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**7679D-DA-01 Design, Access & Planning Statement
inc. Personal & Sustainability Statements**

**The Cottage
Blanket Mill Farm
Goose Rye Road
Worplesdon
Guildford
GU3 3RQ**

8th March 2024
(FOR PLANNING APPLICATION)

Design, Access & Planning Statement

This planning application is for the conversion of an existing unused stable block into an annex to The Cottage.

1.1 Site/ History

The site is currently an attached residential dwelling house located on a private lane off Goose Rye Road.

Pedestrian and Vehicular access is from Sandy Lane. This access will be unaltered.

This proposal does not change the overall use of the property or the site, which will remain a residential dwelling house surrounded by equestrian land. The annex is to provide additional living accommodation for the family who all help with the equestrian unit.

1.2 Amount/ Scale (including RD2 Calculations)

The proposal is for conversion of an existing small single storey stable block, just over 11m x 4m. The proposal infills a covered area under the existing roof, so the building will retain the same overall form.

1.3 Layout

The annex is located to the side of the existing house.

1.4 Landscaping

The landscaping of the garden will not be altered significantly, and will remain appropriate for the setting of the house.

1.5 Appearance

The proposal will be constructed of materials in keeping with the existing and surrounding houses.

1.6 Access

As an existing dwelling house, vehicular and transport links have not been altered with respect to this application.

Personal Statement

This proposal aims to expand the living space afforded at Blanketmill Farm Cottage, and also addresses specific needs which contribute to the well-being of the residents and their horses.

The primary driver for this conversion is the necessity for on-site assistance with grooming and caring for five horses. The disused stable block provides an ideal opportunity to create a space that fosters this connection by allowing for convenient and efficient care of horses while maintaining a link with the family due to its position between the house and barn. Transforming the stable into an annexe will not only serve as living quarters but will also include facilities for tack storage, grooming, and a small office space for managing the equestrian activities and rehabilitation of injured horses by our daughter (an equine osteopath), and her partner (an equine vet). This would not only enhance their lifestyle by affording some personal space and privacy, but also contribute positively to the local equestrian community.

Further, the family have a considerable extended family, largely resident in Australia who plan to visit for extended periods of time, and elderly parents, who are likely to require full time care and accommodation in the near future.

Sustainability Statement

The proposal is for a small annex to an existing dwellinghouse in a popular and established residential area, and the development is therefore inherently sustainable. Sustainable materials will be specified at the construction phase. The main purpose of the annex is so family members can stay and help with the equestrian unit, thereby reducing unnecessary journeys.