DESIGN, HERITAGE AND ACCESS STATEMENT

relating to

APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT

for

PROPOSED PORCH, BBQ SHELTER,

at

SANDRIDGE LODGE, BRICK HILL, BROMHAM, CHIPPENHAM SN15 2JL

Ref: 3481.STAT

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SANDRIDGE LODGE, BRICK HILL, BROMHAM, CHIPPENHAM SN15 2JL

Design, Heritage and Access Statement relating to proposed porch, BBQ shelter.

1. **SITE ANALYSIS**

Sandridge Lodge is a Grade II Listed dwelling located to the West of Bromham, between the hamlets of Westbrook and Sandridge, Wiltshire.

The dwelling is understood to date from the late-eighteenth to early-nineteenth century; with extensions added in the twentieth century. The dwelling is large, with the principal elevation facing South, to the North of the dwelling is a retaining wall and steep bank. The garage is located to the East of the dwelling, the garage building's age is unknown, but is likely to have been constructed in the nineteenth century.

2. **DESIGN PRINCIPLE / JUSTIFICATION**

The proposal stems from the intention of the owners to improve the use of the outdoor space of the property.

Specifically, the perceived requirements may be summarised as follows:

- Covered porch over the Kitchen entrance to the dwelling.
- Covered BBQ Shelter against the Garage.

3. **DESIGN SOLUTION**

There is an appropriate awareness of the historic background to the site and of the need to protect the character of the building and setting. The design approach has therefore been towards meeting the functional requirement while respecting the context, the works by their nature have minimal impact upon the Listed Building and are merely to improve the outdoor space of the property and make it more useable for the occupants.

The proposal seeks to improve the usability around the kitchen entrance by providing a porch shelter outside of the door to shelter from the rain, provide a place for boots and protection to the rear door. The proposal is located next to single storey rear extension and squares off the comer in an area that has obviously altered over time. The porch is a simple oak timber frame roof structure upon oak timber posts, with limestone saddle stones and clad in natural slate to provide a traditional aesthetic to the design. The structure is higher than the adjacent single storey element to allow a useable headroom under the eaves, there is a lead clad upstand between the porch structure and single storey roof to infill the gap. The roof is hipped to minimise its impact upon the structure. The unsightly external drainage will also be boxed in to lessen its impact upon the heritage asset.

The BBQ shelter is of a similar design to the porch, with an oak timber frame structure, with limestone saddle stones and clad in natural slate. This provide a similar traditional

aesthetic whilst providing a useful external shelter for a BBQ and seating. Some contemporary planters are removed/altered to allow for an adequately sized shelter.

4. HERITAGE ASSESSMENT

The listing details available for the dwelling from English Heritage are as follows:

House. Late C18 to early C19. Brick, double Roman tiled roof, brick stacks. House with 2-span roof and C19 and early C20 extensions. 2 storeys and attic, 4 windows. Entrance door is in left return; in the left one of a pair of 3-storey canted bays with angle buttresses. Each face of bays has one diamond-leaded casement to ground and first floor, one small casement to attic storey of bays. To left of entrance is wing of early C19 with blocked door and same diamond-leaded casements to ground and first floor. Facade to right of entrance gable end is English bond brick and has four diamond-leaded casements to ground and first floors. Interior: fireplaces have brick segmental arches, moulded door cases. This C18 house-altered in C19; steeply pitched roof formerly thatched and casements were sashes prior to alteration of c1860. Property of Marquis of Anglesey in C17 and said to have been a hunting lodge. An unusual design.

The dwelling was listed in 1985. From the Wiltshire Council website the previous Planning Applications are as follows:

Application Ref:	Proposal	Registration date	Decision
17/04299/FUL	Erection of triple garage/store and associated works	08/06/2017	Approve with Conditions
W/10/02534/S73	Renewal of extant planning permission W/05/01501/FUL for the erection of garages and storage.	09/08/2010	Approve with Conditions
W/05/01507/FUL	Garage and storage building.	19/07/2005	Approve with Conditions
W/99/01708/FUL	Extension to provide indoor pool enclosure	15/11/1999	Withdrawn
W/99/01709/LBC	Extension to provide indoor pool enclosure	15/11/1999	Withdrawn
W/97/00727/LBC	Rebuild collapsing wall to former drawing room, inclusion of small window in rear elevation.	04/06/1997	Approve with Conditions
W/96/00950/LBC	Demolition of conservatory, construction of two storey extension.	16/07/1996	Approve with Conditions
W/96/00949/FUL	Demolition of conservatory, construction of two storey extension.	16/07/1996	Approve with Conditions

The majority of previous proposals are for additional garage/storage space, which have not yet been constructed. The works to provide an indoor pool pre-date the Applicant's ownership and are not to be pursued further here. Dolman were involved with the 1996 works to the property which was a two-storey extension linking the west and east parts of the dwelling.

Considering the nature of the proposed works, it is contended that the effect on the historic fabric is, indeed, appropriately minimal; the works are all external and have minimal abutment to the heritage asset.

The East Elevation of the dwelling is the least attractive and is clearly not the principal elevation; the entrance is tertiary to the two on the South Elevation and is only used by the applicants as it is closest to the parking area. It has clearly been altered with both a two-storey and single-storey extension over the years, and external waste pipes detract from the aesthetic.

The proposal seeks to provide a simple timber frame structure that is clearly subservient to the listed building, it infills a space defined by the existing building and has a hipped roof to soften its impact. The timber frame and saddle stones provide a traditional aesthetic whilst being clearly different from the exiting brick structure to provide a distinction, the roof is slate to match the existing slate clad single-storey extension. The design is minimal in its alteration of the historic asset, it is reversable in nature and along with the boxing in or unattractive waste pipe has a neutral impact upon the historic building.

The BBQ shelter is similar in appearance to the porch, as a lean-to structure that is subservient to the existing garage (a structure that is not individually listed but merely within the curtilage of the listed dwelling), the alterations are only to contemporary planters; it again has minimal abutment to the building and is a reversible addition. It therefore has a neutral impact upon the heritage asset.

5. ACCESS STATEMENT

The proposal does not adversely affect existing access arrangements.

6. CONCLUSION

The proposals are minimal in their scope and located in the areas of least importance to the heritage listing. The proposals have minimal impact upon the listed dwelling and are all reversable in nature. They provide for a much improved garden space for the applicants, with appropriately minimal and sympathetic additions.