

Eastern Area Planning Committee

22nd August 2024

7) PL/2024/01509 Townsend Farm Yard, Poulshot Road, Poulshot, Devizes, Wiltshire, SN10 1RZ
Redevelopment of redundant farmyard to provide 14 'net zero' dwellings (including 4 affordable dwellings)
and associated works

Recommendation: Approve with conditions and subject to S106 agreement

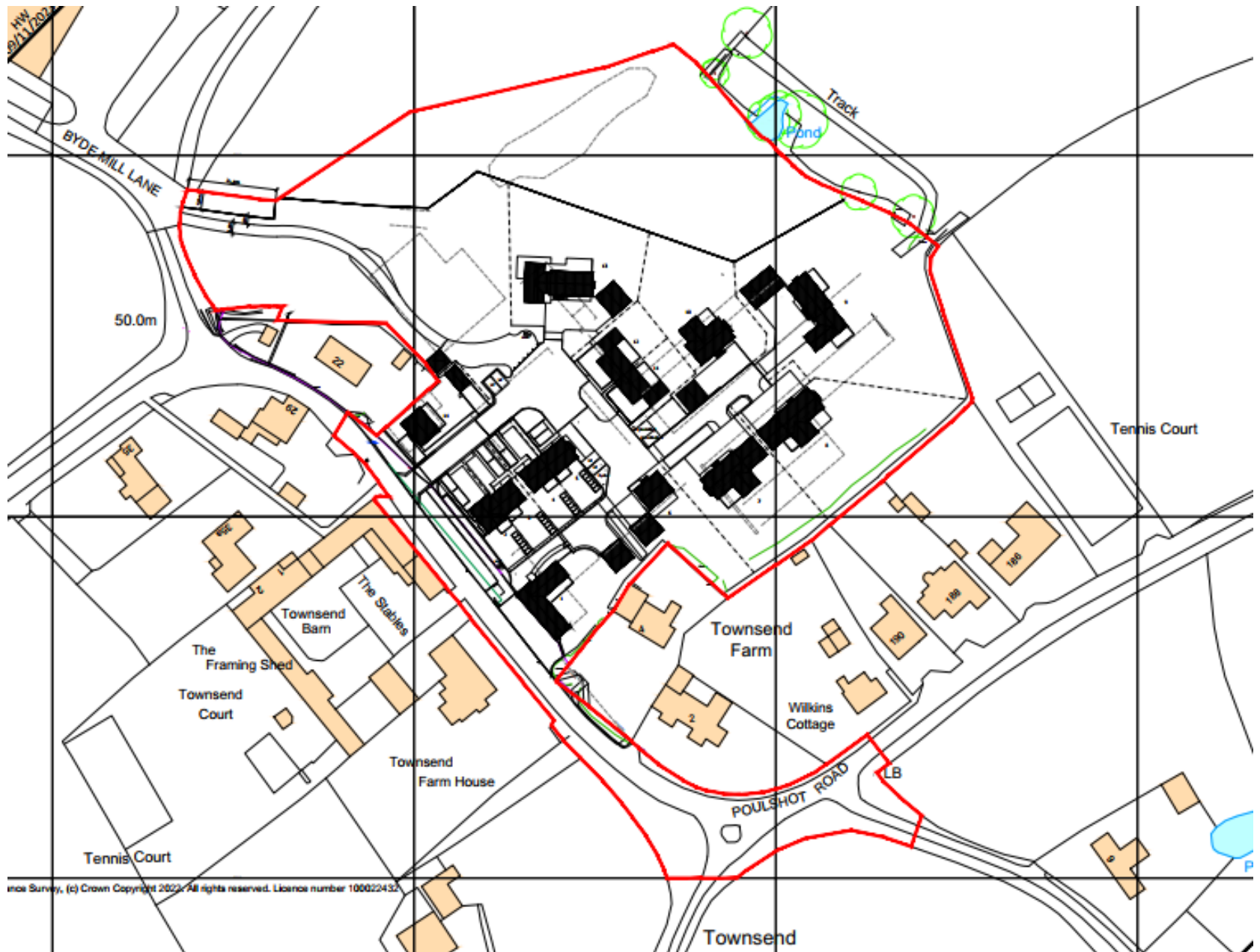


Site Location Plan



Aerial Photography





Proposed Block Plan



Landscaping Plan



Solar Panel, Heat Pump and EV Charging Point Plan



PLOT 14

PLOT 2

PLOT 1

ELEVATION A - A

Note: Type of bus stop and seat as shown will need to be determined



PLOT 10 GARAGE IN BACKGROUND

PLOT 12

PLOT 6

PLOT 5

PLOT 4

PLOT 3

PLOT 2

ELEVATION B - B



PLOT 12

PLOT 11

PLOT 9

PLOT 6

PLOT 7

ELEVATION C - C



For reference purposes: not to scale

Site cross-sections 1:100 @ A1

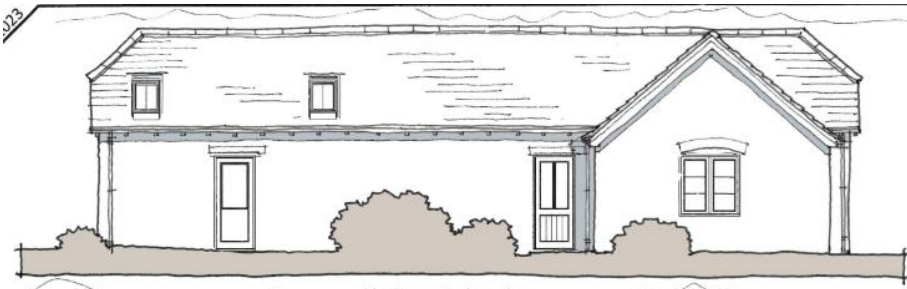
HEWSON WATERS ARCHITECTS

The Old Surgery
Crowle Road, Lambourn
Berkshire - RG17 8JH

01488 233333
www.hewsonwaters.co.uk

16.139-A

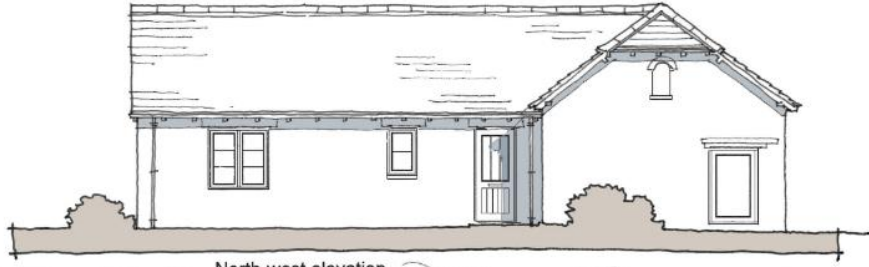
Cross Sections Plan



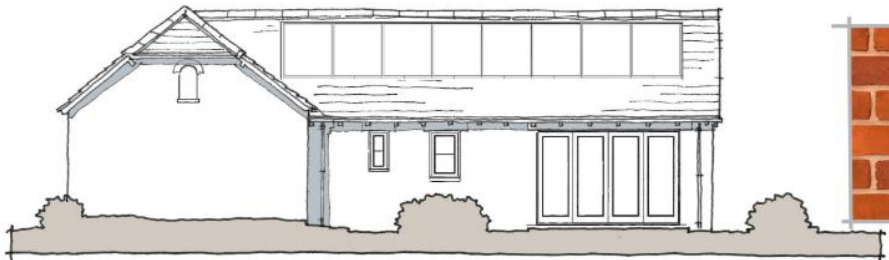
North-east elevation



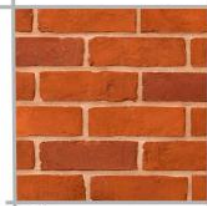
Typical natural slate for proposed extension



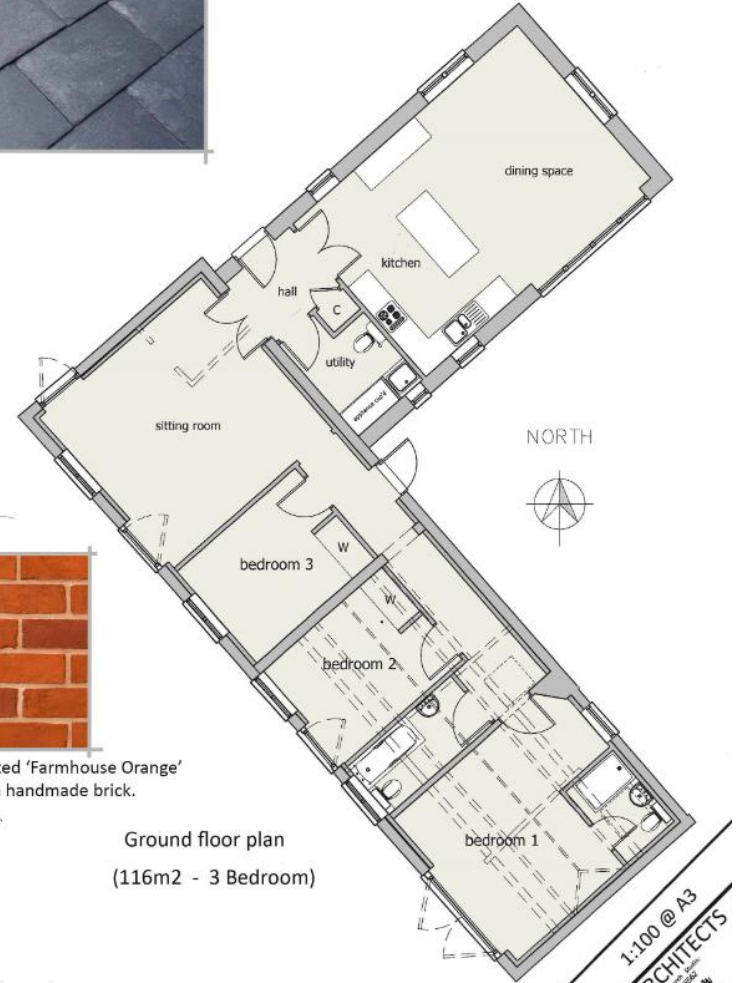
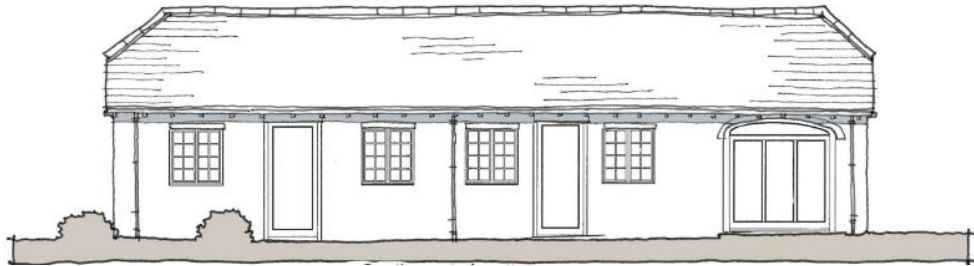
North-west elevation



South-east elevation



Suggested 'Farmhouse Orange' smooth handmade brick.



Ground floor plan
(116m² - 3 Bedroom)

As proposed
TON WATERS ARCHITECTS
The Old Surgery
16 Road, Lambourn, R10A 1#
Tel: 01235 811111
www.tonwaters.co.uk
11/11/11

Plots 1 Plans (conversion and extension of the 'Coach House')

HW
3/09/2023



Suggested 'Wiltshire' blend of red-brown plain clay tiles.



plot 2

plot 3



plot 4

plot 5

South-east elevation



plot 5

North-east elevation



Eaves & verge details are to have a generous projection using traditional bargeboards, soffits & fascias; Brickwork window arches.
Chalk-colour Monocouche-type render suggested for plot 5



Suggested 'Farmhouse Orange' smooth handmade brick for Plots 2,3 & 4.

North-west elevation



plot 2

South-west elevation



plot 5

plot 4



plot 3

plot 2

Townsend Farm, Poulshot

18/9/23 Planning submission

Plots 2-5 elevations
MATHEWSON WATERS ARCHITECTS
 1:100 @ A3
 The Old Surgery
 Gosport Road, Lymington, Hampshire, SO43 7BN
 0147 711111
 www.matthewsonwaters.co.uk
 211466 125-8

Plots 2-5 Elevations

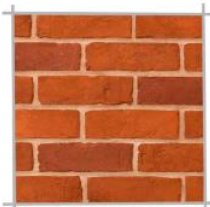
HW
3/08/2023



Suggested 'Wiltshire' blend of red-brown plain clay tiles.



South-east elevation



Suggested 'Farmhouse Orange' smooth handmade brick

Details include projecting brick plinth;
Brick window arches and cills;
Traditional projecting verge and eaves
using wooden bargeboards, soffits & fascias.



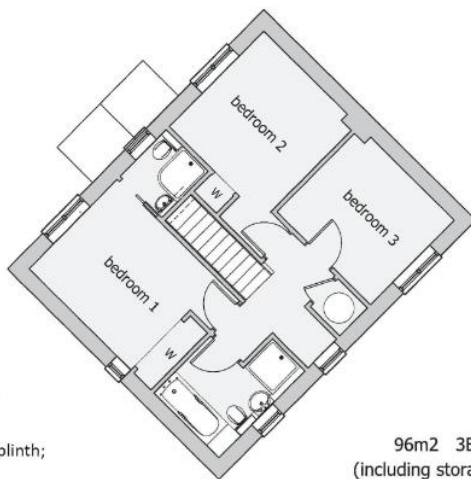
South-west elevation



North-west elevation

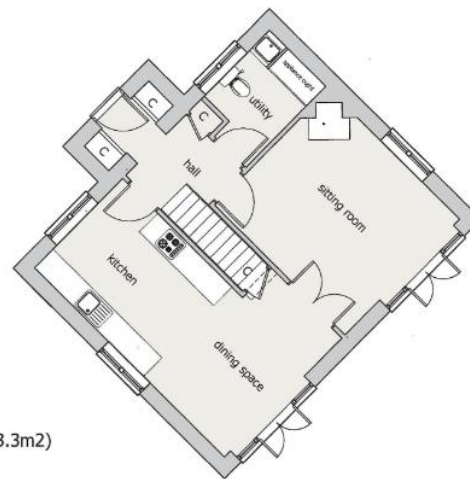


North-east elevation



First floor plan

96m² 3B-5P
(including storage = 3.3m²)



Ground floor plan

NORTH



Plans & elevations 1:100 @ A3

JOHN WATERS ARCHITECTS

The Old Surgery
11, Lambourn Road, RG31 7BN
Tel: 01235 532200
www.johnwaters.co.uk

Architects
RIBA

Plot 6 Plans

HW
03/08/2023



South-east elevation



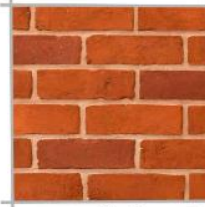
Suggested 'Wiltshire' blend of red-brown plain clay tiles.



North-east elevation



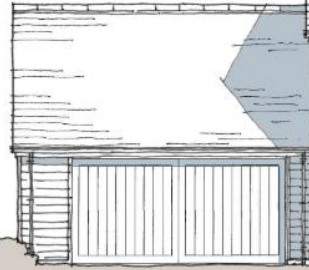
South-west elevation



Suggested 'Farmhouse Orange' smooth handmade brick



Larch featheredge cladding to garage



North-west elevation

Details to include projecting brick plinth and string course; Brick window arches and cills; Traditional projecting roof verge and eaves using wooden bargeboards, fascias & soffits.

ations
1:100 @ A3
WATERS ARCHITECTS
Old Surgery
14, Lambourn
RG17 9NN
Waters Architects
RIBA #

Plot 7 Elevations

HW
03/08/2023



North-west elevation

North-east elevation



Chalk-colour Monocouche-type render suggested for main walls



South-west elevation

South-east elevation

Details to include projecting brick plinth:

1:100 @ A3
TERS ARCHITECTS
RIBA

Plot 8 Elevations

HW
03/08/2023



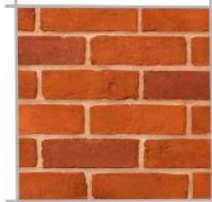
North-east elevation



Bridgwater, Double-Roman
clay roof tiles



South-east elevation



Suggested 'Farmhouse Orange'
smooth handmade brick



South-west elevation

Details to include projecting brick plinth and string courses;
Brick window arches & cills; Brickwork verge corbelling and
eaves 'kneelers'; Oak posts and beams to traditional porch canopy
set on low brick walls.

elevations
ION WATERS ARCHITECTS
 1:100 @ A3
 The Old Surgery
 The Road, Lambourn
 Wiltshire, RG17 9NM
 01235 533333
 www.ionwaters.co.uk
 info@ionwaters.co.uk
 RIBA #

Plot 9 Elevations

2023



North-west elevation



Typical natural slate for roof

Main roof is to have a natural slate covering, and the two porch canopies and the bay window roof are to have a plain clay tile covering.

Projecting plinth and string course details in brick.
Brick arches and cills to windows.

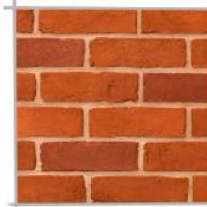


Generous verge detail with traditional bargeboard

South-west elevation



North-east elevation



Smooth Farmhouse Orange bricks



South-east elevation

1:100 @ A3
TERS ARCHITECTS
100, High Street, Bournemouth, Dorset, BH1 1AB

Plot 10 Elevations

HW
03/08/2023



plot 11

plot 12

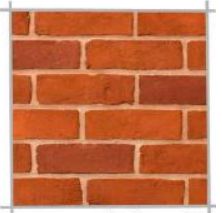
plot 12

North-east elevation

North-west elevation



Suggested 'Wiltshire' blend of red-brown plain clay tiles for main roof.



Suggested 'Farmhouse Orang' smooth handmade brick



plot 11

South-east elevation



plot 12

plot 11

Details to include brick window arches & cills; a projecting brick plinth, and traditional wooden bargeboards.

South-west elevation

2 elevations 1:100 @ A3
WATERS ARCHITECTS
 100, The Old Rectory, Church Lane, Salisbury, Wiltshire, SP4 7JG
 Tel: 01753 834111 Fax: 01753 834112
 www.watersarchitects.co.uk

Plots 11 and 12 Elevations

HW
33/08/2023

Details to include brickwork window arches;
Stone window cills; projecting brick plinth;
Traditional wooden bargeboards.

Wall area between the main part of the house
and the lower 'wing' is to have plain clay
tile-hanging.



Bridgwater, Double-Roman
clay roof tiles



North elevation



East elevation



South elevation



West elevation



Suggested 'Farmhouse Orange'
smooth handmade brick

13- elevations
1:100 @ A3
NISON WATERS ARCHITECTS
The Old Surgery
Tovle Road, Lambourn
Reading, RG7 7BN
www.nisonwaters.co.uk
01235 733111
2-D

Plot 13 Elevations

HW
3/08/2023



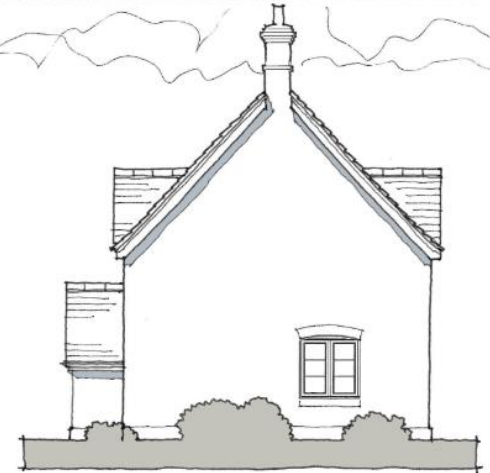
Suggested 'Wiltshire' blend of red-brown plain clay tiles.



North-west elevation



South-west elevation

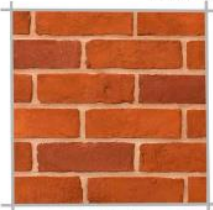


South-east elevation



North-east elevation

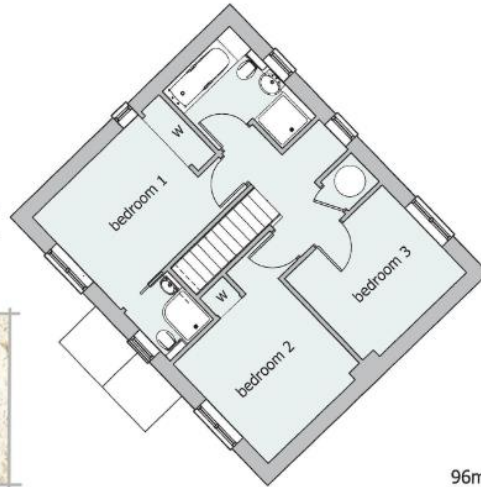
Traditional generous eaves overhang using wooden bargeboards, eaves & soffit.



Suggested 'Farmhouse Orange' smooth handmade brick, for use in projecting plinth and window arch & ...



Chalk colour, Monocouche-type render.



First floor plan



Ground floor plan

96m² 3B-5P
(including storage = 3.3m²)

NORTH



Plans & elevations 1:100 @ A3
OW WATERS ARCHITECTS
The Old Surgery
14 Road, Lambourn
Wiltshire, RG17 8NR
01235 832222
www.owwaters.co.uk

Plot 14 Plans

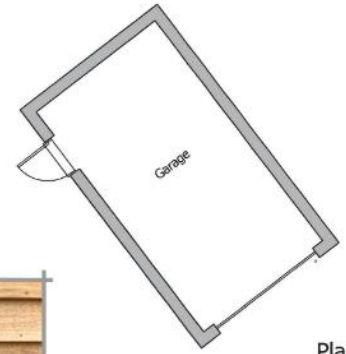
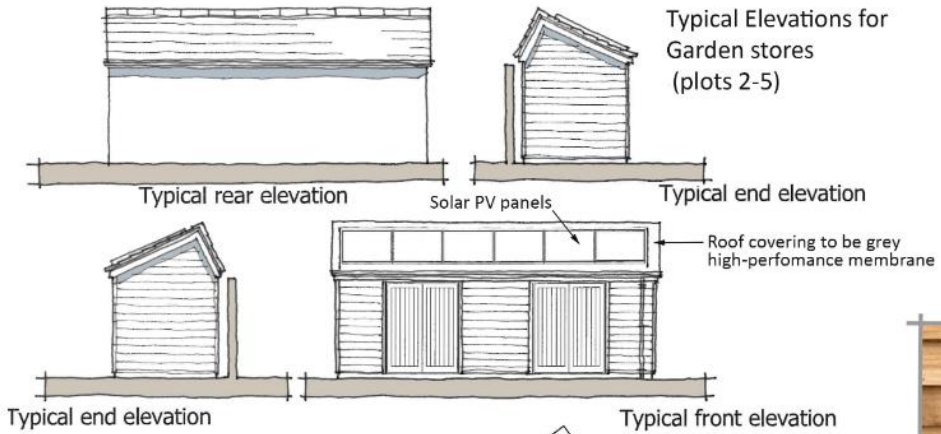
HW
02/10/2023

Plot 14 : Garage - elevations

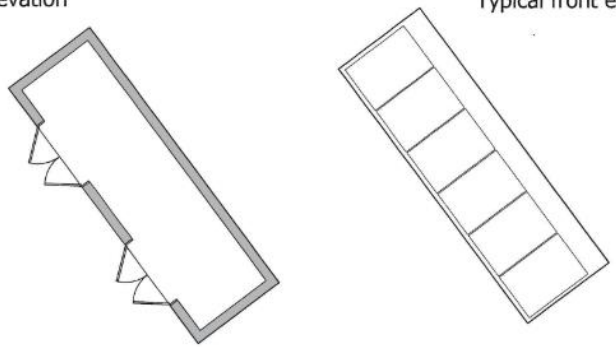
Solar PV panels



Typical Elevations for Garden stores (plots 2-5)



Plan : (Plot 14 Garage)

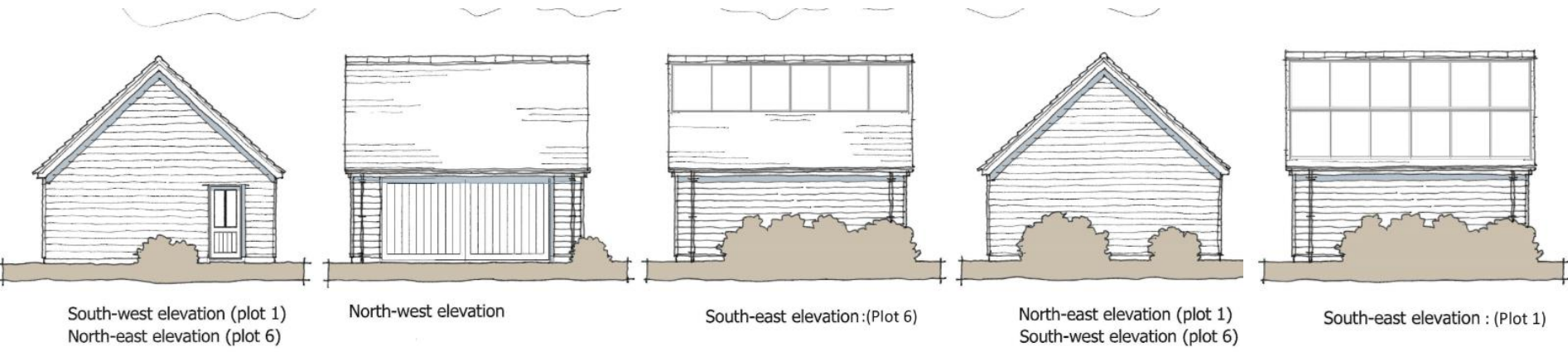


Plan & roof plan of typical garden store: (Plots 2-5)



Plans & elevations
Garage & P2-5 stores
VISION WATERC
The Old Sur
Trowle Road
Ashing

Plot 14 Garage and Plots 2-5 Garden Stores



South-west elevation (plot 1)
North-east elevation (plot 6)

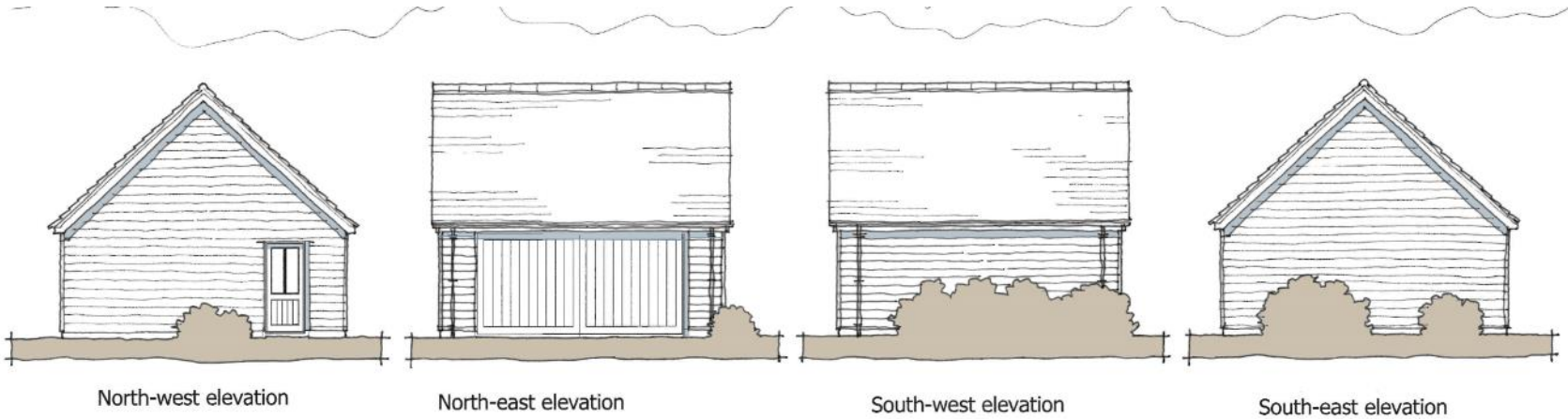
North-west elevation

South-east elevation : (Plot 6)

North-east elevation (plot 1)
South-west elevation (plot 6)

South-east elevation : (Plot 1)

Plot 1 and 6 Garage



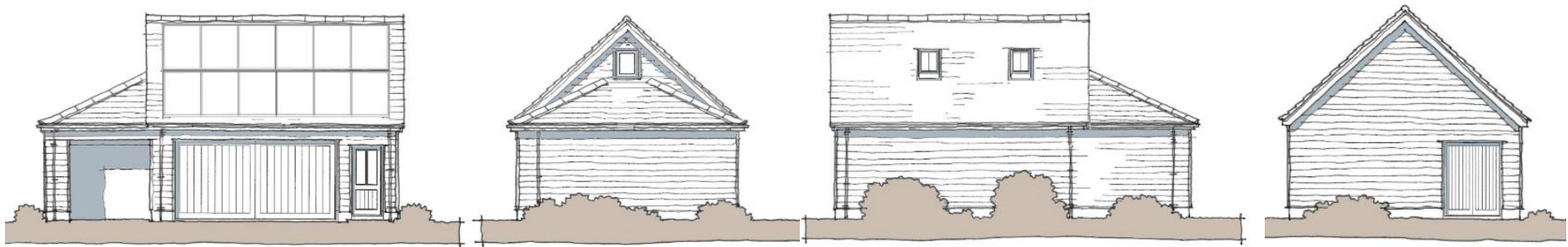
North-west elevation

North-east elevation

South-west elevation

South-east elevation

Plot 10 Garage



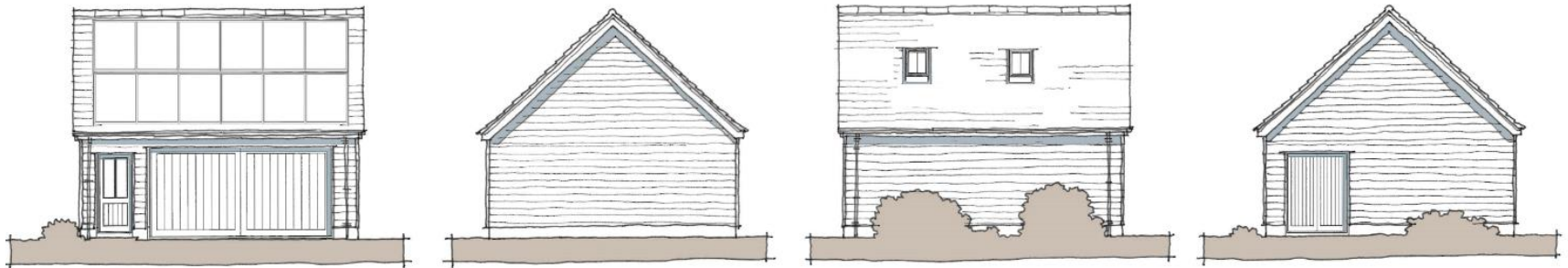
South-east elevation

South-west elevation

North-west elevation

North-east elevation

Plot 9 Garage



South-west elevation

South-east elevation

North-east elevation

North-west elevation

Plot 13 Garage



Frontage of the existing site



View along public highway and front of site



View along public highway and front of site



Frontage of the existing site facing adjacent nursery



Proposed and existing access area



View from Public Highway towards 'Plot 1'; the converted 'Coach House'



Existing front elevation of the 'Coach House' (Plot 1)



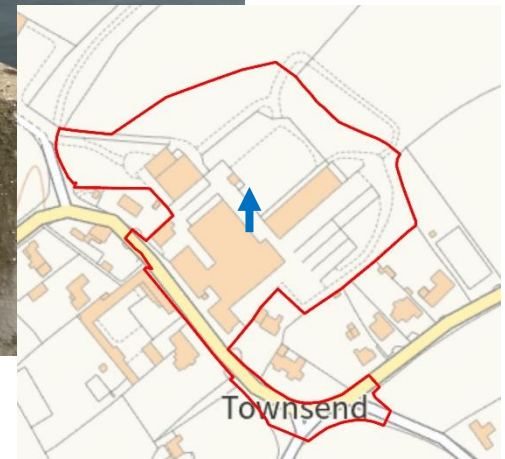
Photo inside of the 'Coach House' (Plot 1)



View within the existing farmstead



View within the existing farmstead towards in use barn and 22 Townsend site (to the right-hand side)



View to the slurry pit



View within redundant barn

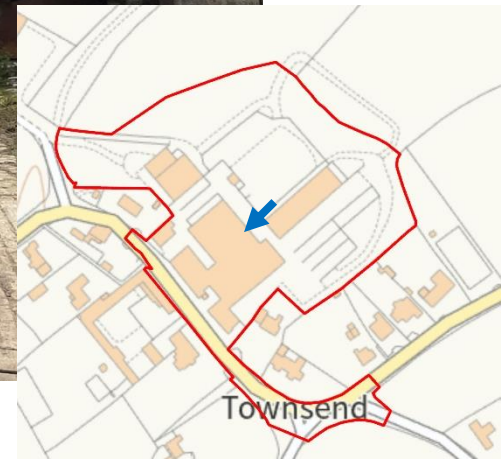




View within farmstead facing south-east



Facing north-west within the farmstead



Barns within farmstead facing south-west



Barn within farmstead facing north-east



Facing north-east within the farmstead



View from site to neighbouring properties



View from site to south-western boundary



North part of site facing south-east



View from north-eastern field facing the site



View from north-eastern field facing the site



View of farmstead facing south-west



View from site to south-east



View from site to south (barn currently in use)



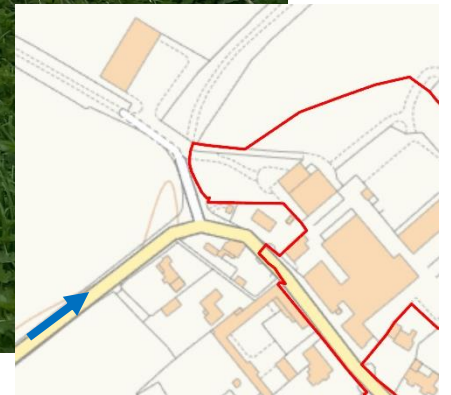
View from informal track towards the amenity/attenuation pond proposed area



View from informal track towards Byde Mill Lane



View from track (to remain) towards the proposed amenity/attenuation pond area



Existing highway entrance to 'Poulshot'



View from proposed footway area





View around highway bend where the footway is proposed



View from highway bend where the footway is proposed (linking to footway just after the telegraph pole)

8) PL/2024/05326 Forest View, East Grafton, Marlborough, SN8 3DB

Erection of garage

Recommendation: Refuse

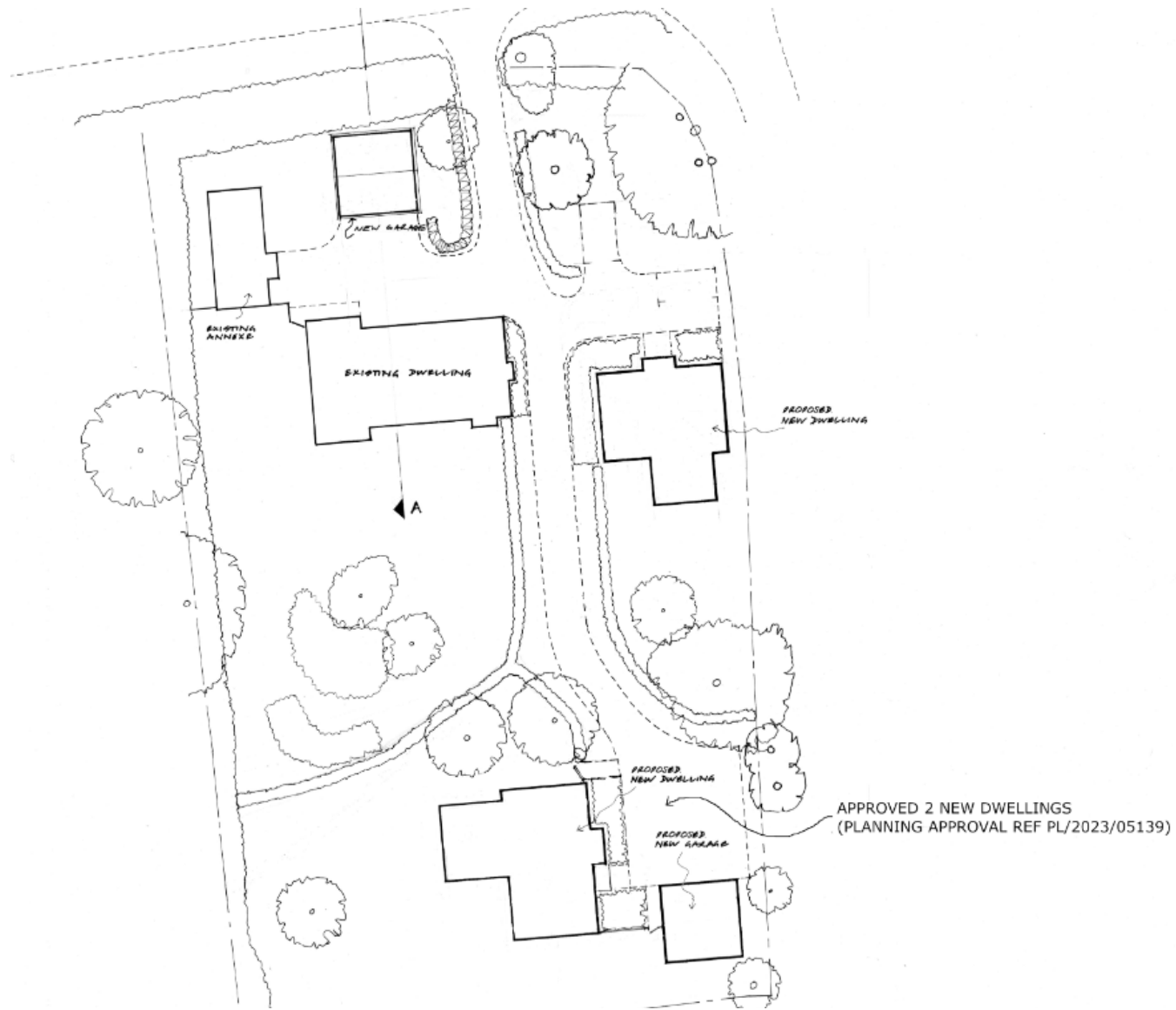


Site Location Plan

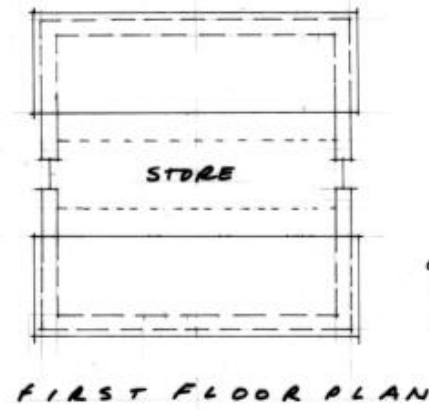
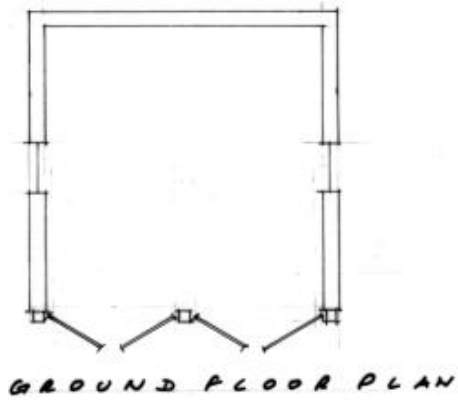
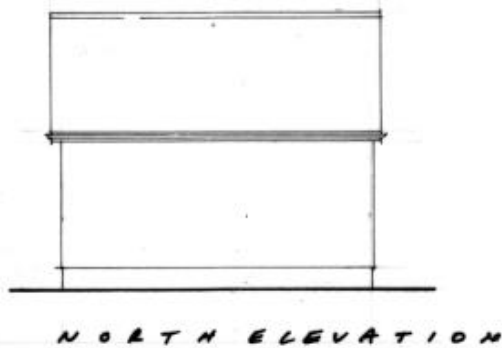
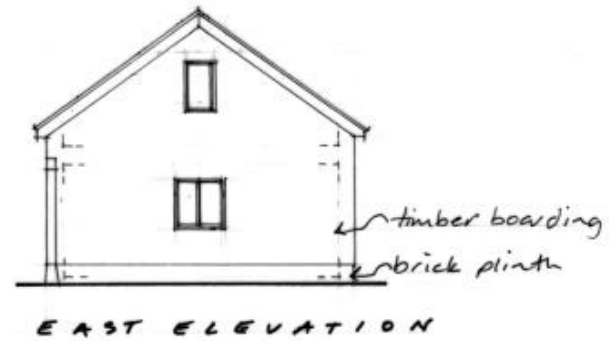
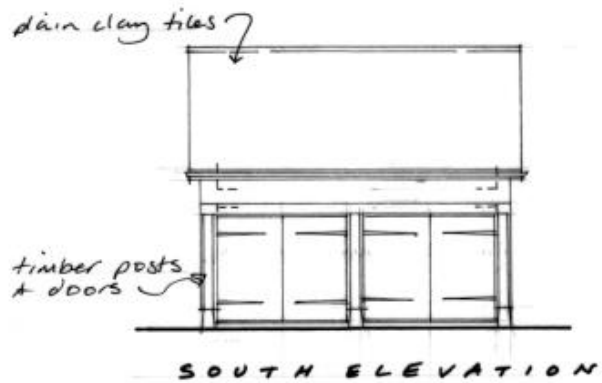


Aerial Photography





Proposed Site Plan (which includes the previously permitted, but not yet implemented, scheme for two additional dwellings on site)



Proposed Elevation and Floor Plans



View of the application site from the public highway



View within site facing the existing annex building



View within site the proposed garage location



View within site towards tree to be removed and hedgerow at risk



View within site towards the proposed garage location and the vehicular access point

Eastern Area Planning Committee

22nd August 2024