



Design Statement:

**Siting of small pre-fabricated office pod on land at
Wellingtonia House, 47 Main Street, Wilsford**

Wellingtonia House was constructed in 2008, using local materials to echo the style of other period properties in the village. It has no permitted development rights, hence the requirement for this planning application to site a small pre-fabricated office pod on our garden.

The village of Wilsford is a designated conservation area, with Wellingtonia House sharing a boundary with the Grade II listed Home Farm which is of historical significance.

The boundary between the two properties consists of a close boarded fence (circa 4-5 feet high) with a semi-mature laurel hedge (on Home Farm side) to a finished height of around 6-7 feet.

The proposed office pod, will be sited on the opposite side of Wellingtonia House to (and furthest away from) Home Farm, occupying a small area in the south corner of our existing gravel drive store area. This is adjacent to 45 Main Street, a bungalow likely constructed in the middle of the 20th century and of no historical significance.

Siting the pod in this area will make no difference to the ability to park or manoeuvre vehicles on the driveway, which can accommodate up to 5 cars, in addition to the single-car garage at the property.

A photo, below, illustrates the proposed site.



The proposed office pod will enable the establishment of a fit for purpose office space for the household now that both occupants work from home most of the time.

The positioning of the Pod will mean that it will be barely visible from the highway (disguised both by the surrounding retaining wall and plants growing in the surrounding high-beds), with the door at the front looking back at our own house, and the window at the rear looking out over our own garden towards the laurel hedge in the back of the photo above.

The pod proposed is manufactured by Hully Pods, using some recycled materials to form a weatherproof, maintenance free shell, lined with timber and insulated accordingly.

The external measurements of the pod are 2.4m wide, by 1.2m deep, by 2.3m high.

The pod can be produced in a variety of colours, and we have selected the soft-yellow shell. It will be fitted with a glazed door and a small window, both of which will be finished in a grey colour to closely match the colour of the existing windows in Wellingtonia House.

The pod requires no foundations, and will sit on 'gravel grids' using the existing gravel in situ.

An example photo of the pod is shown below.

