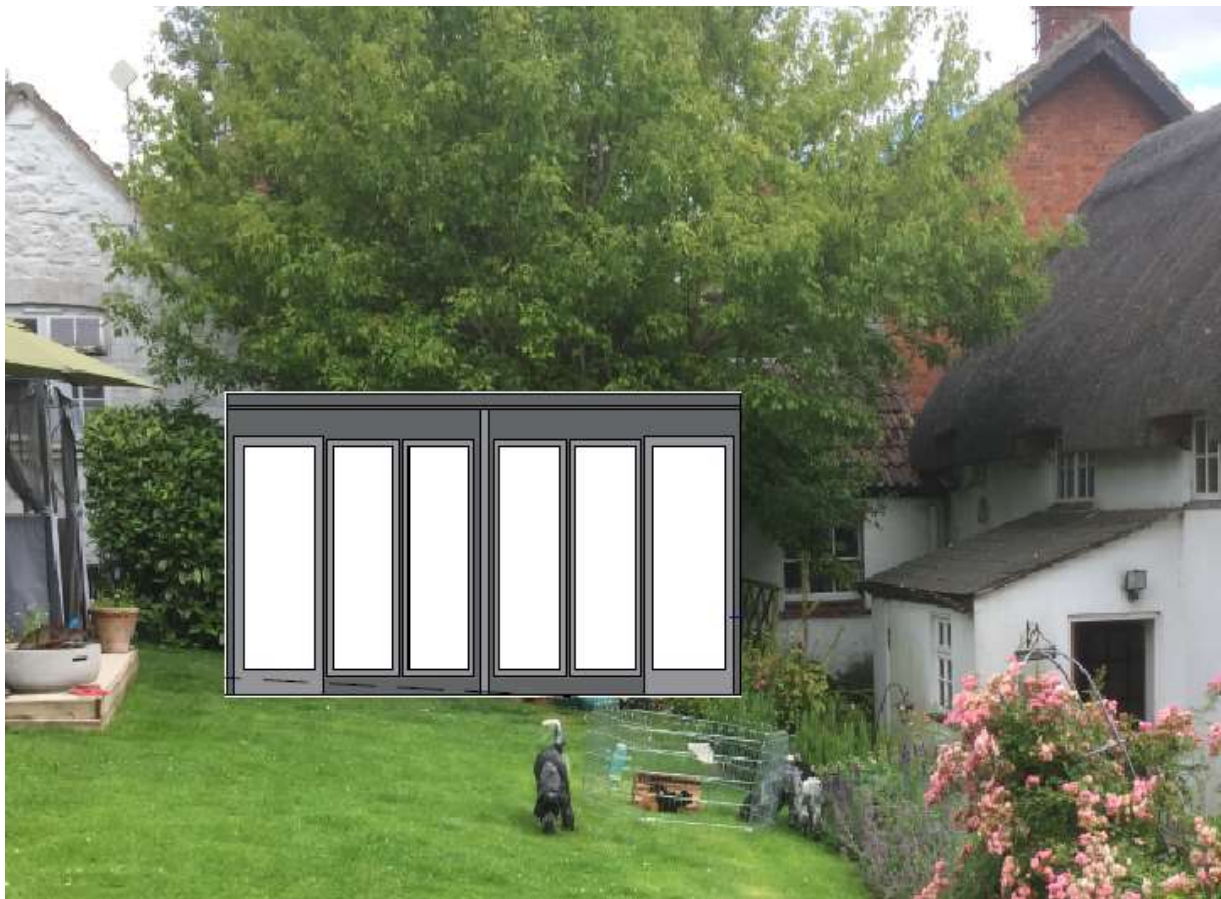


Plate 3 – Garden Office Location (tree will be removed)

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The home office will be positioned placed flat with the existing slope of the garden accommodated by use of a “Dry Base Lite” foundation system, with the building placed on a 100mm galvanised steel frame over a jack pad system supported on small concrete plinths.

Construction will require removal of the existing tree.

The garden office building will be independent of and not joined to any existing building.

Consideration of Alternative Locations

The siting of the proposed development is considered optimised taking account of the topography of the existing garden, the presence of other garden infrastructure and the amenity to the surrounding area. Alternative locations which were considered for the siting of the home office are shown in Figure 1 below.

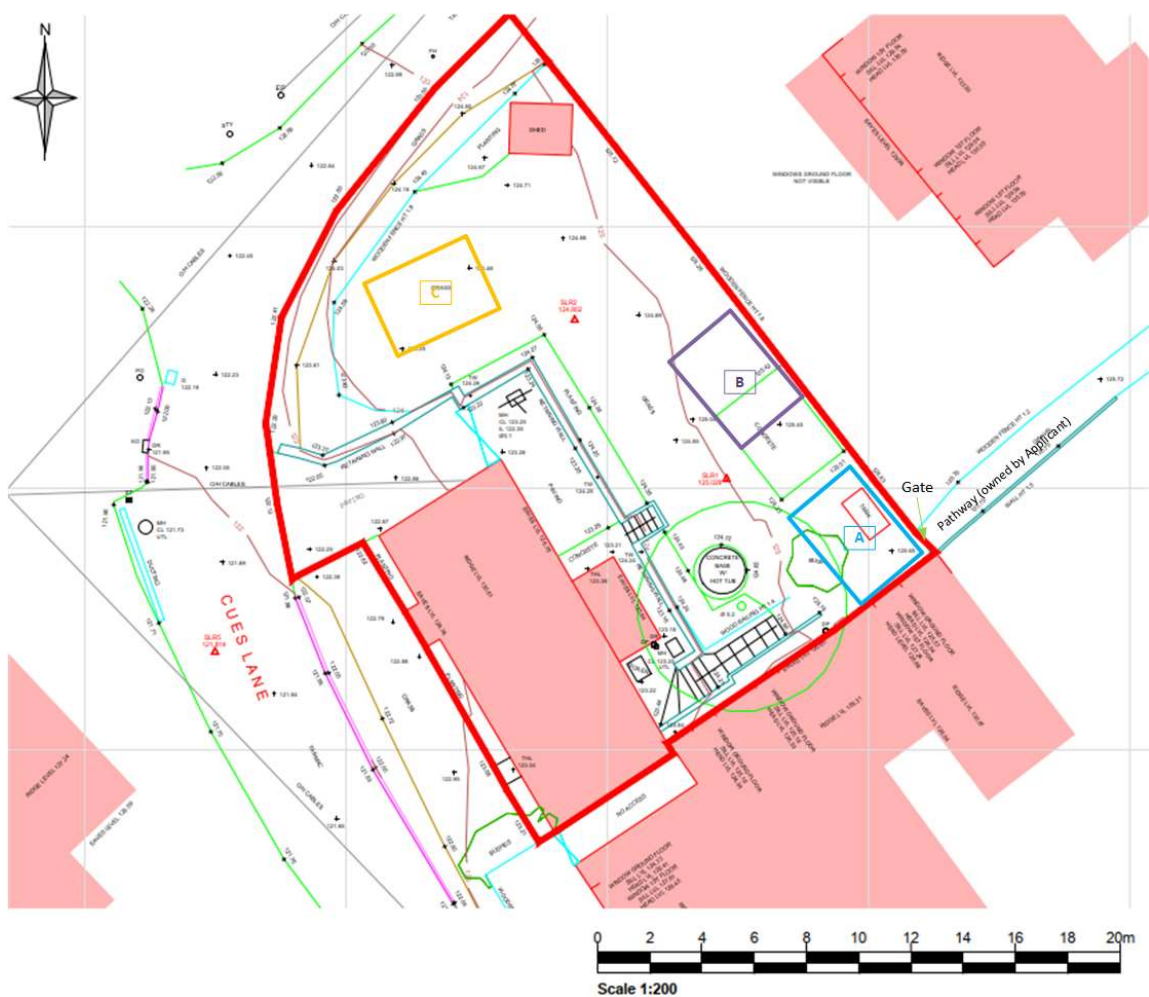


Figure 1 – Alternative Locations Considered

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Option A

This was a suitable location advised by the Conservation Officer in its response to a previous application S/LBC/23/0392 (with a view to moving the home office away from the listed building).

This location would block an existing gate and pathway to the north east of the property and would also require relocation of the existing oil tank, for which no alternative suitable location is available.

This alternative location is therefore rejected.

Option B

This alternative would place the home office alongside the fence on the northern boundary of the property. This would place the home office at the highest point of the garden with a floor level of approximately 125.4m and a top of building level of 127.68m (more than 0.5m above the proposed development). This would also put the top of building level higher than the adjacent fence and therefore visible from the neighbouring property.

Siting the home office in the location would be more prominent to the views from Cues Lane and it would also be more remote from the house.

This alternative location is therefore rejected.

Option C

This alternative would place the home office in an open area of garden, and therefore close to the public area of Cues Lane. The building in the location would be prominent and impact on the views of the setting from Cues Lane. It would also be in area of open garden which is currently left semi-wild during spring and early summer to encourage flora and fauna.

This alternative location is therefore rejected.

Summary

The location of the proposed development is considered the optimum location for the siting of a home office taking account of the topography and infrastructure of the existing garden.

Access and Services

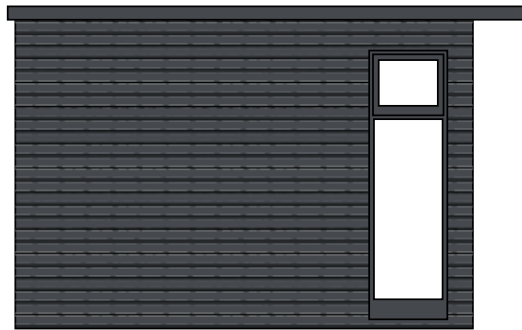
Access to the proposed development will be taken by foot, and no alterations to the existing accesses to the property from the road are proposed.

Mains electricity and internet connection will be provided to the garden office via overhead wires from the main property. No other services will be provided.

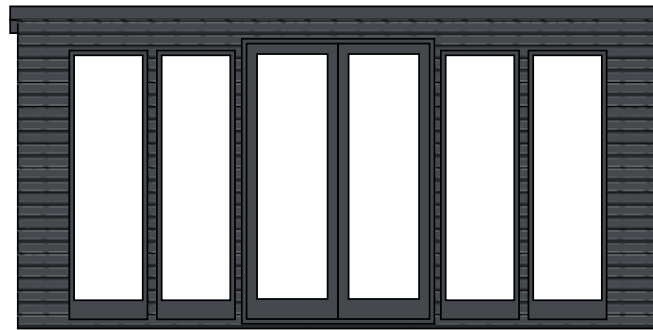
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APPENDIX 1

Manufacturer's Specification and Elevation Sections



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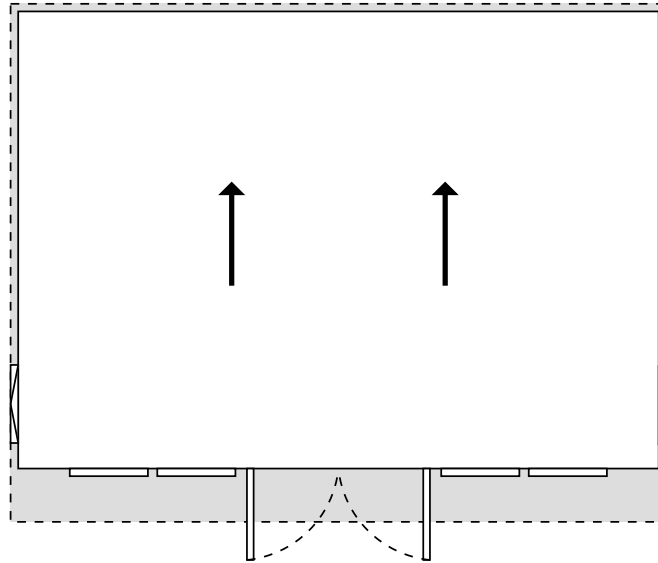


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TITLE: HERGEST RIDGE, CUES LANE
BISHOPSTONE, SN6 8PP
DRAWING REF: 407056
REVISION:



SCALE: 1:50 @ A4
DATE: FEB 2023
CUSTOMER: AMELIA GREEN
BUILDING: STUDIO FLAT 19MM REDWOOD 14'W X 10'

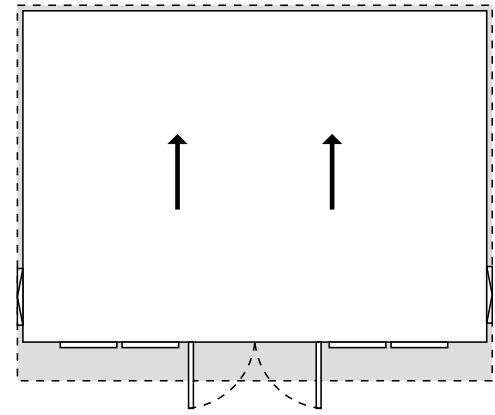
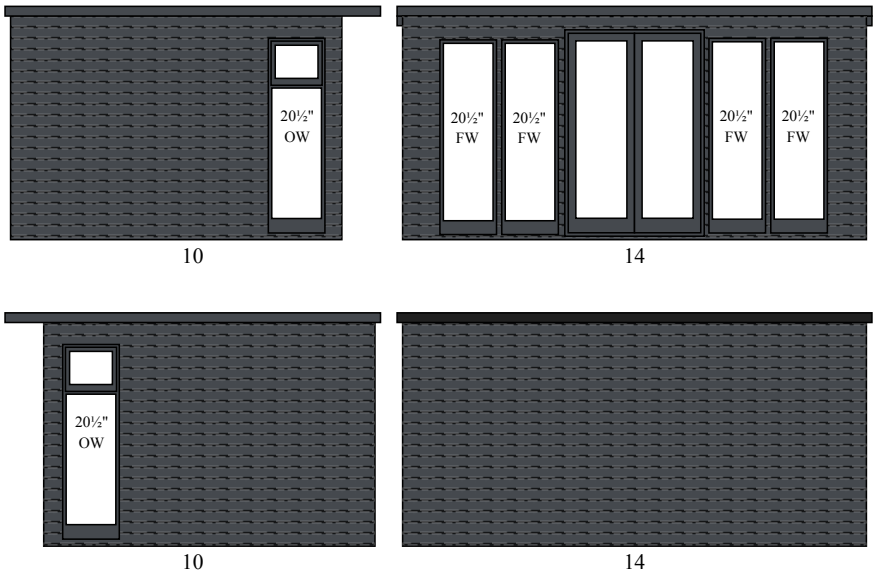


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Studio Flat



Load Save Scale Edit:

Order Number:
 Customer:

Building:

Driver:
 Date:

- Roof Type: ▾
- Cladding: ▾
- Floor: ▾
- Glazing: ▾
- External Colour: ▾
- Laminate: ▾
- Ironmongery: ▾
- Floor Bearers: ▾
- Glass: ▾
- Internal Lining: ▾
- Lining Colour: ▾

Special Notes: