

Figure 1 South-East Elevation

Design, Access and Heritage Impact Statement

270 Ablington, Figheldean

Salisbury, SP4 8JX

Design Team

Client: Mr and Mrs J Kelly

Architect: Temple Ford Design

Introduction

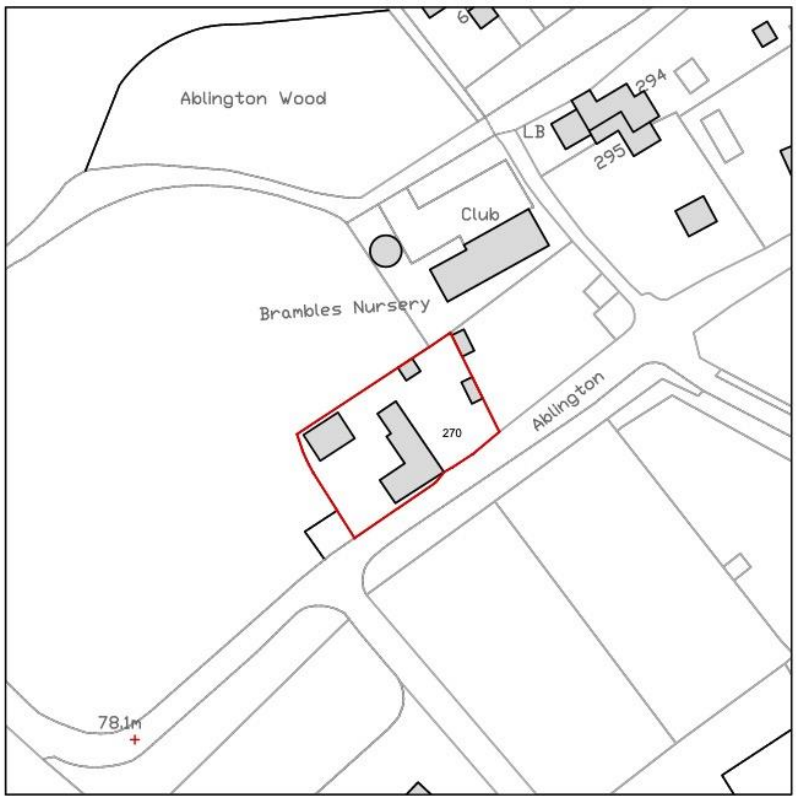

Figure 2 Location Plan Crown copyright and data base rights OS License 100047474

1. Mr and Mrs Kelly have appointed Temple Ford Design architects to prepare a design for roof alterations to the first floor of their existing garage and existing single storey extension of the cottage.
2. This Design, Access and Heritage Impact Statement has been prepared to accompany the Planning Submission. It identifies the relevant heritage and a statement of significance proportionate to both the importance of the assets and reviews the effect of the proposals on the significance of the property.
3. National Planning Policy Guidance/Statements: NPPF, paragraph 56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Site and Context

4. Ablington is a small village in Wiltshire approximately 5.5 km north of Amesbury and is notable for the survival of a number of 17th century timber-framed and thatched houses.
5. No. 270 Ablington is located within the village Conservation Area and is a detached, Grade II listed cottage on a moderately sized plot approximately 200m east of the River Avon. It is bounded by the dense woodland of Ablington Wood to the west and north, Ablington road to the south and screened by a dense tree screen separating it from Brambles Outdoor Nursery Group to the east.

6. The listing describes the property as follows:
FIGHELDEAN ABLINGTON
SU 14 NE
(north side)
2/163 No 270

GV
II
Cottage. C16, altered C17. Timber framed now with brick noggings, thatched roof. Single storey, 2½ bays, comprising a living bay, parlour and services in narrow half-bay. C20 door to centre bay, with subsidiary door into end half bay. Framing 2 panels high, with part of cruck blade on gable end, the front counterpart
replaced with a jowled post. Two and 3-light timber casement windows. Roof half hipped, and brick stack.
Interior: Two further cruck couples, one with Type E apex, the other cut down, both with collars and single tier of purlins.

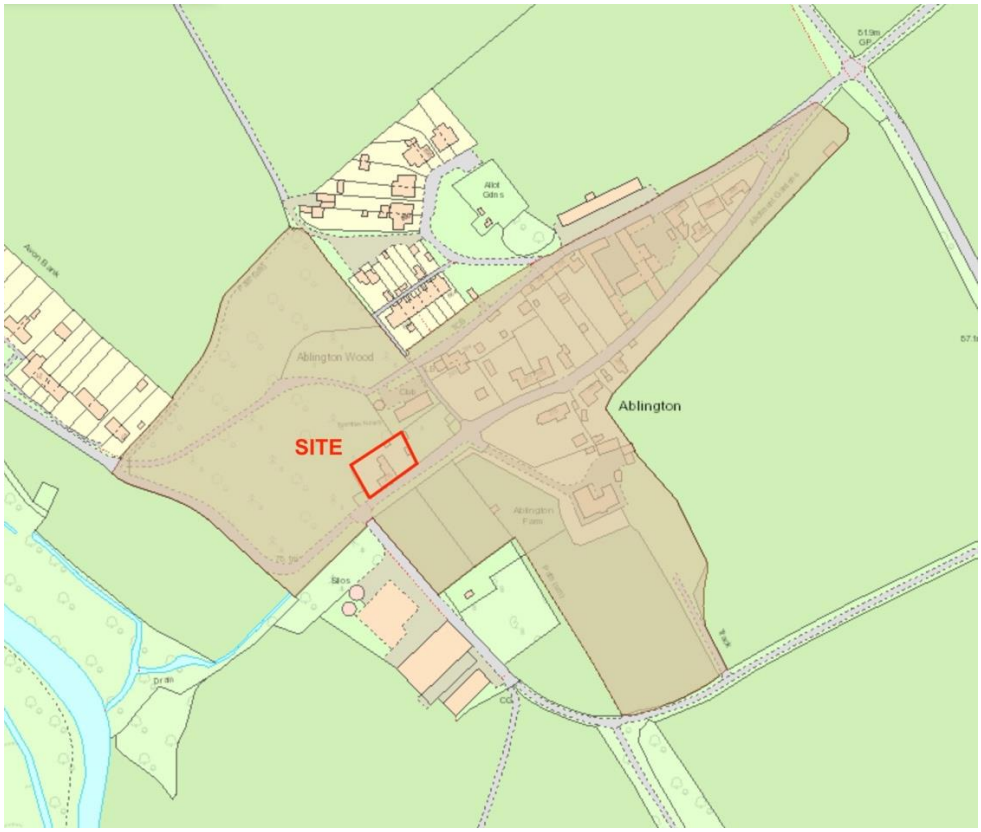

Figure 3 Ablington Conservation Area

Proposals

7. The proposals comprise the following works:
a. The modification of the existing lined and insulated roof space currently used for storage into ancillary bedroom accommodation.
b. The addition of a balcony rooflight and sun tunnel to the north-East elevation. It is intended

that this will have a recessed installation to avoid it projecting beyond the roof line and fitted with a glazing bar in recognition of the setting of the garage adjacent the listed cottage.
C. The addition of 8 solar panels to the North-East elevation of the existing garage, and a further 6 to the South-West elevation of the modern extension to the cottage.

The Heritage Assets

8. Reference is made to the NPPF189, namely, to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportional to the asset's importance, sufficient to understand the potential impact of the proposal on their significance. The relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Significance of the Heritage Assets

9. This statement recognises that the heritage and sense of place are closely linked to the community and that conservation calls for a prudent approach. This principle determines the mode of action to deliver change and enhance the quality of life for the client.
10. The categories of significance are: **A*** ~ Exceptional Significance; this category represents the very great or unique significance of a limited number of structures or objects, **A** ~ Outstanding significance; this category in considered the equivalent of a Grade I listed building or scheduled ancient monument, **B** ~ Considerable significance, **C** ~ Some significance, **D** ~ Little significance, **N** ~ Neutral and makes no contribution and **I** ~ Intrusive and detracts

Element	**Statement of Significance**	**Category**
Significance of the site in general	Located within Ablington, part of the prosperous agricultural parish of Figheldean dating back to the Saxon period.	**C**
Archaeological Significance	There are archaeological records of finds in the local area of the site (see below) although nothing specific relating to the site. *A prehistoric ditch marks the boundary with South Tidworth on Dunch Hill.* *A Palaeolithic artefact has been found in the parish and the Early Neolithic causewayed camp called Robin Hood's Ball lies to the west.* *There are Bronze Age barrows on the downland.* *An Iron Age field system can be found to the east and west of Bourne Bottom and Romano-British foundations and pottery were found at Alton Parva farm.*	**C**
Architectural significance	The original cottage retains its significance, and the proposed works will have no impact on this.	**B**
Historical and cultural significance	The cottage is significant as it demonstrates its contribution to the social and economic development of Ablington. The garage is a late 20th century building detached from the cottage.	**C**

Previous Applications

No	Details	Result	
S/1993/0473	Works to Trees in a Conservation Area	Approved 05 93	18
S/1994/0272	Kitchen/Bedroom Extension, Removal of Shed & Construction of New Vehicular Access, New Boundary Wall	Approved 27 04 94	
S/1994/0273 Listed Building	Kitchen/Bedroom Extension, Removal of Shed & Construction of New Vehicular Access, New Boundary Wall	Approved 27 04 94	
S/1999/1392	Erection of Garage & Rebuilding of Boundary Wall	Approved 29 10 99	
S/2004/0260	Single Storey Extension to Form Garden Room	Approved 06 04 04	
S/2004/0368 Listed Building	Single Storey Extension to Form Garden Room	Approved 06 04 04	
S/2006/2397 Listed Building	New Staircase to Garage and Change of Thatch to Tiles on Existing Extension	Refused 16 01 07	
S/2006/2398	New Staircase to Garage and Change of Thatch to Tiles on Existing Extension	Refused 16 01 07	
S/2007/0138	Stair Access Rear of Garage to First Floor	Approved 15 03 07	
EN/2022/01621	The modification of the existing lined & insulated roof space currently used for storage into ancillary bedroom accommodation	Advice rec 02 12 22	

Pre-Application response

Advice received	Action
it is strongly recommended the proposals are redesigned to remove any form of external dormer from the application	The proposal removes the dormer to the South-West Elevation leaving this elevation untouched
The inverted dormer on the other side would be rather unusual but would only be visible within the garden and would not cause any significant harm to the setting of the Listed Building.	Proposal retains the inverted dormer/ Balcony Window. Solar panels along this elevation would also be visible only within the garden.

Consultations

11. Flood risk from The Environment Agency states that the site is not within a Flood Zone. A flood risk assessment is not required
12. Biodiversity: a biodiversity survey and report has not been carried out.
13. Trees: a tree report is not included; the works relate to the roof of the existing building and internal alterations and no trees are affected by the proposals.
14. Landscaping: the existing garden will not be affected by the proposals.

Design strategy

No.	Desired conclusion:	Implement
A	The existing detached garage comprises an insulated and lined roof space. The proposal is to utilise this space as ancillary bedroom accommodation to the main house.	Desirable + Necessary
B	The provision of an additional bedroom allows greater flexibility for the applicant to accommodate family members. Where the dwelling becomes more attractive as a family home it secures long term viability and vitality	Desirable + Necessary
C	The proposal aims to remain subservient to the existing cottage with no impact on its setting or significance. Effected roofs are visible only from within the cottage boundary. (see appendix)	Desirable + Necessary
	Benefits:	
D	The impact of the proposals will result in no harm to the present setting of the cottage and will deliver wider social, cultural, economic, and environmental benefits, as described in the NPPF paragraph 7.	Desirable + Necessary
E	The sympathetic changes proposed ensures that property remains valued in its Conservation Area setting.	Desirable + Necessary
F	The effect on the character of the surrounding area of 270 Ablington is not visually intrusive or detrimental as the alterations to the existing garage result in no overlooking of existing gardens or houses proposals.	Desirable + Necessary
G	There is no loss of historic fabric as the proposals relate to a late 20th century building detached from the listed cottage, as well as the 21st century extension of the cottage.	Necessary
	Desirability of the proposals	
H	Maintenance: the proposals will help to provide long term maintenance and conserve the setting of the cottage.	Necessary
I	Setting: the proposals will not harm the setting and relationship of other listed buildings in the village.	Necessary
	Desired actions:	
J	The proposals minimise impact on the other listed buildings in the village and the Conservation Area.	Necessary
K	Performance Criteria: The design will seek to minimise carbon dioxide emissions through sustainable design and construction. Renewable energy sources will contribute towards fighting the climate crisis and as such have a positive effect on the wider social, cultural, economic setting.	Desirable + Necessary
L	A switch to renewable energy sources is key where older buildings incur higher heating/energy costs. Lower energy costs increase the long-term viability of the cottage, becoming more attractive as a family home.	Desirable + Necessary

Assessment of Impact on Significance

15. National Planning Policy Guidance/Statements: NPPF, paragraph 56: (UK Government, 2018) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people
16. The proposed changes are unpretentious and simple. The changes are designed to meet the requirements of the Wiltshire Core Strategy, and the impact of the alterations is less than harmful upon the Conservation Area and the significance of the adjacent heritage assets.

Conclusion

17. This Heritage Statement has been prepared by Temple Ford Design on behalf Mr and Mrs Kelly to assess the effects of the proposed alterations upon the significance of 270 Ablington and the local heritage assets.
18. The garage and extension are existing structures, and the proposals have no impact on the floor area of the building.
19. The roof level elevational changes proposed to the South-West and North-East elevations retain a domestic aesthetic without significant changes to form or volume, both elevations are visible only from within the garden.
20. It is considered that the proposals will give rise to 'less than substantial harm' to the significance of 270 Ablington and its setting. On balance, any such harm will be outweighed by the benefits which contribute positively to making places better for people and sustaining the significance of a heritage asset (UK Government 2018).
21. The proposed changes to the external elevation do not result in any adverse harm to the character, significance or setting of 270 Ablington or any of the local heritage assets.
22. The proposals result in less than substantial harm upon the historic environment and overall design, and on that basis the applicant kindly requests that approval for Planning Consent is duly considered.

Appendix



View of 270 Ablington looking South-West



View of 270 Ablington looking North-East



View of Garage looking North-West



View of Garage looking North-West



View of Garage from Adjacent Ablington Woods



View of Garage from Adjacent Ablington Woods



Internal View of Roofspace Above Garage



Internal View of Roofspace Above Garage



View of effected extension roof, seen from garage



View of effected garage roof, seen from garden