NDM COLLINS
ARCHITECTS

T 01297 552622
E info@ndmcollins.uk
W www.ndmcollins.uk
A Office 1, The Grove, The Underfleet,
Seaton, Devon, EX12 2FU

Planning, Design & Access Statement and

Statement of Heritage Significance

Erection of single storey extension to north gable side

at

Manor Barn

Bath Road

Pickwick

Corsham

Wiltshire

SN13 0HU

Ref. 22-048

November 2022

Rev. A

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1.0 Introduction

1.01 This combined Planning, Design & Access Statement, & Statement of Historic Significance has been prepared in support of an application for Householder Permission for the erection of a single storey extension to the north of Manor Barn. The proposal will involve the demolition of an existing attached outbuilding and garage and garden room and pagoda. The proposed single storey extension will provide a new dining space, home gym and ground floor bedroom.

1.02 The dwellinghouse is not Listed in its own right but lies within part of the former curtilage of Pickwick Manor, a Grade II* Listed dwellinghouse, within the designated Pickwick Conservation Area. The dwellinghouse is understood to have been created by the conversion of an original farm outbuilding in 1948. The Manor was not Listed until the 1960's.

1.03 This Statement sets out the process that has led to this application, considers the issues inherent to the site and its wider context and explains and justifies the proposal in a structured way, with reference to both Local and National Policy.

1.04 This Statement is accompanied by the cover letter, drawings and supporting documents detailed on the attached issue schedule, which together comprise the accompanying application for Householder Permission

2.0 Planning History, Constraints & Policy

2.01 **Planning History:** No planning history file is currently evident on the Local Planning Authority website for the original permission which enabled the creation of the existing dwellinghouse. The following is the current, publicly viewable record:

- PL/2021/05107 – 10/05/2021- Approved - Works to Trees in Conservation Area – Crown reduction Pear & Cherry
- 17/02973/TCA – 22/03/2017 – Approved – Reduce Damson, Laurel, Hazel & Apple
- 14/00940/TCA – 27/01/2014 – Approved – Fell Sycamore and Plum
- N/13/00810/FUL – 18/03/2013 – Approved – Sunroom extension
- N/12/02185/TCA – 01/08/2012 – Approved – Reduce Beech
- N/11/03353/TCA – 04/10/2011 – Approved – Reduce Lime and fell pollarded Maples
- N/97/00029/FUL – 08/01/1997 – Approved – Installation of 4 dormer windows
- N/94/02009/TCA – 14/10/19994 – Approved – Tree felling

2.02 **Statutory & Non-Statutory Designations:**

Statutory Designations	**Site falls within, contains or abuts**
Conservation Area	Yes, Pickwick
Area of Outstanding Natural Beauty (AONB)	No
Statutory Listed Building	Adjoins Grade II* Listed 'Pickwick Manor' (within historic curtilage) & Grade II Listed 'Privy & Garden Wall to South of Pickwick Manor', also Opposite Grade II Listed 'Vine Cottage'
Registered Parks & Gardens	No
Site of Scientific Special Interest (SSSI)	No
Registered Public Rights of Way	No
Flood Risk Zone	No
Safety Hazard Zone (Consultation Area)	No
Tree or Hedgerow Preservation Order	No

2.03 **Planning Legislation:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The following, National, Local and Neighbourhood plans are applicable to the application site.

2.04 **National Framework:** The National Planning Policy Framework (the 'National Framework') addresses the presumption in favour of sustainable development, the drive for visual enhancement of built historic and natural environment, whilst fostering high quality design and protecting the openness of Green Belt.

i. **Historic Built Environment:** The National Framework focusses on development in the historic built environment under Section 16 Conserving and Enhancing the Historic Environment. Paragraphs 194 to 208 are of particular relevance to this application where the building is one which lies within the former curtilage of a Listed Building and the defined boundary of a designated Conservation Area. The need for a balanced judgement is stressed, which weighs perceived scale of harm/loss against the significance of the heritage asset. Local Planning Authorities are exhorted to consider favourably proposals which preserve positive elements of or enhance their setting.

ii. **Pre-application Engagement:** Paragraphs 39 and 40 of the National Framework confirm that whilst positive pre-application engagement is encouraged in an endeavour to resolve any areas of potential concern before a formal application is submitted it also makes clear that Authorities cannot require pre-application engagement. On this occasion, due to the modest scale and nature of the proposals no prior approach has been made to the Local Planning Authority or Parish Council.

iii. **Decision Making:** Paragraph 38 of the National Framework confirms that Authorities should approach decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Paragraph 38 also confirms that decision-makers at every level should seek to approve applications for sustainable development where possible. The applicant welcomes the opportunity for positive engagement between their consultants and the Local Planning Authority Case Officer in any constructive design discussion during the formal consideration of the application in a genuine effort to develop any agreed revisions required to this submission to address any legitimate and justifiable concerns.

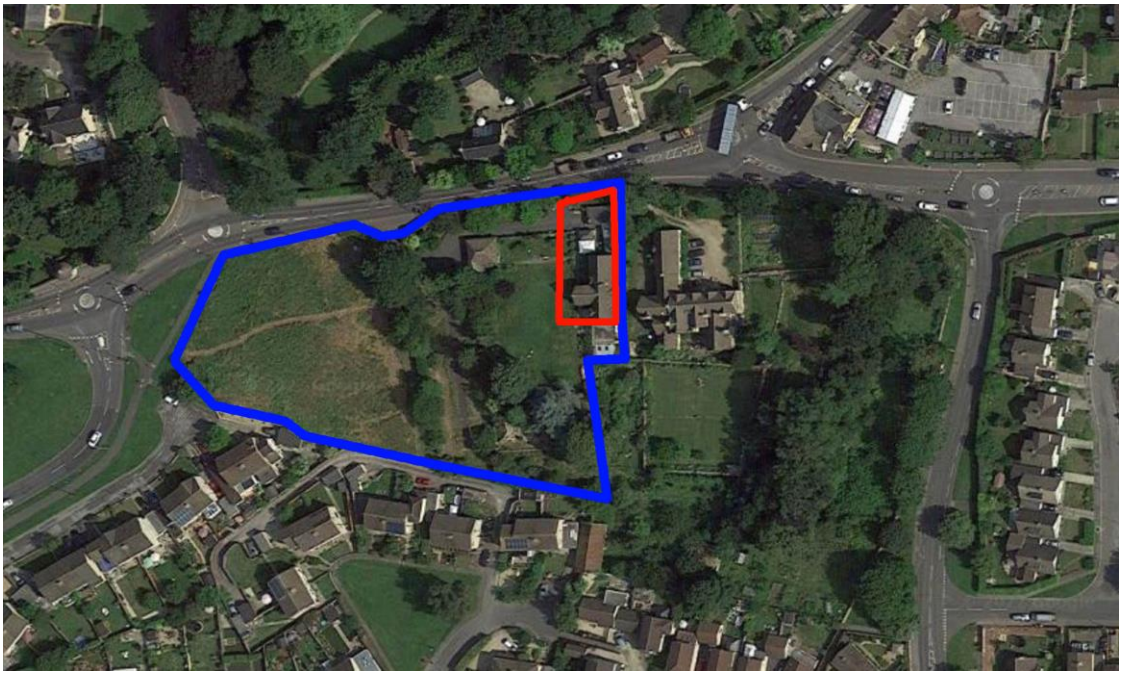
2.05 **Wiltshire Local Plan 2011-2019:** This comprises a suite of documents. The first is the Core Strategy which contains the following policies of greatest relevance to the proposals: CP57 (Ensuring high quality design and place shaping); CP58 (Ensuring conservation of the historic environment). CP50 (Biodiversity and Geodiversity) and CP51 (Landscape) and saved policy NE14 Trees and the control of new development.

2.06 **Corsham Neighbourhood Plan:** Policy CNP HE1 requires all proposals to demonstrate good quality design, which responds to and integrates well with its local surrounding and landscape context as well as the built environment. Policy CNP HE2 supports innovatively designed proposals where scale, materials, colour and proportions respect the prevailing historic environment.

2.07 **Corsham Design Guide:** The proposals follow the guidance in utilising matching form, with both modern and traditional external materials, complimenting and enhancing the existing host building character and its setting.

3.0 Site & Surrounding Area

3.01 **Location:** Manor Barn is located to the west of Pickwick Manor on the southern side of Bath Road (A4) within Pickwick Conservation Area. The A4 is the main link road between Bath and Chippenham, with the majority of Corsham positioned to the south.



3.02 **Area:** In terms of the Pickwick Conservation Area, the Corsham Design Guide identifies the site as lying within Character Area 5 'Copenacre and Pickwick'. The character area encompasses the urbanised stretch of Bath Road (A4) with predominantly historic buildings. It also includes more recent development pockets to the north and south of the A4, including Academy Drive, Woodlands, Chestnut Grange and Dovecote Drive. More recent housing development within this character area has been sensitively detailed. As such the nature of the area is quite complex and contains several separate sub-areas of different and distinct characters. The area is partly covered by the Pickwick Conservation Area and contains a substantial number of listed buildings. There are also several Tree Preservation Orders (TPO's) in the area.

3.03 **Site:** The application site comprises the existing dwellinghouse, outbuildings and its associated, mature, private domestic curtilage/garden and adjoining paddock. The paddock is separated from the domestic curtilage by a consolidated track which is bounded by mature planting on both sides and a stone wall which bounds the residential curtilage. The garden is screened from public view from Bath Road by Bath stone boundary walls and mature planted boundaries.

3.04 **Existing Buildings:** Manor Barn faces west and sits perpendicular to Bath Road, positioned with its rear forming the eastern boundary of the side. It is set back from the highway and does not provide competition for Pickwick Manor's grander and historic character. The dwelling is understood to have been converted to a dwelling house from a barn previously associated with Pickwick Manor. The dwelling is constructed of Bath stone with natural stone tiled roof. There is a mixture of single glazed Crittal style windows with stone (and stone effect) mullions and timber casement windows and doors. Ancillary structures within the property comprise two separate double garages and a variety of domestic outbuildings and structures within a mature landscaped garden with a variety of attractive trees.



ABOVE: West (front) facing elevation

BELOW: Pagoda and Garden Room with Garage and attached outbuilding behind



TOP: North Elevation (gable facing Bath Road), garage and garden room

MIDDLE: North Elevation of garage

BOTTOM: North Elevation (gable facing Bath Road), garage roof and garden room







4.0 Proposal (design and access)

4.01 **Proposal:** Having recently purchased the property the applicant wishes to make some modifications to the internal layout to improve circulation, replace the discordant garage and outbuildings which are currently attached to the main dwelling and provide enhanced in curtilage vehicular turning and primary entrance.

4.02 **Use:** The proposals will maintain and enhance the use of the existing dwellinghouse as a private, single household, family residence with improved access and a spatial provision which accords more appropriately with the scale and setting of the dwelling and curtilage.

4.03 **Amount:** The proposal represents an addition of less than thirty per cent of the total volume and gross internal floor area of the existing dwellinghouse.

- Existing floor area of main dwelling (ground and first floor) 225m²
- Existing outbuilding, garage and garden room to be removed 50m²
- Proposed extension floor area 86m²
- Net additional floor area 36m²

4.03 **Layout:** The existing flat roof double garage, wedge shaped outbuilding, garden room and pagoda will be removed to make way for a single storey extension. The proposed extension will accommodate a dining space which will link to the existing kitchen, an entrance hall directly accessed from the enlarged parking area, accessible ground floor bedroom, gym, shower room and utility room with a back door. At first floor 4 bedrooms will be retained with the existing bathrooms and ensuites reconfigured to provide a master suite with ensuite and dressing area, bedroom 2 will benefit from an ensuite and the existing study space will provide a family bathroom to serve Bedrooms 3 and 4.

4.04 **Appearance:** The works proposed will remove the clutter of four disparately designed single storey structures, which are immediately in view on approach to the dwelling and detract considerably from the character of the setting. The proposal comprises of two elements, a set-back glazed link which acts as a conduit between the existing building and more prominent element and main body of the extension, which is defined with a traditional roof pitch to match that of the existing dwellinghouse. The west elevation will be finished in Bath stone to match the existing dwellinghouse (utilising stone salvaged from the demolition of existing buildings where possible), with the north facing gable and rear east facing elevation rendered. The roof will be finished with but finished with standing seam metal sheet roofing to provide a clear separation between ‘the old and the new’ with patent style glazing in a limited area over the entrance hall to provide a lighter link between the dwellinghouse and the main body of the proposed extension.

The fenestration to the west elevation is simple in nature and more utilitarian than that of the main dwelling, to ensure the appropriate hierarchy is established between old and new.

4.05 **Scale:** The scale of the proposed extension has been managed by breaking the addition in to two elements, with a pitched roof and glazed link. In particular, close attention has been given to the height of the pitched roof to ensure it is subservient with the main dwelling, by incorporating a small portion of flat roof to the east facing rear.

4.06 **Landscaping:** As new custodians of Manor Barn, an arboricultural assessment has been undertaken to review the condition and quality of existing trees and advise on future management. A small area of low-level domestic planting is proposed to be removed (currently positioned by the pagoda and garden room) but there are no trees directly affected by this application as affirmed in the accompanying arboricultural report.

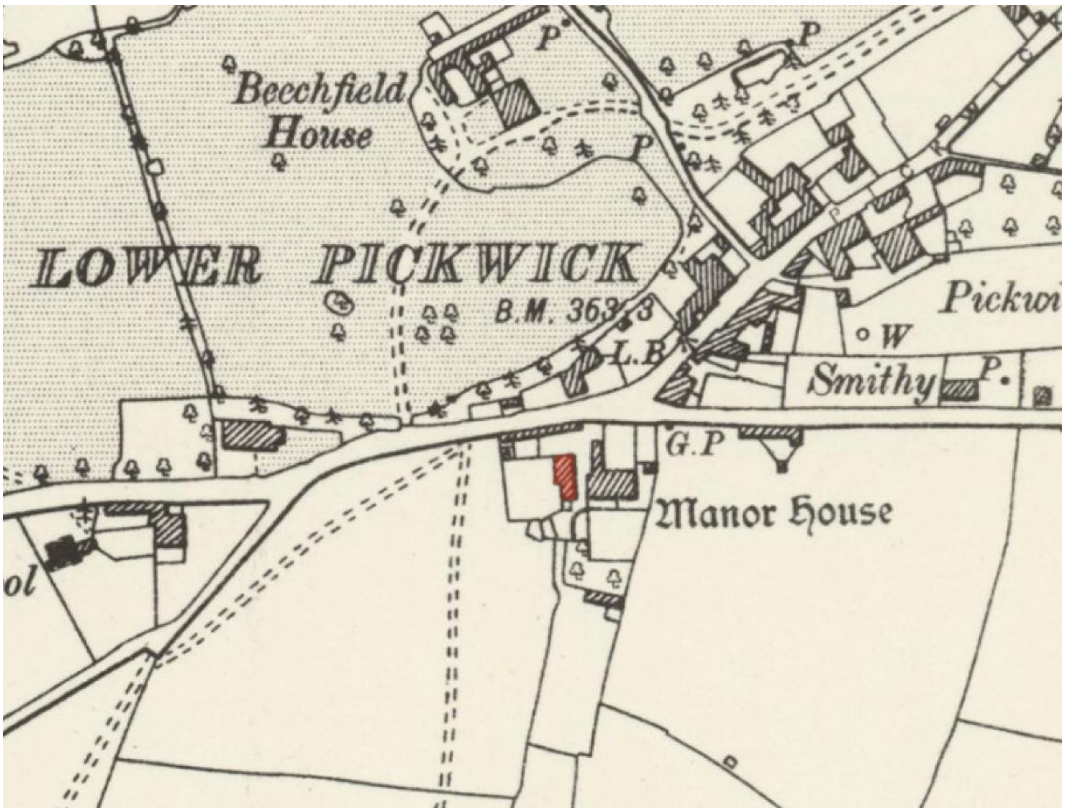
4.07 **Access & Parking:** Access to Manor Barn is from Bath Road and will remain unchanged. There are two independent garage buildings, one which will be demolished to make way for the new extension and a second, position in close proximity to the vehicular access from Bath Road, this will be retained. Whilst there is ample in curtilage turning near the Bath Road Access, in closer proximity to the dwelling there is no turning, requiring cars to reverse a considerable distance up the private drive, when leaving the site. The proposed layout will see some low-level planting removed to form a larger turning head in front of the proposed extension, enabling cars to turn and leave in a forward gear**.**

4.08 **Drainage:** Drainage will remain unchanged for existing foul sewerage and surface water drainage, with the proposals not adding sufficiently to existing loadings to require any upgrade or alternative provision.

5.0 Statement of Historic Significance (and Assessment of Heritage Impact)

5.01 **Heritage Significance:** The dwellinghouse is understood to have been created through the conversion of a former barn associated with the curtilage of Pickwick Manor. Whilst the site once historically formed part of the original grounds of what is now the adjoining Grade II* Listed Pickwick Manor, it is not referred to in the Listing Schedule as part of the curtilage of the Listed Building. This is not surprising as the Manor was not Listed until 20th December 1960. Accordingly, no tandem application for Listed Building Consent is required. The site also lies within the designated Pickwick Conservation Area. No separate application for Conservation Area Consent is required for the demolition of the garage and other minor outbuildings, as the redevelopment/extension to replace the removed structures will be covered by any Householder Permission granted in respect of this application.

BELOW: Historic map dated 1881 – 1913 with Manor barn highlighted in red



5.02 **Planning Policy:** This application falls to be considered and determined in accordance with the relevant section of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that the character, fabric and (in this case most importantly) the setting of any Listed Building are preserved, and the character of any Conservation Area is maintained or enhanced. The National Framework confirms that:

> *197. In determining applications, local planning authorities should take account of:*
> *c) the desirability of new development making a positive contribution to local character and distinctiveness."*
>
> *202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
>
> *206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

5.03 **Corsham Design Guide - Character Area 5 Copenacre and Pickwick:** The Corsham design guide recognises the complex nature of the area within which this application falls. Noting the mix of historic fabric and more recent development. Within the '*Specific Design Guidance for Refurbishment, Extension and New Development'* within this document there is a preference for traditional materials including stone and stone tiles and mixture of building heights/scales along Bath Road.

5.04 **Assessment of Heritage Impact:**

- The proposed extension will replace a collection of buildings/extensions which are incongruous with the main dwelling, function poorly & detract from its character & setting.
- The proposed extension has been carefully designed to contribute positively to the setting and compliment the main dwelling and its use as a family home, thus securing its appeal (and ongoing maintenance and upkeep) for current and future custodians.
- It is intended that the pitched roof and stone elevation will be read similarly to an outbuilding in nature and scale, with the more contemporary glass link and flat roof providing a conduit to the existing, which is set back from the primary elevation to ensure an appropriate hierarchy is established between old and new.
- From Bath Road the only element visible with be the pitched roof and rendered gable end, this will be a sympathetic addition to the street scape and context of Manor barn.

6.0 Other Material Considerations

6.01 **Ecology:** An ecological appraisal including emergence surveys is submitted in support of the current proposals sufficient to demonstrate the lack of adverse impact upon existing protected species and their habitats with need for limited mitigation and due care during construction.

6.02 **Arboriculture:** An arboricultural appraisal including proposed new planting is submitted in support of the proposals which demonstrates the lack of potential for adverse impact upon existing trees of value within the site.

7.0 Conclusion

7.01 The proposed development would make a positive contribution to the quality of the character of an existing dwellinghouse within the Pickwick Conservation Area.

7.02 The proposals comply with the relevant policies of the Local Plan, Neighbourhood Plan, Supplementary Planning Documents and the aims and objectives of the National Framework.

7.03 The proposals give rise to ‘less than significant impact’ and would not give rise to any other potential harm that might demonstrably outweigh the benefits of the proposals to an improved level of accommodation within the existing dwellinghouse.

7.04 The applicant therefore respectfully requests the support of Corsham Parish Council and Wiltshire Council.