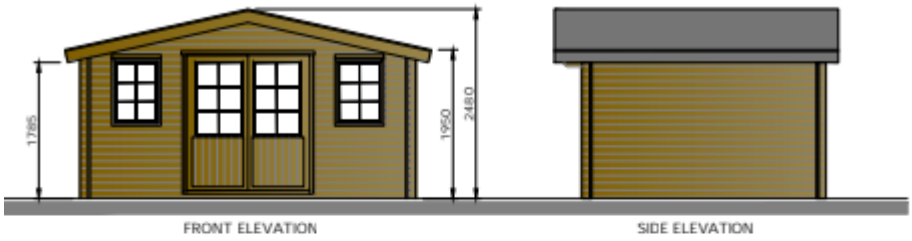
HERITAGE STATEMENT

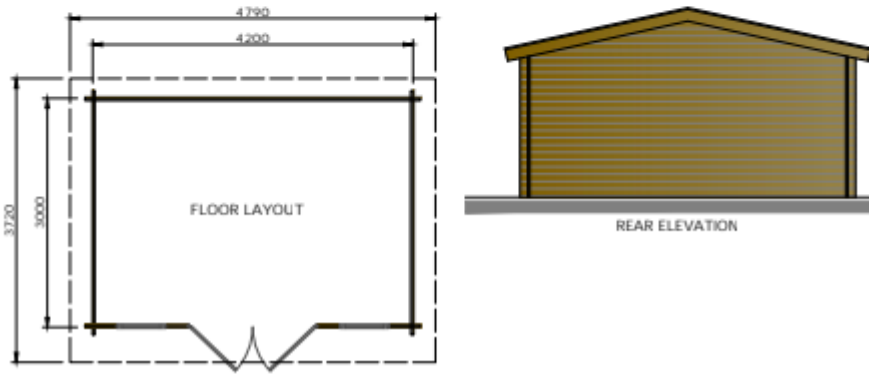
SITE: The Grove, Kingston Road, Shalbourne, Marlborough SN8 3QD

DEVELOPMENT: ***Erection of art studio***

APPLICANT: Mr & Mrs Lavers

This Heritage Statement has been produced by Planning Base Ltd in support of the application as set out above. The proposal is for the erection of a modest art studio to enable Mrs Lavers an area to indulge her passion. This Heritage Statement concentrates solely upon matters relating to the Conservation Area and the adjacent Listed Building. The proposed building is single storey in nature and is akin to a large garden shed. The predominant material is timber and as noted it has a maximum ridge height of less than 2.5 metres and a maximum floor area of 4.2 metres x 3 metres.





Given this modest structure, the impact upon the character or appearance of the Conservation Area and the impact upon the adjacent Listed Building can only be neutral and therefore the proposals preserves the heritage assets. In terms of siting, the outbuilding is located discreetly approximately 14 metres to the south-east of the main dwelling at The Grove and is screened from direct views of the main dwelling by natural and mature vegetation.

Figure 1 below confirms the extent of the Shalbourne Conservation Area and identifies the application site within it.

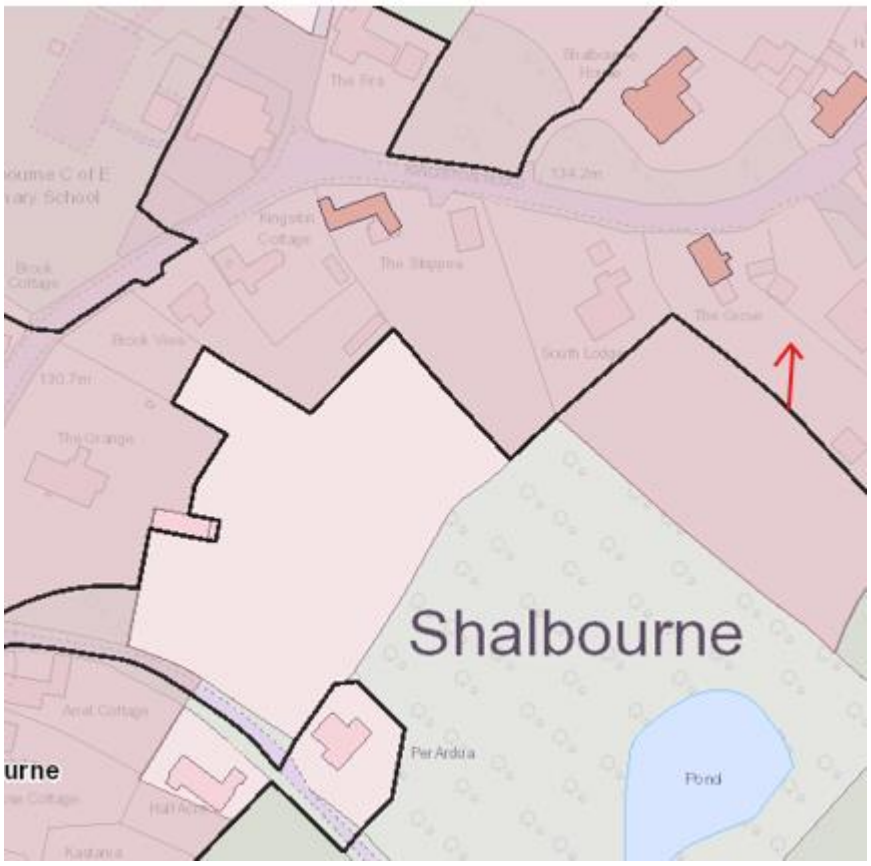


Figure 1 - Pale red indicates extent of Conservation Area

There is no Shalbourne Conservation Area Appraisal document and so the proposal can only be judged upon whether it assimilates with the prevailing character found elsewhere in the heritage asset. A planning application for an annexe was approved under LPA Reference 20/02121/FUL (subsequently confirmed as a self-contained dwelling) to the south-east of The Grove in 2022. This art studio is much more modest than that building and is located almost equidistant between the main house and the former annexe.

It is confirmed in Figure 2 that there are four nearby residential properties that are Listed Buildings.



Figure 2 - Blue triangles denote Listed Buildings

The Grove is the parent property at the site and is a Grade II Listed Building (designated in 1966). The complete Listing extract is set out below and over the page.

Location

Statutory Address:

THE GROVE

The building or site itself may lie within the boundary of more than one authority.

District:

Wiltshire (Unitary Authority)

Parish:

Shalbourne

National Grid Reference:

SU 31620 63197

Details

SHALBOURNE SHALBOURNE VILLAGE SU 36 SW (east side) 12/182 The Grove (formerly listed as Grove Farmhouse) 22.8.66 II House. C17 and early-mid C18, with later additions. Brick with tiled roof. Two-storey, original house 3 bays gable to road and with lean-to rear further extended out in C20. Entrance to centre bay opposite stack, now garden front. This elevation of 50 mm brick, and timber casement windows. Road gable rebuilt early-mid C18 in blue header bond and plat band, 12-pane sashes with heavy glazing bars, gauged lintels, the upper floor windows with moulded brick floating cornices. Some 9-pane sashes horizontally sliding. Interior: room to road end fully panelled with cornice and fire surround, all C18. Elsewhere chamfered beams with stepped run-out stops.

Listing NGR: SU3162063197

It is noted that the reason for Listing this building is exclusively concerned with its external appearance and some internal features such as cornices and beams. There are no external features in the curtilage of The Grove that warrant special detail. Given the distance between the Listed Building and the proposed art studio and the natural screening between the two buildings, there only be a neutral impact upon the Listed Building.

The requirements of paragraph 189 of the National Planning Policy Framework ('the NPPF') are noted and set out over the page.

> 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

It is considered that there will be a neutral impact upon the setting of The Grove and the character and appearance of the Conservation Area and there will be no change to the footprint of the main building nor the external appearance. It will continue to be discreet in the street scene given the positioning deep in the plot.

It is also considered that there would be no harm caused to the character or appearance of the Listed Building which therefore complies with the Statutory Test.

Planning Base Ltd August 2023