

YIANGOU

DESIGN AND ACCESS STATEMENT

EXTENSION AND ALTERATION WORKS AT

ALDERLEY FARM, WOTTON-UNDER-EDGE



April 2024

1 Background

Alderley Farm is a new country house which was consented under PP67 (Ref: S.02.2212). The house was completed in 2010 and was subsequently sold to its current owners who obtained consent in 2017 for alterations to the gymnasium, garden pavilion and orangery extensions. The orangery has been constructed so the permission is still extant.

2 Amount of Development

This application still intends to rebuild the existing gymnasium into a garden room but in a more formal manner with a higher ceiling, additional fenestration and ashlar walls.

The previously proposed garden pavilion will be replaced with a single storey spa on a reduced footprint. It will also have a small, discreet roof terrace access at first floor.

The previous spa building had a gross internal floor areas of 201.2sqm with an additional 16.5sqm of plant room, giving a total of 217.7sqm. This revised scheme totals 128.3sqm, 89.4sqm less than has already been consented.

3 Layout and Scale

As stated above, the garden room will have the same footprint as the former gymnasium, but in a formal style.

The spa building will be in the same style but with a roof terrace and access above. The roof terrace access will be of a pitched Welsh slate. The lean-to plant room will also be extended in the same rubble stone.

4 Materials

The garden room and spa pavilion will be constructed in ashlar stone to match the main house, with matching string courses and window surrounds. All external doors and windows will be traditional slim metal profiles.

5 Access

Access to the property will be unchanged.

6 Pre-application advice

The previous scheme did receive positive pre-application advice (Ref: 2017/0448/WIG) and was later formally approved (Ref: S.17/1399/HHOLD).

The submitted proposals are in the same position of the same size and scale, and based on similar principles. All in keeping with the main Queen Anne house and will not impact negatively on it or its surroundings. These proposals are in keeping with the spirit of the original PP67 consent and the creation of a new country house and estate.