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25th July 2023

DESIGN & ACCESS STATEMENT

SITE ADDRESS: SHARCOTT MANOR, SHARCOTT, PEWSEY, WILTSHIRE, SN9 5PA

PROPOSAL: DEMOLTION & RECONSTRUCTION OF EXISTING OUTBUILDING WITH NEW LINK EXTENSION.

1.0 INTRODUCTION

1.1 Sharcott Manor is a detached Listed Manor House located in the hamlet of Sharcott outside Pewsey.

1.2 The property has been subject to several planning applications over the last 5 years by the previous owners. This new application looks to build upon the principle of the previous approvals with some amendments.

1.3 This report will highlight and justify the proposed amendments, particularly in the context of the condition of existing structures.

2.0 CONTEXT

2.1 The submitted Heritage Assessment provides a detailed overview of the property's historical context.

2.2 The application proposals centre around the existing outbuilding on the West elevation of the main house which will be referred to as 'the Outbuilding' in this report.

2.3 The house is contained within its own mature garden with no long-distance views in or out. The proposed works around the Outbuilding would be out of view of the public and neighbours.

2.4 The Outbuilding is currently used for light storage and physically separates the main house from its principal garden to the West.

2.5 The submitted Structural Report demonstrates the compromised structural integrity and dilapidated condition of the Outbuilding.

3.0 PLANNING HISTORY

3.1 Consent 7th June 2019 - 19/00450/FUL & 19/00706/LBC

Consent was granted for the conversion of the outbuilding and construction of a new glazed conservatory extension linking the Outbuilding to the existing lean-to extension.

In my opinion this scheme would have resulted in a jarring combination of pitched forms and valley gutters. There would be too much glazing would which would create an uncomfortable & inefficient internal environment through excessive heat gain and loss. The scheme retains the existing Outbuilding however there is no consideration of its structural integrity.

3.2 Refusal 20th July 2021 - PL/2021/04659 & PL/2021/05084

This scheme was refused at planning committee. The proposals included the replacement of the Outbuilding with a modern extension.

The reasons for refusal were that demolition of the Outbuilding would result in harm to the heritage significance of the listed building and that the proposed extension would contrast negatively with the host building in terms of form, materials, and size.

3.3 Consent 6th June 2022 **-** PL/2022/03029 & PL/2022/03136

Consent was granted for the conversion of the Outbuilding, demolition of the lean-to extension and construction of a new extension linking the Outbuilding to the main house.

This consent forms the basis of the new application. The scheme is for the conversion of the outbuilding (rather than its demolition) however as explored later in this report the only way to convert the structure will be through the demolition & reconstruction of almost all its elements.

Additionally, it is considered that some of the construction details like the concealed gutter to the outbuilding and the roof junctions around the glazed link are clumsy and their contemporary nature would clash with the traditional detailing of the main house.

3.4 Refusal 1st September 2022 - PL/2022/06593

This non-material amendment application proposed the infilling of windows with brick infill was refused.

The reasons for refusal were that the proposals were not non-material amendments and furthermore that non-material amendment applications are not valid for listed buildings.

3.5 Withdrawn - PL/2022/08059 & PL/2022/08404

This application proposed the infilling of windows with brick infill and was withdrawn. The proposals matched the non-material amendment application above.

4.0 APPLICATION PROPOSALS

4.1 This application's proposals largely match the approved scheme PL/2022/03029 & PL/2022/03136 however certain amendments have been made which are listed below:

Reconstruction of the Outbuilding

4.2 The main difference between this application and the previously consented 2022 scheme is the proposal to demolish and reconstruct the Outbuilding to the same form using salvaged materials.

4.3 In the report for the approved application (PL/2022/03029 & PL/2022/03136), the officer confirms in 9.4 & 9.5.3 that the outbuilding will be '*in parts rebuilt where it is in poor condition*' '*with underpinning carried out to the retained walls*' and '*the roof structure would also be replaced*.' The officer goes on to say that new doors and windows would be included along with a new eaves detail around the perimeter.

4.4 The structural report details the extent of the remedial works required and confirms that most elements would require wholesale reconstruction. Excerpts from the structural report's conclusions are included below:

I. *'The external walls of the building should be carefully underpinned using an appropriate designed staged scheme, to bear in the Greensand bearing strata. Internal walls should also be underpinned…"*

II. The floor '*will require removal and instatement of an insulated floor structure, incorporating an appropriately detailed damp proofing system.'*

III. '*The existing roof structure will require full removal and replacement with a new timber structure, designed to provide adequate restraint at eaves level.*'

IV. '*More than 80% of the external walls would require reconstruction due to material failure and movement and the remainder would require reconstruction on safety grounds. Temporary support of the limited areas of reasonable masonry at higher level, would not be safe as the external walls are separated from the internal walls and therefore have no tying/restraint action'*

V. All internal and external walls *'require full reconstruction of their lower sections (approximately 800mm from floor level)… Any retained internal walls would also require full reconstruction on safety grounds'*

4.5 The Appendix contains drawings illustrating the extent of the demolition and reconstruction required under the 2022 consent. The drawings show the 4 elevations of the Outbuilding with areas hatched in red requiring full reconstruction either because of their structural condition or the approved 2022 proposals.

4.6 The areas hatched in green on the Appendix drawings are the only existing areas of masonry in reasonable condition however JCP Structural Engineers have confirmed that it would not be possible to temporarily support these raised areas of brickwork whilst the remaining Outbuilding is being reconstructed.

4.7 Given the engineer's comments and the extent of reconstruction demonstrated in the Appendix drawings, it can be seen that any attempt to 'convert' the building will (in practice) result in the methodical demolition and reconstruction of all elements. The 'Repair Schedule of Works' required under Condition 3.i.a of the Listed Building Consent PL/2022/03136 would undoubtedly draw the same conclusion.

4.8 Describing the proposals as a conversion is therefore not an honest reflection of the scheme, and it is more appropriate to describe the outbuilding proposals as demolition and reconstruction.

4.9 Reconstruction would also provide other benefits to the scheme. The external walls could be re-built as cavity walls with the internal face as exposed painted brick. In this way the interior character of the Outbuilding would be retained, and its thermal performance and air tightness would be greatly improved.

4.10 By contrast in the previously consented scheme, the external walls would be lined internally with insulation and plasterboard and therefore the exposed brickwork of the existing interior would be lost and with it a large part of the historical understanding and significance of the Outbuilding.

Doors, Windows & Rooflights

4.11 This application proposes the infilling of some openings with indented brickwork primarily to rationalise the arrangement of openings.

4.12 The design of the doors and windows on the Outbuilding's West elevation has been amended into a simpler and more harmonious layout. The elevation now contains two timber sash windows to the North and timber French doors within a flat roofed dormer to the South. This fenestration shares some similarities with the approved scheme 19/00450/FUL & 19/00706/LBC.

4.13 The existing Outbuilding contains two large flat roofed lead dormers and this dormer feature is retained in the proposals, which helps to preserve the character of the Western elevation in the context of the main house behind. The dormer also facilitates the inclusion of traditional cast iron guttering, which would be more in keeping than the concealed gutter detail in the previously consented scheme.

4.14 A new external door is proposed within the existing parapet brick wall on the Southern elevation. This would provide a convenient and practical 'back door' into a boot room space. The door has been sympathetically designed to be subservient to the principal front door and the original elevation.

4.15 In terms of rooflights, the previously consented scheme includes 2 over a downstairs toilet area. In this application 1 rooflight is proposed over the boot room space and another over an area of the kitchen, which would otherwise receive little natural light.

Internal Amendments

4.16 The internal layout of this scheme is very similar to the 2022 approved application (PL/2022/03029 & PL/2022/03136) but some minor amendments have been made which are detailed below.

4.17 At the Northern end of the Outbuilding an internal cross wall has been removed and another cross wall has been altered to create a larger central door opening. The removal of one wall and alteration of the opening are not considered contentious as consent was granted for the removal of both walls in the 2019 consent (19/00450/FUL & 19/00706/LBC).

4.18 A new limestone surround on a brick-built chimney breast is proposed on the internal face of the northern elevation. This fireplace would contain a wood-burning stove. A fireplace was approved in the 2019 scheme so there has been an acceptable precedent for this type of proposal.

4.19 Within the flat roofed extension, some small changes have been made to the configuration of internal partitions & doorways to better suit the use of the new boot room space.

4.20 Within the existing house, the only changes are the introduction of some new partitions & a doorway enabling the creation of a downstairs toilet and laundry hanging space off the central spine corridor.

External Details

4.21 The 2022 scheme includes various modern details like powder coated aluminium windows & doors, concealed box guttering and an unattractive roof junction between the flat roof & the glazed link. These features are not considered in keeping with the listed building and are replaced in this application with more traditional detailing as outlined below.

4.22 The flat roofed extension would be constructed with a new traditional brick parapet & stone coping along its Western edge. This would tie in with the existing brick parapet wall on the Southern elevation of the house.

4.23 A parapet would be more fitting and attractive than the roof junction detail in the 2022 consent (when viewed from both the interior of the new Kitchen and from the first floor windows).

4.24 New traditional cast iron guttering would be installed around the perimeter of the Outbuilding aside from the intersection of the pitched roof and glazed link, which would contain a concealed box gutter detail. The box gutter would be completely hidden from view behind parapet walls & hoppers therefore from a visual perspective the guttering of the Outbuilding would match the main house.

4.25 All new windows would be painted, hardwood timber sashes with double / triple glazing and stone sills to match the existing house.

4.26 The new French doors would be painted, hardwood timber with double / triple glazing and housed within a traditional lead clad, flat, timber dormer.

4.27 The new solid external single doors & frames would be painted hardwood and ledged on both faces. The ledged style and scale of the door on the Southern elevation would ensure it appears subservient in comparison to the principal front door.

4.28 Other details & materials would remain as previously approved in the 2022 scheme including powder coated aluminium for the glazed link and rooflights, traditional slate tiles with lead wing hips & ridges to the roof of the Outbuilding and grey single ply membrane to the flat roof extension.

4.29 The reconstruction of the Outbuilding and new chimney stack would be carried out with bricks carefully reclaimed from the existing structure and laid with a matching Sussex / Flemish Garden Wall bond and lime mortar.

Landscaping

4.30 Landscaping proposals are limited to the area immediately around the Outbuilding and broadly reflect the 2022 consent.

4.31 A new rear patio area would be constructed on the Western elevation of the Outbuilding. The patio would stretch across the entire length of the Outbuilding but it would be less deep than the patio in the 2022 consent.

4.32 The new rear patio area would be separated from the lawn area through new low-level raised beds & planting.

4.33 A new rectangular, low-level raised bed is also proposed to the North of the Outbuilding.

4.34 All raised beds would be constructed of brickwork matching the Outbuilding.

4.35 The existing front patio and beds along the Southern elevation of the property would be extended with access provided to the new 'back door' and rear patio area.

4.36 Various new planting is envisioned to tie the Outbuilding in with the existing garden and to screen and secure the rear garden from the driveway.

5.0 OTHER

5.1 Amount – The proposals relate solely to the reconstruction of the Outbuilding, a new glazed link and flat roof extension.

5.2 Layout – The layout is generally as previously approved in the 2022 consent with various minor amendments.

5.3 Scale – The scale and massing of the proposed structure is as existing.

5.4 Appearance – The appearance is as existing with contemporary additions

5.5 Amenity – There will be no impact on the amenity of adjoining neighbours

5.6 Use – The use is unchanged as a single domestic family home

5.7 Access **–** The access is unchanged for both vehicles and pedestrians

6.0 CONCLUSIONS

6.1 This application is seen as an evolution of the previous consent PL/2022/03029 & PL/2022/03136.

6.2 The main difference is in practical terms; the Outbuilding's structural condition means that repair & conversion is not feasible, and demolition & reconstruction will be required for any scheme. There is therefore no more heritage harm in the proposed reconstruction over the previously approved schemes.

6.3 Externally the reconstructed Outbuilding would still retain its original form, materiality, and many original openings & features. The significance of the Outbuilding in relation to the main house would remain legible.

6.4 The infilling of openings with indented brickwork would simplify and rationalise their arrangement whilst ensuring that their history is not lost.

6.5 New windows and doors have been carefully designed in relation to the original property and the inclusion of a dormer on the West elevation would allow the Outbuilding to continue to retain its character in relation to the main house behind.

6.6 Various small internal amendments have been made which would improve the use of the interior without causing any heritage harm.

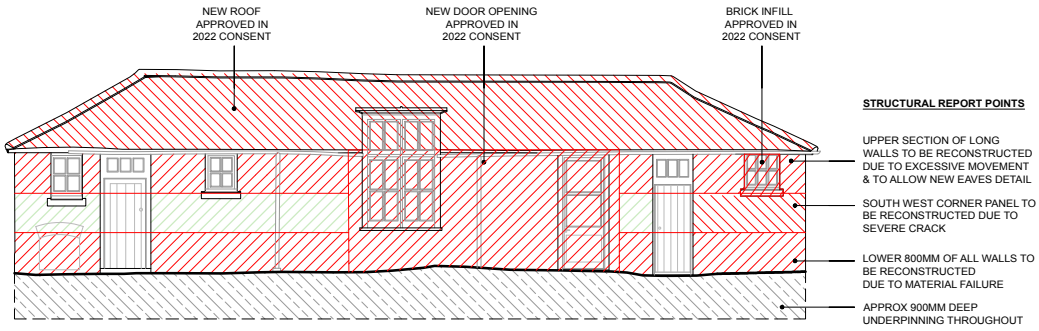
6.7 The details of the exterior have also been addressed so that they now better reflect the fine detailing of the listed property.

6.8 Overall this scheme would enable a viable use for the Outbuilding and ensure that the Outbuilding continues to contribute to the understanding and significance of the listed building.

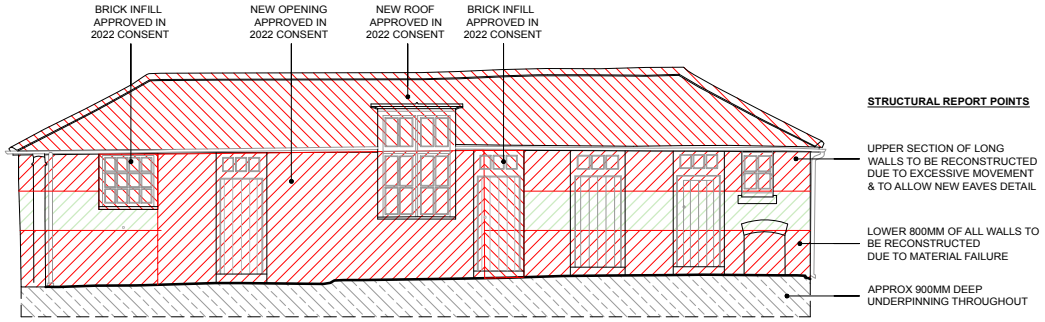
6.9 The scheme would not harm the heritage of the listed building more than the previous 2022 consent therefore the benefit would continue to outweigh the harm and the proposals should be supported.

APPENDIX: EXTENT OF DEMOLITION & RECONSTRUCTION REQUIRED IN 2022 CONSENT

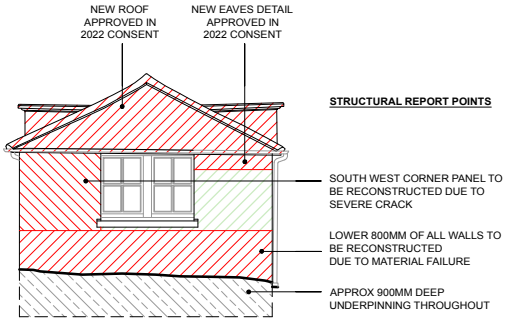
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

