# DESIGN AND ACCESS STATEMENT

## *INCORPORATING HERITAGE IMPACT ASSESSMENT*

## OUTBUILDING AT BRIDGE COTTAGE, COOMBE BISSETT, SALISBURY, WILTSHIRE SP5 4LE



## ON BEHALF OF MR & MRS BARRETT

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

www.rawplanning.co.uk l admin@rawplanning.co.uk
RAW Planning Ltd l Company No. 11899496

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# 1. INTRODUCTION

1.1 This Design and Access Statement has been prepared by RAW Planning Ltd to accompany a Planning and Listed Building Consent Application which is submitted on behalf of Mr & Mrs Barrett ("The Applicant"). The application relates to an outbuilding to the rear of Bridge House, Coombe Bissett, Salisbury SP5 4LE ("The Application Site").

1.2 Planning and Listed Building Consent is sought for: "*Conversion and extension of outbuilding into two bedroom holiday let, car parking and associated works"*

1.3 This application follows the grant of planning and listed building consent for the conversion of the existing outbuilding into a holiday let on 30th November 2022. The full planning application reference is PL/2022/05699 and the listed building consent reference is PL/2022/06698.

1.4 The purpose of this application is to seek a modest single storey extension to the outbuilding in order to create a dining area off the proposed kitchen. The extension would be located over an area of existing hardstanding to the rear of the outbuilding.

1.5 The outbuilding forms part of the curtilage of Bridge House which is Grade II listed. The outbuilding was built prior to 1948, and as such is considered to be 'curtilage listed'.

1.6 The Applicants owns and lives at Bridge House, and the outbuilding is within their ownership.

1.7 This Design and Access Statement provides a description of the proposals, as well as identifying the Legal and Planning Policy Framework within which it should be considered.

1.8 Section 2 provides a description of the application site and the surrounding area. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable to the application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a summary and conclusions.

1.9 The Statement should be read in association with the following plans prepared by Birch Architects:

- Existing Site Plan, dwg no: 371-02-001
- Existing Plan, dwg no: 371-02-002
- Existing Elevations, dwg no: 371-02-003
- Proposed Site Plan, dwg no: 371-02-104

- Proposed Plan, dwg no: 371-02-105
- Proposed Elevations, dwg no: 371-02-106
- Proposed Elevations, dwg no: 371-02-007

## 2. THE APPLICATION SITE

2.1 The application site is located in Coombe Bissett, which is a Large Village, approximately three miles south west of Salisbury city centre.

2.2 Coombe Bissett is a well regarded, thriving village with a number of local services and facilities, including: local store and post office, public house (The Fox and Goose), primary school, church, and village hall. The village also supports a range of clubs and societies.

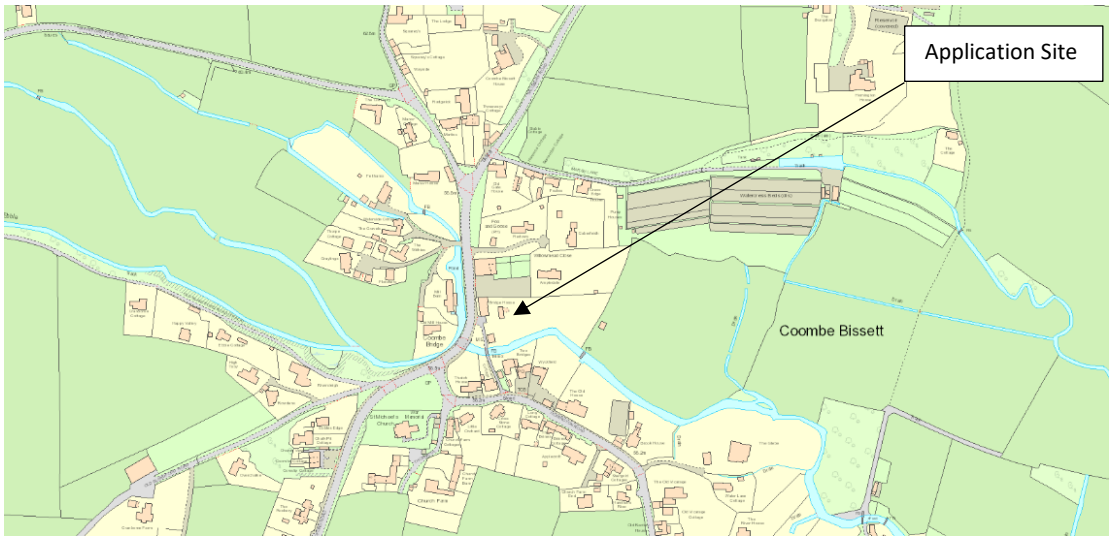



*Image 1: The site in local context*

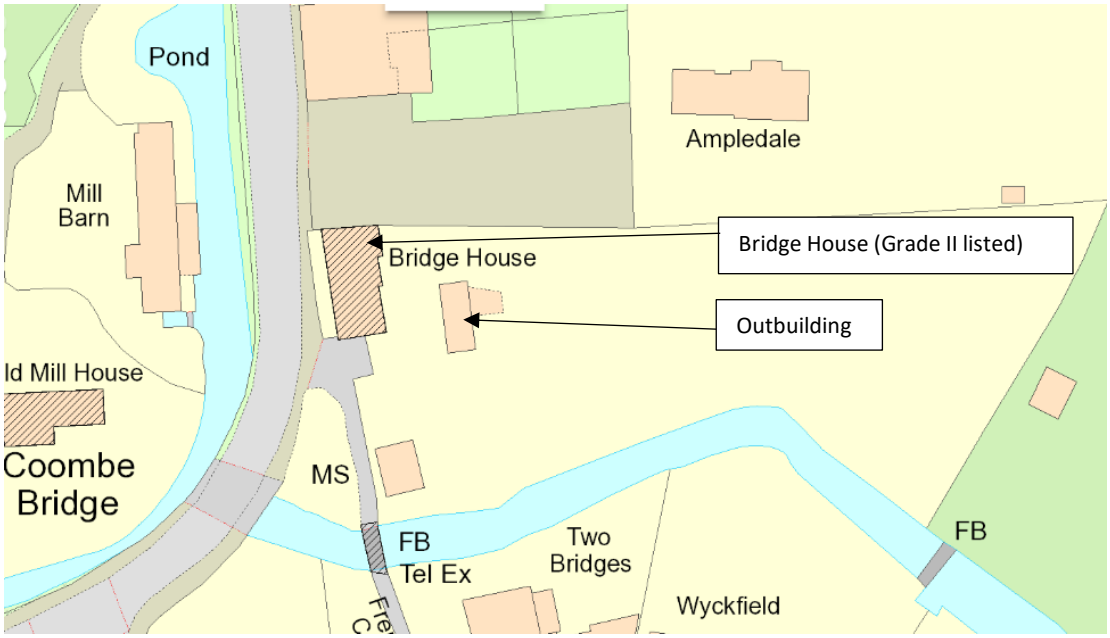



*Image 2: The site in local context (black hatching indicates listed buildings)*

2.3 The outbuilding is sited to the rear of Bridge House, which fronts onto the A354 and adjacent to The Fox and Goose public house.



*Image 3: Bridge House, with outbuilding visible to the rear*

2.4 Bridge House dates back to the mid 18th century. It was listed on 28th March 1985 with the list entry number 1355729 and the following description:

*Detached house. Mid-C18, enlarged and remodelled early C19. Flemish bond brick, tiled roofs with brick stack to right. 2-storey, 5-window front. 6-panelled door, in C19 part, is in round-arched reeded case with paterae and fanlight, to right are two 16-pane sashes with Gothic glazing bars to right and two 12-pane sashes with segmental heads to left. Dentilled eaves cornice to right and stepped eaves to left. The returns are rendered, right has one sash. Rear has C18 outshut to right with C20 dormers and sashes, toe left is rear C19 range with casement and glazed door to ground floor and round arched window with interlaced glazing bars to first floor. 2-span roof to C19 range. Interior has early C19 fittings including 6-panelled doors with reeded surrounds, reeded ceiling frieze and newel stairs.*

2.5 The outbuilding subject to this application is associated with Bridge House, but it is not listed in its own right. On entering the driveway, the outbuilding is separated from the house by a brick wall with only the garage end of the outbuilding visible. The remainder of the outbuilding is only visible from the internal courtyard.

2.6 The outbuilding is a single storey structure, predominantly constructed of brick, with the northern gable end constructed of brick and flint. The southern end of the outbuilding appears as a garage, with a garage door. The remainder of the outbuilding presents in a domestic way, with timber windows. The outbuilding has an internal timber frame, and a corrugated iron roof.

2.7 To the rear of the outbuilding is a lean to extension with a 'cat slide' roof, clad with timber. A pergola creates an outdoor area to the rear. On the southern elevation is an attached greenhouse.



*Image 4: Southern gable elevation with greenhouse*



*Image 5: Northern gable elevation showing brick and flint detail.*

2.8 Internally, the building is used for ancillary storage, but not intensively. The property benefits from a separate garage, so there is no requirement for the building to store vehicles. Images 6-8 below provide photographs of the interior of the outbuilding.

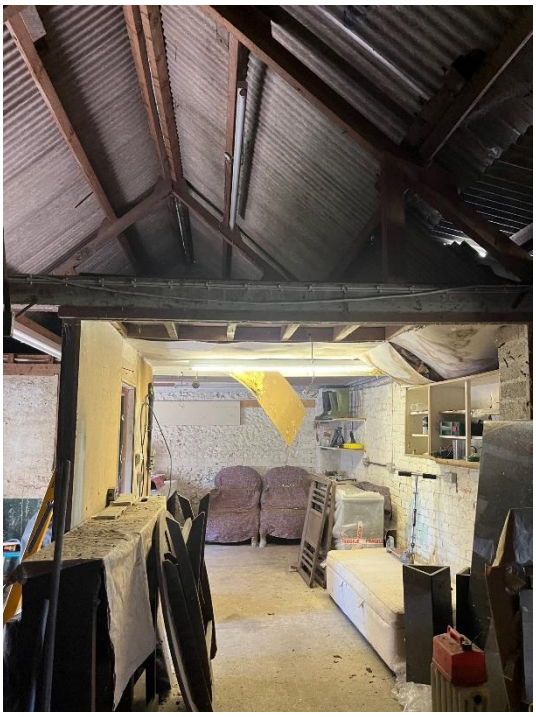


*Image 6: Inside of Outbuilding*



*Image 7: Inside of Outbuilding*



*Image 8: Interior of outbuilding under 'cat slide' roof*

2.9 The site is located within the settlement boundary of Coombe Bissett (Large Village); within the Conservation Area and Flood Zone 3. The site falls outside of the Area of Outstanding Natural Beauty.

# 3. THE APPLICATION PROPOSALS

3.1 Planning and listed building consent is sought for the proposed conversion and extension of the existing outbuilding into a two bedroom holiday let. The outbuilding has extant planning and listed building consent to convert it into a holiday let. This application effectively seeks permission for an extension of the outbuilding to facilitate a larger and more useable kitchen/dining area at the ground floor with a separate living and snug area, and provision of the bedrooms at the first floor.

3.2 As per the approved scheme, the proposed conversion and extension would respect the integrity of the outbuilding by retaining its character. Internally, the holiday let would comprise an open plan kitchen/living/dining room with sliding doors onto a new patio to a larger scale than that approved. The approved floorplan is shown below in Image 9 and the proposed floorplan is shown at Image 10.

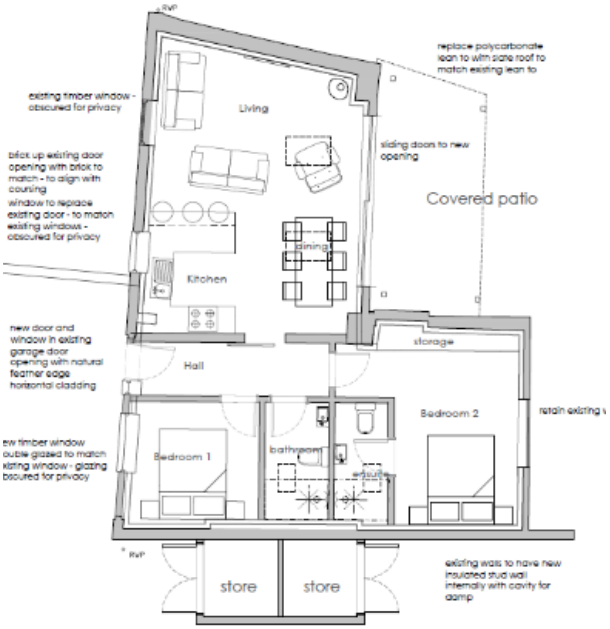



*Image 9: Approved floorplan*

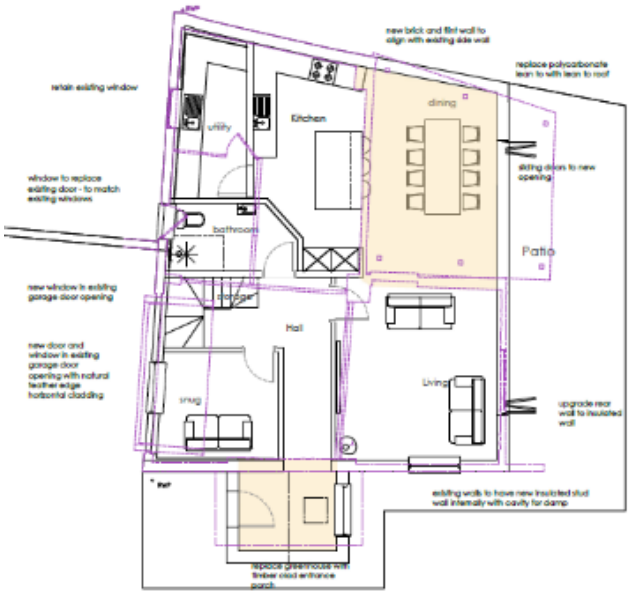



*Image 10: Proposed floorplan*

3.3 It is clear from the above images that the proposed ground floor extension would cover the existing patio, and 'square off' the building at the rear which cannot be seen from Bridge House itself. The rear elevation of the outbuilding can be seen in Images 11 and 12 overleaf.

3.4 The internal layout of the ground floor would be altered to enable living space, with the bedrooms relocated to a new first floor with a gable roof. The overall ridge line would be unaltered.

3.5 The existing windows on the western elevation would be retained but with glazing obscured for privacy to/from Bridge House. The existing garage door would be removed and replaced with natural feather edge horizontal cladding with the insertion of a new window to match the existing.

3.6 A new front door into the holiday let would be installed within a new timber clad entrance porch which would replace the existing lean-to greenhouse.



*Image 11: Rear Elevation*



*Image 12: Rear Elevation*

3.7 The existing bricks which would need to be removed from the rear of the building to facilitate the extension are proposed to be re-used within the new external wall to retain the character and be sympathetic to the building.

3.8 The existing external brick boundary wall would remain in situ which helpfully enables the creation of this separate access into the holiday let, without the need to disturb Bridge House in any way.

3.9 New conservation rooflights are proposed to maximise the natural light into the bedrooms and the open plan area at the rear of the outbuilding.

3.10 A new insulated floor zone would be installed on top of the existing.

3.11 The holiday let would benefit from a patio area to the rear, and would have two dedicated car parking spaces on the gravel drive adjacent to the existing garage.

# 4. RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration that attracts significant weight.

4.2 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Sections 66(1) and 72(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings, as well as the protection of the character and appearance of a Conservation Area.

4.3 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:

- National Planning Policy Framework (NPPF)
- The Development Plan

**National Planning Policy Framework (NPPF)**

4.4 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. A third version of the NPPF was published in July 2021.

4.5 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.6 Paragraph 11 sets out a presumption in favour of sustainable development and states that for decision making this means approving development proposals that accord with an up-to-date development plan without delay (sub-section(c)).

4.7 Section 12 is entitled "Achieving well-designed places". Paragraph 126 explains that good design is a key aspect of sustainable development. Paragraph 130 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

4.8 Section 16 is entitled "Conserving and enhancing the historic environment". Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage

asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

4.9 Paragraph 202 states that where a 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 optimal viable use.

**The Development Plan**

4.10 The Statutory Development Plan covering the application site comprises the Wiltshire Core Strategy (2015). The most relevant policies in the consideration of this application are as follows:

4.11 Core Policy 39 Tourist Development states that outside of the Principal Settlements and Market Towns, tourist and visitor facilities (including tourist accommodation) should be located in or close to Local Service Centres or Large and Small Villages, and, where practicable, to be located in existing or replacement buildings.

4.12 Core Policy 57 Ensuring high quality design and place shaping sets out 14 criteria which all new developments must meet, including alterations to existing buildings. Specifically, criterion (iv) requires development to be sympathetic to, and conserve historic buildings, and criterion (xii) requires the use of high standards of building materials and finishes.

4.13 Core Policy 58 Ensuring the conservation of the historic environment states that development should protect, conserve and enhance the historic environment. Designated heritage assets should be appropriately enhanced in a manner appropriate to their significance.

4.14 Policy 67 (Flood Risk) states that development proposed in Flood Zones 2 and 3 will need to apply the sequential test.

# 5. PLANNING AND HERITAGE ASSESSMENT

Principle of Development

5.1 The site comprises a curtilage listed outbuilding, associated with Grade II listed Bridge House. The site is located within the settlement boundary for Coombe Bissett, which was recently agreed when the Site Allocations Plan was adopted. Image 10 below sets out the settlement boundary and the location of the application site within it.

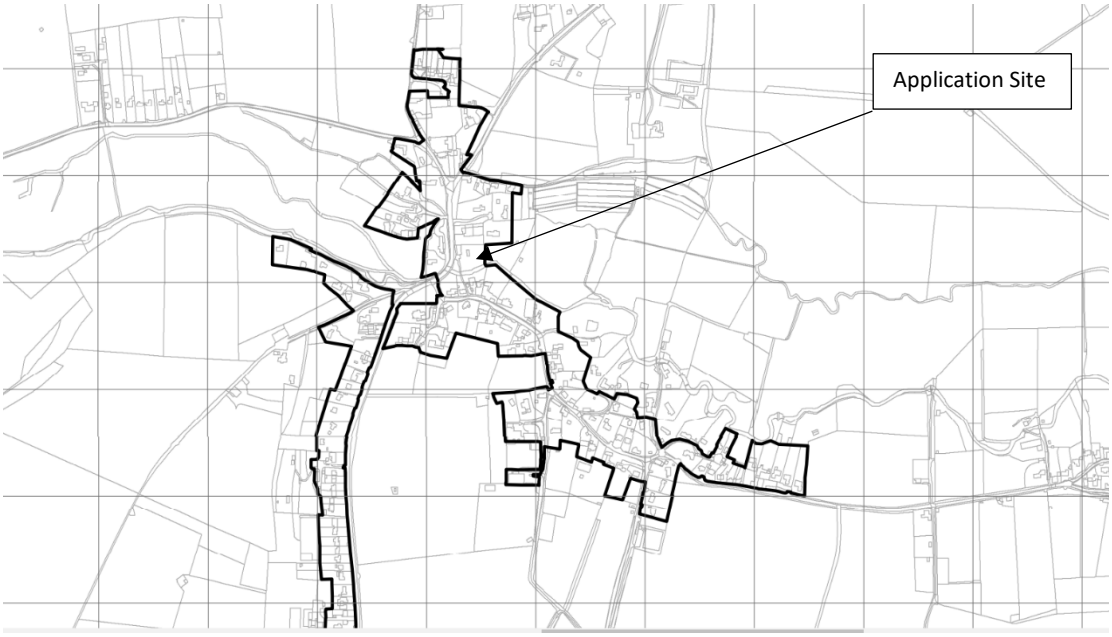



*Image 10: Coombe Bissett settlement boundary*

5.2 Clearly the site is located within the settlement boundary of a Large Village. The principle of tourist accommodation in this location is therefore in accordance with Core Policy 39 which states that tourist and visitor facilities should be located in or close to Large and Small Villages, and a practical preference for the re-use of existing buildings. As such, the proposal meets the requirements and preferences of Core Policy 39. The proposed tourist accommodation use will also help to boost the rural economy, and is well positioned adjacent to The Fox and Goose public house.

5.3 The proposal is unlikely to have any impact on the amenities of nearby residents as it is for the re-use of a building in the rear garden of a dwelling, with a public house on one side, and due to the large plot and the adjacent River Ebble (to the south), there is a significant distance from the neighbour to the south.

5.4 In terms of design and works to a heritage asset, careful consideration has been given to both the internal layout, minimal intrusion and retaining all existing openings to ensure the character and charm

of the building is retained. As such, the proposal is in keeping with Core Policies 57 and 58. More detail regarding the works to the heritage asset are set out further below.

Access and Car Parking

5.5 The proposal allows for two car parking spaces, in line with Wiltshire Council's car parking strategy. They would be accessed via the existing driveway.

Flood Risk

5.6 The application site is located within Flood Zone 3. The proposal constitutes a 'more vulnerable' development but as it is for a change of use, neither the sequential test, nor the exception test need be applied.

5.7 A Flood Risk Assessment (FRA) has been prepared by Calibro Consulting to assess the site and which supports the application. The FRA finds that the site is not considered to be at risk of flooding from surface water, groundwater, sewers or other artificial sources, with the only risk considered to be fluvial flooding from the River Ebble. The FRA has modelled a flood event, finding that a maximum design event flood level of 0.02m over the proposed finished floor level is predicted

5.8 It is proposed to use building fabric and openings that will be flood resistant, i.e. flood proof doors, non-return valves on drainage, air bricks, and sealing of service entry points.

Heritage Assessment

5.9 The Planning and Compulsory Purchase Act (2004) requires that Planning and Listed Building Consent applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.

5.10 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Sections 66(1) and 72(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings, as well as the protection of the character and appearance of a Conservation Area.

5.11 In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Listed Buildings and Conservation Areas, and therefore this needs to be the primary consideration when determining the proposed application. It is also important to consider where the proposals cause harm. If they do, then one must consider whether

any such harm represents 'substantial harm' or 'less than substantial harm' to the Conservation Area as a whole, in the context of paragraphs 201 and 202 of the NPPF.

5.12 The PPG clarifies that within each category of harm ('less than substantial' or 'substantial'), the extent of the harm may vary and should be clearly articulated.

5.13 The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. The PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed. In addition, it has been clarified in both a High Court Judgement of 2013 that substantial harm would be harm that would "*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*".

5.14 From the assessment of old maps, it appears that the outbuilding is likely to have been constructed at the same or similar time to Bridge House itself. Maps dating back to the 1840s (Image 11) indicate that there was a building in the location of Bridge House, with an outbuilding to the rear. The mapping becomes much clearer in 1844-1888 (Image 12) where a far larger, square outbuilding was present compared to the existing building.

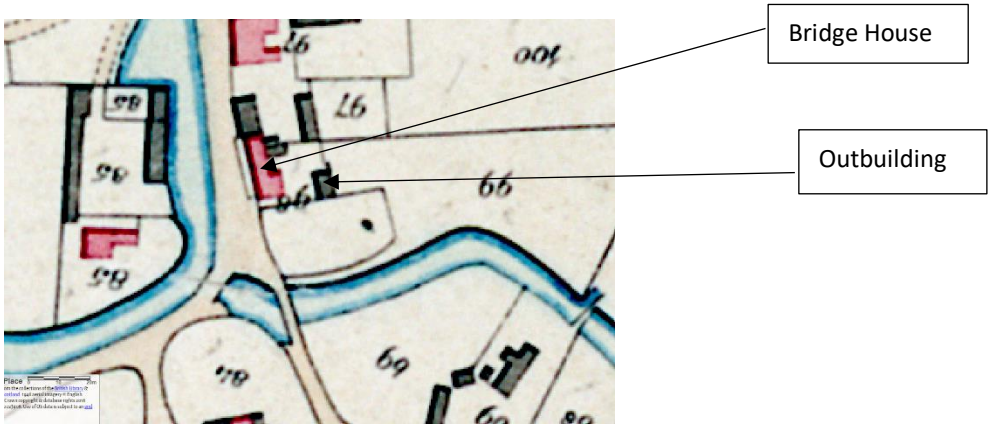



*Image 11: Extract from Know Your Place 1840s Wiltshire Times*

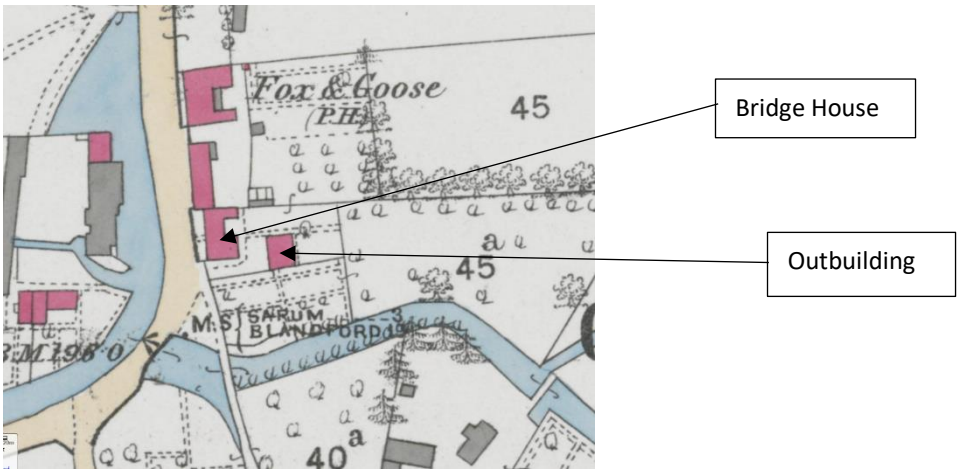



*Image 12:Extract from Know Your Place 1844-1888 OS 25" 1st Edition*

5.15 At some point during the late 1800s, it seems that the outbuilding was altered to reflect more of the shape that is in situ today, with a small 'L' shape to the northern end and a small extension to the south. This can be seen in Image 13 below.

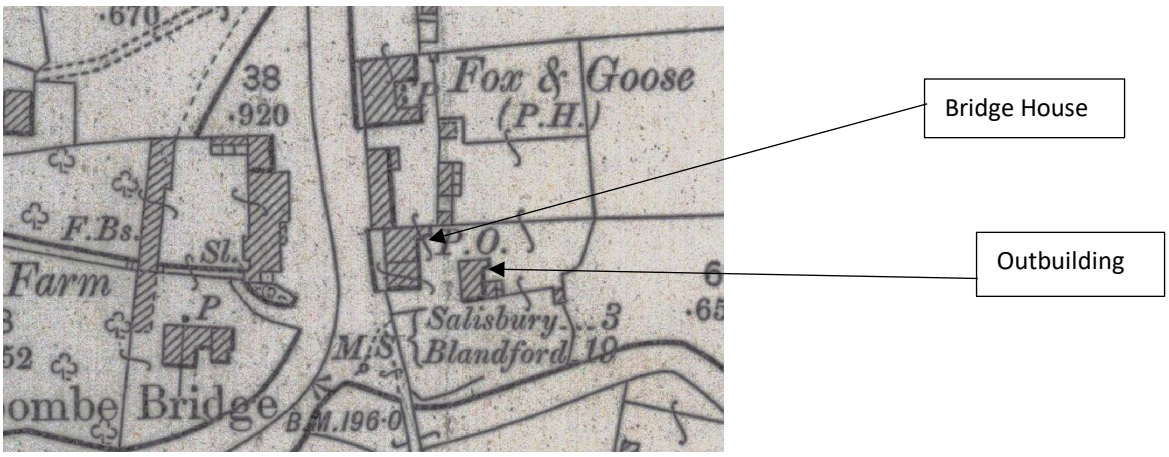



*Image 13: Extract from 'Know Your Place' website 1894-1903 OS 25" 2nd Edition*

5.16 Between the late 1800s and 1939, the plan form of the outbuilding remained unchanged, as seen in Image 14 below.

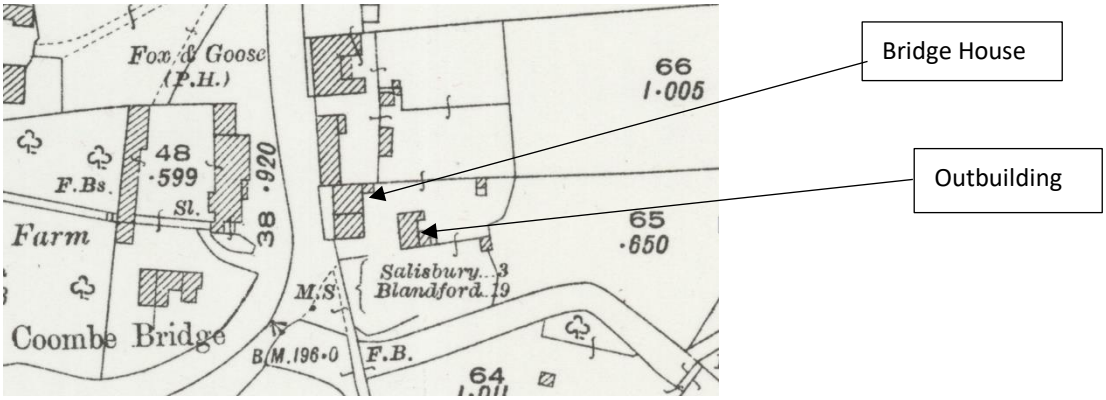



*Image 14: Extract from 'Know Your Place' website 1898-1939 OS 25" 3rd Edition*

5.17 Between 1939 and today, it would appear that there have been minimal changes to the building although it is difficult to be accurate about this. Clearly, the building began life as a substantial outbuilding that has been reduced and extended a few times over the past 150 years.

5.18 The proposed rear extension as proposed would effectively reinstate the original historic footprint of the building, which was larger at the northern side. Whilst the rear elevation would introduce a gable roof pitch, the overall ridge line would be unchanged and it is not considered to affect the setting of Bridge House itself.

5.19 The replacement windows and conservation rooflights on the building would result in minimal loss of historic fabric and will require only minor alternations to the roof structure. The rooflights are essential for introduction more natural light into the building and ensuring its successful reuse.

5.20 Internally, the installation of stud walls will be necessary to create the individual rooms but there is no historic fabric internally that would be adversely affected by this. Fundamentally, none of the proposed works would undermine the legibility of the building as a former ancillary outbuilding.

5.21 Overall, the proposed changes will not undermine the intrinsic architectural and historic interest of the outbuilding, which will still be legible as an historic ancillary building of Bridge House.

# 6. SUMMARY AND CONCLUSION

6.1 This Design and Access Statement has been prepared to consider the proposed conversion and extension of the outbuilding at Bridge House in Coombe Bissett to provide a 2 bedroom holiday let. The building is considered to be curtilage listed, being within the curtilage of Bridge House which is Grade II listed.

6.2 The principle of converting the building into tourist accommodation accords with national and local policy by virtue of the use ensuring the viable long term safeguarding of the buildings; and helping to boost the rural economy. The building has extant planning and listed building consent for conversion into a holiday let. As such, the application effectively seeks the rear extension and amendments to the approved scheme to result in a slightly larger holiday let with living accommodation at the ground floor, and bedrooms at the first floor.

6.3 It has been demonstrated that the historic interest of the building derives from its historic use in association with the Grade II listed Bridge House. The plan form of the building has reduced in scale since it was built (estimated mid 1800s). The proposed rear extension would restore the historic footprint of the outbuilding and as such would be respectful in its size.

6.4 The interests in the building would not be undermined by the proposed adaptation of the building, as it would still be legible as an historic outbuilding. The building has been adapted to ancillary use over recent years, with the installation of garage doors for example. The proposed changes must therefore be understood in the context of alterations to the building which no longer serves it's original purpose.

6.5 The proposed changes are anticipated to enhance the external character and appearance of the building, while general repair works would ensure the building would be structurally sound and watertight using materials and methods to protect against the site's location near to the River Ebble.

6.6 The proposed re-use of the building will ensure the long-term maintenance and longevity of the building, giving it a viable use and sustaining its legibility as a historic ancillary structure and its contribution to the significance of Bridge House.

6.7 For these reasons, the proposals are compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, historic environment policies within the NPPF, and the relevant policies of the Wiltshire Core Strategy.



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