PROPOSED EXTERNAL STORE & ALTERATIONS
AT
4 MANOR GARDENS
QUEENSWOOD HOUSE
BRADFORD ON AVON
BA15 1FR

HERITAGE STATEMENT

PREPARED FOR H J COLSTON-INGE



Ref number:	HS01 23004
By:	Dale Roberts
Date:	June 2023
Revision:	
Status:	LISTED BUILDING APPLICATION

DALE ROBERTS DESIGN
ARCHITECTURAL SERVICES

HERITAGE STATEMENT

1. Property significance & status

The property, 4 Manor Gardens, Queenswood House, Winsley, Bradford-on-Avon BA15 1FR and is a Grade II Listed Building.
Heritage Category: Listed Building Grade: II
List Entry Number: 1036016 Date first listed: 23-Aug-1974
Statutory Address: BERRYFIELD HOUSE (MATERNITY HOSPITAL), BATH ROAD

A large house in extensive grounds. Early to mid C19. Main Elevation: Ashlar, 2 storeys, 3 windows, double hung sashes, no glazing bars. Centre window triple-light with narrow side lights. Rectangular dripmoulds over windows. Ground floor rusticated. Facade divided vertically into 3 units by twin pilasters with panelled surface decoration and lion heads on caps. Plinth course, plain band at 1st floor level, panelled band at pilaster capital level, moulded cornice and ashlar parapet with scroll cresting. Central projecting porch of "solid" type with cornice and balustered parapet. Four pilasters, panelled double doors, narrow side lights with semi-circular heads and keystones. Doorway has segmental head with shield of arms over, 4 steps up to door. To left of main facade is single-storey bow extension with vertical pilasters and 3 French doors. Right-angled verandah to right of main facade, supported by colonnade of slender Tuscan columns. Dentilled cornice and balustered parapet. To rear of main building is 3 storey wing extension with sash windows in plain reveals.

This statement deals only with the addition of additional solar PV panels on the roof, air source heat pump, external store, removal of bulkhead in bedroom 4 and minor change to the door on the proposed extension, all as shown on proposed plans, elevations and section drawing nos. 23004/LB100 & LB101.

2. Character of the area

Bradford on Avon is a town on the River Avon in west Wiltshire, near the border with Somerset. At the 2021 census, it had a population of 10,405. The history of the town can be traced back to Roman origins. It has several buildings dating from the 17th century when the town grew due to the thriving English woollen textile industry.

The centre of the town grew up around the ford across the river Avon, hence the origin of the town's name ("Broad-Ford"). This was supplemented in Norman times by the stone bridge that still stands today.

3. Existing design & predominant materials

Queenswood House, is a c.1910-1920s addition to the late Georgian Grade II listed property of Berryfield House (NHLE ref: 1036016). Whilst Queenswood House is not listed in its own right, it is considered a curtilage listed building associated with the main property of Berryfield House, hence the requirement for listed building consent associated with the planning application for the side external store. The external store is also considered to be within the setting of Berryfield House. Today, Berryfield House is in use as a residential property as is Queenswood House.

This statement notes that the significance of the listed building of Berryfield House is primarily derived from its architectural and historic interest based on its design and its links to a notable local person who once owned the country house, Brigadier General Llewellen Palmer, and its conversion and use as a hospital between 1939 to 2006. The contribution of Queenswood House to that significance as a building within the curtilage of the main listed property is a continuation of the aesthetic of a grand town house, originally built as a residential property. The modern extension to Queenswood House was conceived as

a minor adjunct and is not directly visible from the main listed property, although it is appreciated in views that include Berryfield House when viewed from the east.

This statement shows that the proposed external store, additional solar PV panels, air source heat pump and internal alterations do not harm the significance through physical change or change within the setting of the Grade II listed building, nor its curtilage listed elements and is therefore in accordance with the requirements of Section 16 of the NPPF.

4. Planning Constraints

National Context:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

- CP2 - Delivery Strategy
- CP7 – Spatial Strategy for the Bradford on Avon Community Area CP50 – Biodiversity and Geodiversity
- CP57 - Ensuring High Quality Design and Place Shaping
- C58 Ensuring the Conservation of the Historic Environment Bradford on Avon Conservation Area Statement – 2008
- Bradford on Avon made Neighbourhood Plan 2017

5. Key Issues

- Principle of Development
- Design and Visual Impact on the Grade II Listed Building and Area Impact on Neighbouring Amenity
- Ecology

6. Relevant Planning History

- W/08/00004/FUL Mixed-use development comprising new build healthcare incorporating nursing home, assisted living units, and ancillary accommodation (Class C2); conversion of Berryfield House to 3 no. dwellings and erection of 8 no. new dwellings (Class C3); conversion of the Coach House and Bothy to offices (Class B1); and associated landscaping and access works – Approve with conditions.
- W/08/00005/LBC Conversion and alterations to Berryfield House to form 3 no. residential units following demolition of 20 century rear extensions; conversion of the Coach House and Bothy to offices; and formation of an opening to facilitate new build residential development in the walled garden – Approve with conditions.
- W/10/00359/FUL Revised planning application for conversion of Berryfield house to 4 residential dwellings (Class C3); erection of 8 new build residential dwellings (Class C3); Change of use of the coach house to employment use (Class B1); and associated access works (revision to 08/00004/FUL) – Approve with conditions.
- W/10/00422/LBC Demolition of redundant hospital buildings; conversion of Berryfield House to 4 residential dwellings; and change of use and alterations of the Coach House to offices (revision to 08/00005/LBC). - Approve with conditions.
- W/11/00447/LBC Amendments to the currently approved scheme W/10/00422/LBC to amend entrance door location to The Manse (plot 3) amend garage door type to (plot 1) and amend internal layout to Queenswood House (plot 4) - Approve with conditions.

- W/12/00180/FUL Erection of single storey log cabin in the garden - Approve with conditions.
- Pl/2021/06977 Application to regularise amendments to the single-storey rear extension to Queenswood House pursuant to W/10/00359/FUL – Approve with conditions.
- PL/2021/06979 Application to regularise amendments to the single-storey rear extension to Queenswood House pursuant to W/11/00447/LBC – Approve with conditions.
- PL/2022/05281Application for single storey rear extension, internal reconfigurations, new front window replacing existing door to Queenswood House – Approve with conditions.
- PL/2022/05546 LBC Application for single storey rear extension, internal reconfigurations, new front window replacing existing door to Queenswood House – Approve with conditions.

7. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

8. Principle of Development

The proposed development comprises alterations and additions to the host dwelling set within the settlement boundary of Bradford on Avon. The proposed development would be wholly within the residential curtilage associated with this dwelling and as such the principle of development is acceptable subject to the following considerations.

9. Design and Visual Impact on the Grade II Listed Building and nearby Conservation Area

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard be given to the desirability of preserving listed buildings and their settings. The NPPF outlines government policy for planning. It sets out three overarching objectives for the planning system in the interests of achieving sustainable development – an economic objective of building a strong economy; a social objective of fostering well-designed, beautiful and safe places and an environmental objective of protecting and enhancing our natural, built and historic environment.

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out policies concerning heritage and sustainable development and requires a balanced approach. National Planning Practice Guidance provides guidance on interpreting the NPPF.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.

Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Queenswood House is an early 20th century addition to the Grade II listed Berryfield House which is a large formally designed house dating from the early 19th century. Queenswood House is an extension to Berryfield House and is therefore listed as an integral part of the building rather than as a separate structure which lies within the curtilage. Therefore, the impact of the scheme on the Listed building and its setting needs to be appraised.

As the application site lies north of the Bradford on Avon Conservation Area views into and out of the application site need to be appraised with any potential negative impact of any future development assessed. The host dwelling is one of four dwellings created from the conversion of a former hospital; No. 4 covers the northern end of the building.

10. Impact on Neighbouring Amenity

The external store would be positioned to the side of the host dwelling. Given the small scale and nature of the proposed store, it raises no concerns with respect to impact on neighbouring amenities.

11. Ecology

The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats and as this application involves disturbance to the existing roof due consideration will be given to the potential disturbance of any bats because of the proposed development. As a precautionary measure that in event any evidence of bat activity is detected the advice of a professional ecologist or Natural England will be sought and followed.

12. Proposed Scheme

This statement deals only with the addition of additional solar PV panels on the roof, air source heat pump, external store, removal of bulkhead in bedroom 4 and minor change to the door on the proposed extension, all as shown on proposed plans, elevations and section drawing nos. 23004/LB100 & LB101.

The single storey rear extension, internal reconfigurations and new front window replacing existing door has been approved under previous decisions dated 8 September 2022 Application Refs: PL/2022/05281 and PL/2022/05546.

- The scheme proposes three additional solar PV panels to the front elevation and five additional solar PV panels to the internal roof slopes of the host dwelling within the roofscape. The proposed solar PV panels will be largely hidden from view from ground level around the building by the parapet and existing roof form, and it is considered that providing that the installation is carried out with care to limit harm to existing historic fabric, any harm caused by glimpses from upper floors of surrounding buildings or from greater distances will be outweighed by the benefits in terms of providing a renewable energy source.

- An air source heat pump is proposed to replace the gas fired boiler to the side of the building hidden from views to the front by a timber fence and gate and from the rear by a proposed external store. Air source heat pumps are more environmentally friendly, are a better sustainable option than traditional oil or gas heating, are more energy efficient and reduce carbon footprint.

- An external store is proposed to the side of the building. The use of sympathetic materials is proposed, and it is considered that the proposed structure would sit comfortably within the immediate setting and wider landscape.

- The removal of a bulkhead/raised floor in bedroom 4 above the hall together with a new floor is proposed to enable the bedroom to be more usable and flexible. The existing bulkhead is a new construction relating to the refurbishment/redevelopment of the property recently and therefore does not involve the removal of any historic fabric.

13. External Materials

The proposed external secure store will be constructed in a timber frame with horizontal t&g jointed timber boarding and vertical boarded double doors in matching timber boarding.

14. Conclusion

It is considered that the proposed external store and alterations would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot, and the impact of the proposals on the heritage assets will be largely neutral. It is also considered that the proposal would not detrimentally impact the setting of the conservation area, as any additional form would be erected within the built envelope of the application site. The development would therefore comply with Policy CP57 and CP58 of the Wiltshire Core Strategy, Chapter 16 of the NPPF and the Planning and Act 1990.

The proposed external store is a small-scale addition at the side of the site and the use of sympathetic building materials ensure that it is appropriate and subordinate to both Queenswood House and Berryfield House and is read as a small addition that does not detract from the views of either property from the north west. Thus, allowing their collective significance to remain unaltered and be appreciated fully.

This Heritage Statement is to be read in conjunction with the enclosed drawings and documents:

Drawings:

23004 / LB001	Site Location Plan
23004 / LB002	Site Block Plan
23004 / LB050	Existing GF & FF Plans, Elevations & Section
23004 / LB051	Existing SF & Roof Plans
23004 / LB100	Proposed GF & FF Plans, Elevations & Section
23004 / LB101	Proposed SF & Roof Plans

Photos:

23004/SP01	Photographs