Heritage

Planning Statement

Application Site:

Glebe Farmhouse
Westbury Road
Little Cheverell
SN10 4JP

Date:

Revision 1 - September 2023

Produced by:

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1. INTRODUCTION

This Planning Statement accompanies a planning application for a proposal for the above property. It is not a standalone document and should be read in conjunction with the attached accompanying documents and drawings.

As detailed in our covering letter, we encourage the Decision Maker to review the full application documents and contact us at the earliest available opportunity to discuss any concerns or requests for further information. This will hopefully expediate the decision-making process and help to alleviate some of the burden currently placed on the nationwide planning system.

A time extension will normally be agreed to if required.

2. THE APPLICATION SITE

Existing Use

The existing property is located on Westbury Road, Little Cheverell SN10 4JP and is a residential dwellinghouse under Use Class C3. It provides accommodation with 4 bedrooms arranged over 2 storeys. The property also contains a detached garage within the curtilage.

3. CONSERVATION AND HERITAGE

Heritage Assets Identification

The Department for Digital, Culture, Media and Sport are advised by Historic England and are responsible for the identification and designation of listed buildings, scheduled monuments and protected wreck sites. Historic England identifies and designates registered parks and gardens, and registered battlefields. Conservation areas are typically designated by local planning authorities.

Heritage Asset Planning Policy

In addition to the Town and Country Planning Act 1990 and the most recent National Planning Policy Framework (NPPF), the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

Designated Heritage Assets: Listed Buildings

Buildings are designated as Listed Buildings due to their special architectural or historic interest and may include any object or structure fixed to the building, or any object or structure within the curtilage of the building which, although not fixed, forms part of the land and has done so since 1 July 1948.

Listed buildings are classified into 3 grades:

- Grade I buildings are of exceptional interest

- Grade II* buildings are particularly important buildings of more than special interest
- Grade II buildings are of special interest warranting every effort to preserve them

The special interest may arise from the contribution the building makes to the architectural or historic interest of a group of buildings or may be the individual building only.

Preservation and Enhancement of Heritage Assets

Consent is required for proposed works to demolish any part of a listed building or to alter or extend it in a way that affects the character as a building of special architectural or historic interest. This includes works to the interior, objects and structures either fixed to the building or within the curtilage.

Works to the exterior may also require a separate planning approval.



Glebe Farmhouse

Identification of The Heritage Asset – Listed Building Consent

The property lies within the Little Cheverell Conservation Area, which was designated in 1972. The Conservation Area is characterised by the picturesque village green and its surrounding buildings which are of architectural merit, including the Grade II* listed Little Cheverell Manor House and the Grade II listed St Mary's Church. The village also contains numerous other buildings of architectural merit, including The Old Rectory, The Old Forge and The Old Bakery.

Statement of Significance

Glebe Farmhouse is Grade II listed and as such is afforded protection for its historical merit.

The dwellinghouse sits in a large plot in the rural area, opposite St Mary's Church. The immediate enclave is residential use with all other neighbouring properties constructed in the mid to late 20th Century.

The main dwellinghouse is a typical design and construction of its era provides a family home with historical character.



Image of the detached garage – East Elevation

The property also contains a detached garage to the west of the host building, close to the western boundary. The garage building is not listed in its own right and appears to have been constructed at a later date than the main dwellinghouse, evidenced by the use of different brickwork and roof tiles.

The structure is open internally with a solid brick wall that has been painted at some point in history and has open timber rafters.



Images of external finishes – Garage to Main House





Images of Garage Interior

The open nature of the structure has allowed for weathering over many years and consequently the garage building is in need of repair.

Whilst the garage building is within the curtilage of a Listed Building, it is not likely to be seen as a Heritage Asset in its own right and does not form part of the Heritage Listing. The current condition of the garage building is considered to have an overall negative impact on the Heritage Asset of the Listed Building and the wider Conservation Area.

4. The Proposal

The proposal seeks to convert the detached garage into an annex for sole use by the occupants and provide care for immediate family.

The existing roof will remain in situ with only the installation of two small skylight windows in conservation style.

The existing brick walls will remain and new timber fenestration and doors will be installed to the existing opening in a style that is characteristic of the era, complimenting the main dwellinghouse.

Internal works will include thermal upgrade to the exterior walls and roof, and a small bathroom will be fitted, connecting to the existing foul drainage.

5. IMPACT ASSESSMENTS

- **Visual Impact**

The design principles have been carefully considered to ensure that the proposal maintains the character of the Heritage Asset and its noted architectural styling.

The existing garage is not highly visible from the highway and the overall visual appearance will remain unchanged in terms of mass and external appearance. The addition of new timber fenestration and doors to the eastern elevation will provide continuity with the existing host dwelling.

The works will include renovation of the exterior surfaces which is considered to be of a positive impact to the overall visual appearance.

The visual impact of the proposal to the main dwelling and locality is therefore considered to be positive.

- **Neighbourhood Impact**

Throughout the design concept, careful consideration has been given to neighbouring properties and other designated Heritage Assets to ensure that there is no adverse impact on them.

The proposals are not considered to have any detrimental impact on neighbouring Heritage Assets, and will not have any impact on private amenities, loss of daylight or loss of sunlight to the surrounding properties.

- **Ecological Impact**

The proposal is considered to be minimal in terms of impact to biodiversity, wildlife and ecology:

Tree and Hedge Protection:

The application site does not contain any protected or notable species of trees. Hedgerows are close to the boundary of the garage but they are not considered to be affected by the proposed works.

A survey should therefore no be required for the application.

Wildlife Triggers:

The application site is located within the Salesbury Plain SPA 6400m buffer, nonetheless it is not within 400m of any ancient woodland, freshwater ponds or grasslands. It is not situated within 50m of any know protected sites.

A Wildlife Trigger Report should therefore not be required for the application.

Works to the existing property and its neighbouring properties will be inspected prior to the commencement of any works for the presence of protected species. Should evidence suggest that there may be notable or Priority species within the vicinity, a suitably qualified consultant will be engaged to determine if there are any likely impacts.

Biodiversity:

The accompanying Biodiversity Checklist confirms that the application site is not within any areas that carry a high risk of impact to smaller wildlife habitats.

The application site is located within the Salesbury Plain SPA 6400m buffer but the proposal is considered to be of minimal impact to buffer.

The Proposal does not fall within the requirements of Biodiversity Net Gains (BGNs).

The installation of bird and bat nesting boxes within the grounds have been encouraged where appropriate, as well as the creation of suitable landscaping to urban gardens to encourage species such as butterflies, bees and small birds.

- **Climate Emergency Impact**

Energy Efficiency:

The existing property was constructed to low building standards and is therefore classed as having poor energy efficiency. Poor energy efficiency ultimately leads to an increase in the use of fossil fuels to create an optimal internal temperature throughout the year. It can also trigger fuel poverty which may cause health implications and ultimately lead to preventable death.

The proposal seeks to convert an open garage into a useable annex for use by the occupants and will be thermally upgraded to meet modern building standards. This will reduce the need for mechanical cooling systems and therefore reduce the amount of energy consumed by the house resulting in less carbon emissions through use of fossil fuels.

The proposal is therefore seen as a positive impact to Climate Change.

Renewable Energy Systems:

The proposal does not include for the installation of renewable energy as part of the application.

The Fabric First Approach is the correct sequence of upgrading our existing buildings to meet Carbon Zero targets. The method seeks to increase the level of insulation and airtightness of the thermal envelope as the priority so that the amount of energy required is reduced. A smaller renewable system can therefore be installed as part of a later phase.

Carbon Footprint:

Where possible, all materials will be sourced locally and installed by local contractors, reducing the need for transportation as much as possible. All timber products will be FSC certified from sustainably managed sources, and the use of natural insulation products have been incorporated into the scheme.

Where possible, low-embodied carbon alternatives will be used with a low GWP.

- **Noise Impact**

Construction Works:

Noise levels for the construction phase will be kept to the minimum to avoid disturbance to neighbouring properties and will working times will be strictly adhered to.

Sound Transmittance:

The proposal is not considered to have a negative impact on the transmittance of noise to neighbouring properties.

- **Flood Risk Impact**

The accompanying Flood Risk Report confirms that the application site is located within the Environment Agency's Flood Zone 1, and therefore at minimal risk of flooding.

- **Conservation and Heritage Impact**

The application site is within the curtilage of a Grade II listed building and as such development and alterations are therefore restricted to preserve and protect the Heritage Asset and surrounding area.

The proposal seeks to convert the existing open garage into habitable accommodation. The proposed alterations are considered to have a low impact on the host dwelling and Heritage Asset and have been designed to maintain the character of the Asset and the surrounding area.

The existing openings will be infilled with new fenestration in timber to match the main host dwelling, and two discreet skylights will be installed to the roof.

The proposal is not considered to have any adverse impact on the Heritage Asset or neighbouring Assets, or impact on the wider Conservation Area.

6. SUMMARY

The proposals have been carefully considered by the applicants to ensure that the Heritage designation is not impacted in any adverse way. The design has been chosen to reflect the individual character of the building, using materials that will be sympathetic and in keeping with the overall character of the building and the surrounding area.

We hope that the proposal meets with your approval.