LP PLANNING
CHARTERED PLANNING CONSULTANTS

LP Planning Hartham Park,
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0RP

DESIGN, ACCESS and HERITAGE STATEMENT

Listed Building Application for proposed internal and external alterations

On behalf of

Mr P. Loxton Edwards

Site address

Manor Farm House Heddington
Calne, SN11 0PS

August 2023

1.0 Introduction

1.1 LP Planning Consultants have been instructed by Mr Loxton Edwards, the owner of Manor Farm House, Heddington to prepare and submit this Design, Access and Heritage Statement (DAHS) in support of a listed building consent application for works required in connection with the upgrading and modernising of his family home in Heddington.

1.2 The purpose of this statement is to set out the background to the proposals and demonstrate that the development responds positively to the site and its context, including consideration of heritage implications. This Statement is to be read alongside the supporting Heritage Assessment which also forms part of this listed Building Consent application.

2.0 Description of Site and Context

2.1 Manor Farm House is a five bedroom family home with detached ancillary living accommodation within the garden. The property is spread over two and half floors with a bedroom in the attic.

2.2 The property is grade II listed. It is listed for its historic and architectural interest. It no longer forms part of an operational farm.



Figure 1: Photograph showing front elevation of Manor Farm House

2.3 Aside from being listed, the property is not covered by any other heritage or environmental designations.

3.0 Planning and Listed Building Consent History

3.1 The planning history related to the property, as available on Wiltshire Council's website is summarised in the table below:

Application No.	Description	Decision
N/16/00674/LBC	Coach House Retrospective application for alterations and extension to coach house and continued use for purposes ancillary to dwelling	Approved with conditions
N/16/00521/FUL	Coach House Retrospective application for alterations and extensions to coach house	Approved with conditions

4.0 Description of Proposed Development

4.1 The Applicant bought the property from a single occupier who had owned and occupied Manor Farm House for more than fifty years. During that time there had been little investment in the repair and upkeep of the building. Mr Loxton Edwards has since bought the property with the intension to invest time and money in repairing and modernising the property so that it can function as a modern 21 century family home.

4.2 The applicant has considered and discounted a wide range of development options including a rear extension, re-locating the kitchen to a front room, and comprehensive re-windowing. Having regard to the heritage significance of the host building, however, these possibilities no longer form part of the proposed scheme. The proposals currently under consideration aim to provide a simple update of the accommodation in order that it can operate as a standalone family dwellinghouse.

4.3 The intention is that the proposed internal and external alterations will assist providing a new least of life to the property whilst also helping to provide some security for the future use and on-going maintenance of the listed building.

4.4 A full list of works proposed is set out in the attached schedule of works.

5.0 Impact upon Heritage Assets inclusive of Heritage Statement

5.1 The property is Grade II listed and listed for its historical and architectural significance. In accordance with policy at paragraph 128 of the NPPF, this application provides a description of the significance of any heritage assets affected, including any contribution made by their setting. The NPPF sets out that the information provided is required to be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

5.2 In this case, the applicant has commissioned a report from a heritage specialist to inform the proposals. The Statement of Heritage Significance Report by Mr Ian Lund provides information to enable a thorough assessment of the significance of any heritage assets which stand to be affected by the proposals, as well as assessment as to any likely impacts that may arise as a result of the development. The report accompanies these applications and should be read in conjunction with this DAHS.

6.0 Justification

6.1 The proposed works are justified in that they are required in order to make the existing property liveable and workable as a modern family home. The proposed external doorway from the dining room to the garden will enable easier access to the rear garden, meaning the property can be enjoyed by the occupiers to its full potential. The current route to the main garden is either via the front door or via the back door and through the courtyard and side boundary gate. This takes time and is not practical for young children who want to come in and out of the house and garden easily while playing at home.

6.2 The proposed new windows to be inserted in the ground floor utility, the first floor bathroom, and the roof lights will enable more natural light into the rooms allowing more natural solar gain and ventilation.

6.3 The proposed attic ladder will enable direct and easier access to the attic for children via the first floor landing which is at the centre of the house, rather than having to access through the main bedroom. The new loft ladder will also enable a private ensuite and wardrobe to be created in the main bedroom where the existing loft staircase is positioned.

7.0 Access

7.1 The development does not propose to alter access arrangements to the property from the road. However, a new pedestrian access is proposed in the side of the property leading from the proposed dining room out to the main garden.

8.0 Conclusions

8.1 The proposed alterations are modest and can be implemented without detracting from the scale or status of the host building, or any important aspect of its fabric or setting. On the plus side, the proposed works would help sustain the on-going heritage interest of the property. The overall balance of the proposals should therefore have a positive outcome for this heritage asset.

8.2 For the reasons set out, we respectfully invite Wiltshire Council to grant listed building consent.