HERITAGE, DESIGN & ACCESS STATEMENT

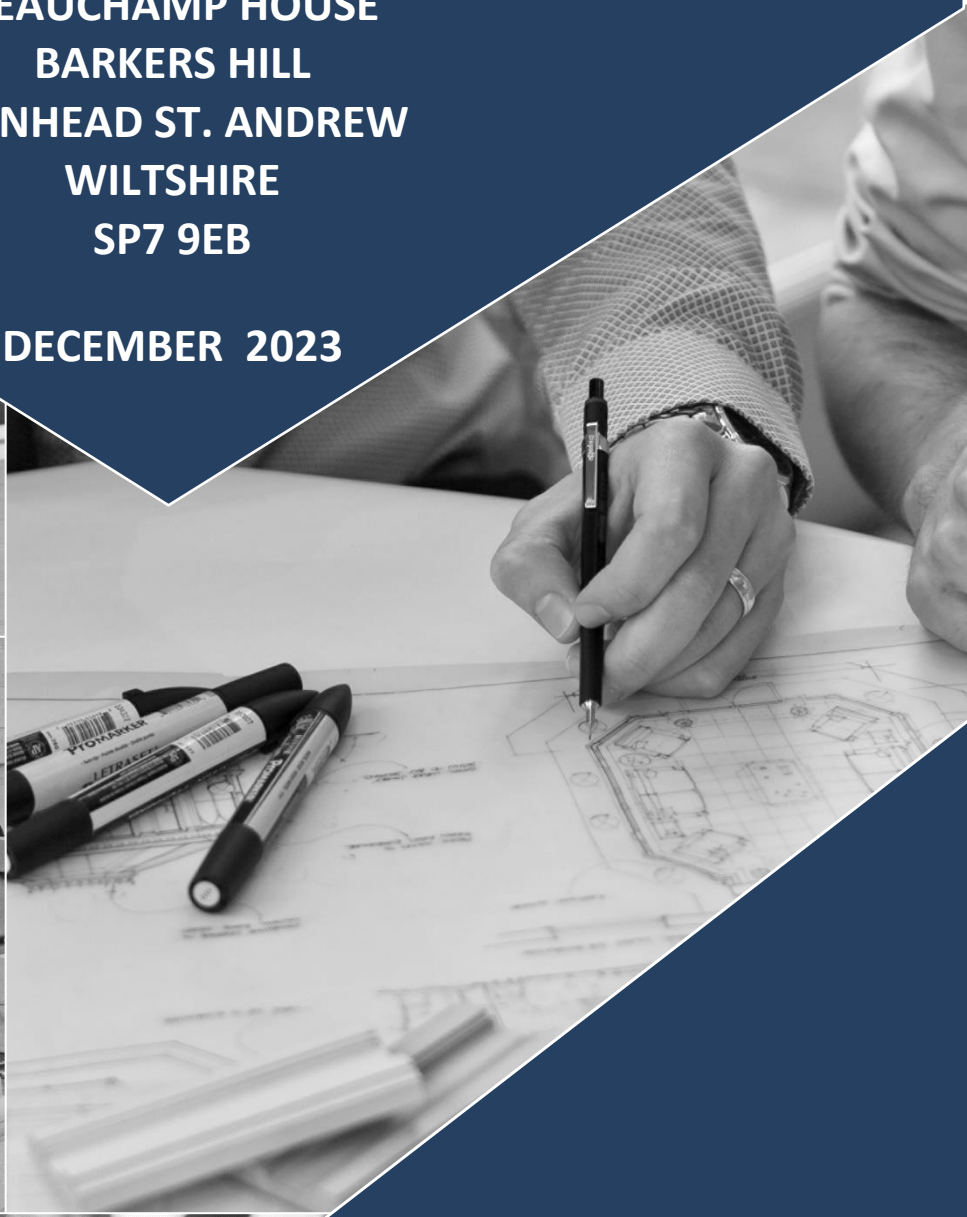
ADDITION OF A REPLACEMENT BESPOKE GARDEN ROOM TO:

BEAUCHAMP HOUSE
BARKERS HILL
DONHEAD ST. ANDREW
WILTSHIRE
SP7 9EB

DECEMBER 2023









VALE
GARDEN
HOUSES

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1.0 INTRODUCTION

1.1 Beauchamp House is a grade II listed house located in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, within the boundary of the Wiltshire Council. It is our client's wish to remove their existing conservatory and add a bespoke timber and double-glazed garden room.

1.2 This report has been prepared to support both a householder planning application and listed building consent and is set out to provide a brief history of Beauchamp House and the wider AONB, assessing the key characteristics and how these contribute to the significance of the house and its setting, and then to assess the impact of the proposed development. Against this background, this statement will go on to conclude that the proposed development accords with all material planning considerations and that this justifies the approval of planning permission for this scheme.

2.0 LOCAL PLANNING POLICY CONTEXT

All new development within the boundary of Wiltshire Council must give consideration to the Wiltshire Core Strategy (adopted Jan 2015). This document states that the Authority are keen to promote high quality design in order to conserve and enhance the environment, especially in relation to heritage assets. In this case, the following policies are most relevant:

Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment
Cranborne Chase AONB Management Plan 2019-2024

3.0 PLANNING HISTORY

S/1998/1161 – APPROVE
ERECTION OF A SUMMER HOUSE

S/1996/0755 - APPROVE
ERECTION OF AGRICULTURE STORAGE BUILDING

S/1993/1098 – VOID
L/B APPLICATION - ERECTION OF GARAGE BLOCK

S/1993/1097 – APPROVE
ERECTION OF GARAGE BLOCK

S/1993/1052 – APPROVE
L/B APPLICATION - REMOVAL OF EXISTING MAIN STAIRCASE NEWEL POSTS, BALUSTERS AND BALUSTRADE AND REPLACEMENT WITH NEW

S/1993/0772 – WITHDRAWN
L/B APPLICATION - ERECTION OF GARAGE BLOCK AND EXTENSION OF WALL TO ENTRANCE OF SITE

S/1993/0771 – WITHDRAWN
ERECTION OF GARAGE BLOCK AND EXTENSION OF WALL TO ENTRANCE OF SITE

S/1993/0414 – APPROVE
L/B APPLICATION - DEMOLITION OF SOUTH DORMER AND REPLACEMENT BY TWO SMALLER DORMERS, SMALL ROOFLIGHT TO NEW BATHROOM AND ADDITIONAL LEAF OF FACING BRICK AROUND

S/1993/0413 – APPROVE
DEMOLITION OF SOUTH DORMER AND REPLACEMENT BY TWO SMALLER DORMERS AND SMALL ROOFLIGHT TO NEW BATHROOM, NEW BRICKWORK TO BILLIARDS ROOM

S/1992/1725 – APPROVE
L/B APPLICATION - INTERNAL ALTERATIONS TO HOUSE, CONVERSION OF GARAGE TO BILLIARDS ROOM, NEW GARAGE/ STABLE BLOCK AND CONSERVATORY. ALTERATIONS TO WALLS

S/1992/1724 – APPROVE
INTERNAL ALTERATIONS TO HOUSE, CONVERSION OF GARAGE TO BILLIARDS ROOM, NEW GARAGE/STABLE BLOCK (ANCILLARY) AND ALTERATIONS TO WALLS AT ENTRANCE TO SITE

S/1987/0209 – APPROVE
GARAGE EXTENSION AND ALTERATIONS TO HOUSE

4.0 CONTEXT AND HISTORY OF BEAUCHAMP HOUSE AND SURROUNDING AREA

4.1 Beauchamp House is a late 19th century, grade II rectory situated in the village of Donhead St. Andrew, Wiltshire and lies in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Constructed of Flemish bond brick with limestone with dressings and a tiled hipped roof, Beauchamp House has an irregular principal façade comprising of two storeys and a five-window entrance front. There is a large gabled porch with an arch opening with stone coping and stone mullion windows are present throughout.

4.2 The application site sits on St. Bartholomew's Street, north-west of the village centre. The village itself lies approximately 4 miles east of the Dorset market town of Shaftesbury.

4.3 Beauchamp House is set within a large residential curtilage and private gardens. The property is approached from St. Batholomew's Street via the driveway which offers ample parking and access to the west facing principal elevation. A tennis court and established trees separate the house from the lane. Situated to the north-west and sharing a boundary is Chestnut Cottage, a detached, unlisted property. Opposite Chestnut Cottage to the west side of St Batholomew's Street is Domet Cottage; a grade II listed property. Chestnut Cottage is the only building that shares a boundary with the application site. The remaining domestic boundaries are visually dominated by large, mature trees and hedgerow planting, offering no public viewpoint, and being surrounded by open fields. The rear east elevation enjoys elevated views of the Nadder Valley.

4.4 Although little is documented about Beauchamp House, an assessment of photographs, maps, and some planning history records, establishes that moderate alterations internally and externally have been made to the property over the years. To the east elevation sits the conservatory that permission is sought to replace. This faceted conservatory, constructed in timber, was added in the early 1990's at the same time as the room it connects to was converted from a garage to a games room. A separate garage block was then constructed. This combined research gives a good understanding of the evolution of the property as well as establishing a helpful timeline.

4.5 It is to the east elevation that the existing C20 conservatory sits (*fig. 7*), and as covered in Section 1.0, permission is sought to replace it with a bespoke timber and double-glazed garden room to create a more insulated, shaded, and usable space.

4.6 The architectural and historic character of Beauchamp House was recognized in 1987 when it was added to the statutory list as a grade II listed building as shown in *Appendix A*. An understanding of the evolution of the property can be gained from a combined assessment of surviving historic maps and records as well as a visual appraisal of the building itself.

4.7 The extent, focus and impact on the property's significance, with present and future work, needs to be considered in the context of what is a grand and imposing building. Therefore, our design has considered the form, visual mass and presence of the existing building.

4.8 Beauchamp House is a good example of how a building has had appropriate low impact development, without harming the nature of the original building itself, showing that it can successfully accommodate change as it continues to evolve in line with contemporary trends and modern living standards. The erection of the conservatory in the 90's, being one of the more notable evolutions of the site, has provided the property with a unique living space, without harming or detracting from the heritage assets original key form and character. This has been achieved mainly through its considered placement away from the original house's rear façade.



Fig. 1 – Beauchamp House; Principal (Front) west elevation.



Fig. 2 – Beauchamp House; rear elevation viewed from the north-east.



Fig. 3 – Beauchamp House; rear east elevation.

5.0 HISTORIC MAPS

5.1 At the beginning of the 19th Century, Ordnance Survey began to map and publish their first series of maps for the country on a County-by-County basis. Beauchamp House was included on a c.1900 map as shown in *fig. 4* below. Satellite imagery *(figs. 5 & 6)* shows the site from 2002 through to present day.

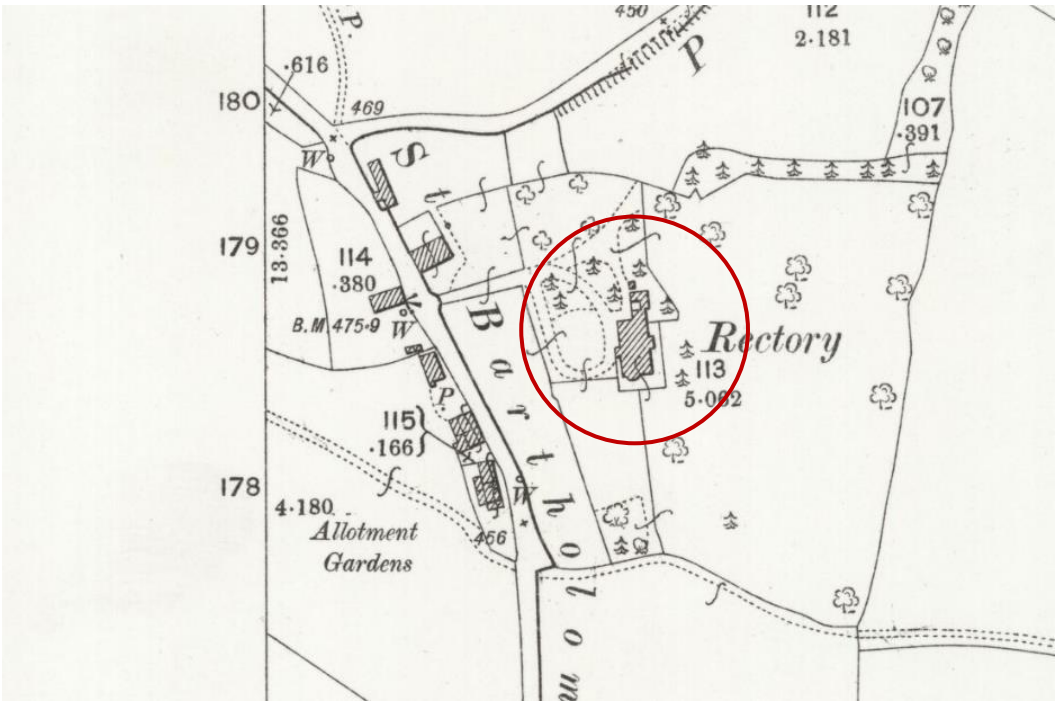


Fig. 4 – 1900 OS map of Beauchamp House.



Fig. 5 – 2002 satellite imagery (courtesy of Google).



Fig. 6 – Present day satellite imagery (courtesy of Google).

6.0 IMPACT OF PROPOSED GARDEN ROOM

6.1 The proposal, the subject of this application, seeks to provide a high quality, bespoke timber, and double-glazed garden room to the east elevation of Beauchamp House, in replacement of an existing faceted conservatory, on the same base footprint.

6.2 The proposed garden room will provide a practical and more versatile ground floor living space for The Applicant and their family. The garden room envisages a single-storey rear extension to form a unique living space, which will take advantage of the views of the garden and the natural light in this direction. This space will also maximize the renewed demand, in 21st century living, for garden spaces that can be enjoyed all year round within an architecturally interesting and intriguing space. Please also note that the design has strived to achieve this whilst not compromising the thermal retention of the room by implementing insulated roof spaces and high standards of double-glazing throughout. This will add significantly to the usability and protection of this part of the property for many years to come.

6.3 The existing C20 conservatory has outlived its lifespan which has been governed by its materials and outdated construction methods. Furthermore, the inadequate glazing specification and outdated thermal properties not only make the room uncomfortable in the colder months but also causes the room to become too hot in the summer. The Applicant has therefore committed to investing in a replacement structure that offers improvements on all fronts whilst also enhancing the visual presence within the site.

6.4 Our intention with the design is to produce a building that reflects the traditional materials that are already present on the site and one that produces a visual sympathetic to the style and period of the building. For instance, the design features a traditional 'mop & roll' lead roof which is highly appropriate for the period of this heritage asset. Furthermore, the roofs' apex is finished with a proportional glazed cupola, which will contribute to natural light within the new space whilst reducing light pollution in the wider landscape when compared with the existing conservatory.

6.5 The proposed design has been given careful consideration to not cause any additional bearing against the heritage asset in terms of both aesthetic impact and bulking. We feel that the resulting design offers a suitable and considered replacement and gives balance and appropriate proportion to the east elevation and its pre-existing established form.

6.6 Wiltshire Council Core Strategy *Core Policy 51 (in particular point ix)*, along with Section 12 of the NPPF, jointly seek to ensure that new development proposals do not have a negative impact on the character of the location or its landscape setting, and in all cases, should deliver a high quality of design. In these respects, the proposal has considered the requirements of these policies to ensure that the proposed garden room will respect both the local landscape and heritage asset by virtue of its scale, form, mass, layout, design, and materials.

6.7 Within the context of the wider landscape area and AONB, Beauchamp House makes a broadly positive contribution to its character and appearance. The site is already developed and has an established residential character, with the land accommodating a notable dwelling, which has been modestly altered and extended over the years, and which, therefore, has elements of historic and architectural value, viewed alongside more modern additions. The proposal would not detrimentally impact the surrounding landscape and would in fact enhance the presence of Beachamp house within the wider context of the AONB.

6.8 Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting *(Sections 16 and 66)*. In addition, *Section 72* of the same Act states that in exercise of planning functions "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

6.9 Sitting on the existing base, the proposal is designed to sit within the constraints of the well-established plot, and to not be intrusive or dominant in its appearance. The proposal would not have a negative visual impact upon the public realm or neighbourhood due to its delicate glazed form and subservient massing when considering the extent of the rear east elevation. Furthermore, the proposal respects the existing layout and site coverage and as such maintains the relationship between it and the parent building, resulting in a higher quality addition with legibility of the core building still being present.

6.10 With the proposal utilising the existing internal opening from the house and the design causing no visual harm to the setting of the host building, we are confident that such a proposal would both enhance and enrich the property for many years to come, whilst also substantially boosting the functionality of the house. The existing and proposed drawings accompanying this application prove a less than substantial increase to visual bulking and no loss of historic fabric.

6.11 As mentioned in point 6.10, the proposed garden room will be accessed via a set of doors from the adjoining snug; the adjacent stone mullion window into the Billiards Room is also unaffected. The framework is glazed to retain transparency and make the most of the views out into the immediate and wider garden. The casements have been designed to reflect the existing proportions throughout the house and subtle uprights offer an important level of solidity to balance the overall proportions. The proposal also looks to simplify the glazing design, when compared to the existing conservatory, by removing the many curved window details. Instead, an offset window configuration is suggested which subtly echoes the design narrative of the main house with curved glaze bars now featuring in the tops of the two sets of doors only. This design element is important for cohesion with the various architectural curves which feature across the property.

6.12 Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users. Due to the large plot the property sits on, and the east elevation not being overlooked, the proposed replacement will have no impact on the amenities enjoyed by the neighbouring properties. As covered in Section 4.3, the neighbouring properties are positioned as such that they will be unaffected by the development with no impact upon their amenities and living conditions.

6.13 Regarding the impact on the AONB, the Cranborne Chase AONB Management Plan 2019-2024 seeks to ensure that the landscape character, scenic quality, and important geological features such as the extensive belt of chalkland it is so well known for, are conserved for appreciation and enjoyment. The current hipped roof over the Games Room (historically the garage) sets a strong visual bulk to this area. Therefore, we have considered this when creating the height of our own proposal. This will result in a negligible visual change when considering the 'silhouette' of the wider site and all buildings. Crucially, the replacement structure will retain the well-established plan form of the existing building. It can be summarised that the proposal accords with all relevant policies and has taken account of the wider AONB designation and rural landscape setting.

6.14 In terms of the impact on the surrounding ecology, the proposal would not be deemed to have any detrimental impact as the proposed garden room would be located on an area housing an existing conservatory. Access to the development site will be accessible via hardscaping and therefore would have no impact in terms of ecology.



Fig. 7 – Existing conservatory to be replaced.



Fig. 8 – Existing conservatory to be replaced.



Fig. 9 – Internal view looking in a southerly direction.



Fig. 10 – Internal view looking in a northerly direction.



Fig. 11 – Photo showing door set from snug into conservatory (aperture size remains unchanged).



Fig. 12 – Photo showing existing stone mullion window (remains unchanged).

7.0 DESIGN COMPONENTS

Use

7.1 The proposed garden room is designed to be used as a year-round room and will provide the owners with a well-insulated and usable space in which they can enjoy their private gardens.

Scale

7.2 The proposed garden room projects 5100mm from the rear elevation and will be 9100mm wide. Such dimensions are set out by the existing conservatory.

Appearance

7.3 The proposed garden room has a traditional lead roof with a glazed lantern at the apex. The proposed window casements remain subservient to the property's' heavily fenestrated windows and instead looks to complement the design narrative of the site and property's architectural character. The main structure will be in a painted finish and will sit on existing low walls. Traditional joinery methods are used throughout the construction of the proposed garden room from a combination of Douglas fir and Sapele mahogany all set on hardwood cills. These materials and finishes remain consistent with the historic materials used at the site and without the introduction of any unfamiliar or incompatible materials. The proposal will be clearly distinguishable as an evolution of the site's architecture sooner than a replication due to its subtle design variations and methods of design subservience – achieving an evolved but cohesive appearance on the listed building.

Access

7.4 Vehicular access to Beauchamp House remains as existing and is unaffected by the proposed works. Pedestrian access to the proposed garden room would be via a set of doors leading from the adjoining snug *(figs. 9 & 11)*. Access from the garden room to the outside will be via two sets of double doors, reflecting the existing layout.

Landscaping

7.5 The proposed garden room will be sited on a hard standing area which makes up a large, raised terrace housing the existing conservatory, all within the owner's private garden, and will retain the existing site levels, internally and externally. There are no other proposed changes to the landscaping or levels of the site.

Manufacture and installation

7.6 Vale Garden Houses adopt a unique manufacturing approach, in that every project is pre-assembled in the factory before being painted and delivered for installation. This process ensures great accuracy of fit and eliminates unnecessary work on site, which in turn minimises stress or risk of damage to the fabric of the host building.

8.0 CONCLUSION

8.1 In conclusion, the proposal, which is of high architectural design, has qualities that not only benefit the current occupants but also contribute to the public benefit through its sustainment and enhancement of both the use and significance of the heritage asset. Although the work would amount to some change, this would not harm the overall special interest and character of the building nor the wider AONB. The Applicant is also keen to enhance the property to secure its use for modern living and provide meaningful benefits for future generations of inhabitants.

8.2 The focus for The Applicant is very much about maintaining the character of the pre-existing site whilst enabling a level of modern but functional living for their family home, with minimal impact to the existing fabric. It is important to highlight that everything proposed in this application is reversible, if ever required.

8.3 The use of our unique metal roof chassis achieves an incredibly slim configuration, something our business has carefully developed with listed properties in mind. A careful and considered use of detailing will further mask any visual bulking and provide an elegant design solution for what is a historically valued property. The chosen roof configuration is essential to provide an extension that will not only boost the overall usability of the heritage asset but also provide a long-term addition that will over time perform much better than the current conservatory that resides on the property.

8.4 This proposal is intended to conserve and enhance the heritage asset and the surrounding area, taking account of local building traditions and materials. Being single-storey and predominately self-supporting; the scale, density, massing, height, landscape, layout, and access of the proposal have been considered to ensure that the development blends well with the site and its surroundings, contributing positively to the overall character and quality of Beauchamp House.

8.5 The design further complements the architectural form and character of Beauchamp House; offering a cohesive appearance on the listed buildings' rear façade and respecting the existing context, form, and symmetry in both the building and the existing rooflines, which is felt to be a huge improvement aesthetically over the existing more 'modular' structure, which represents in many ways an incongruous extension to the property, with joinery detailing that is not best promoting the quality or character of the site.

8.6 The proposal would not impact on any neighbouring properties due to its location and the separation distances between the properties.

8.7 It is considered that the level of impact to Beauchamp House is limited, for the reasons covered in this statement, and the impact of the proposal on the wider AONB constitutes no harm for the purposes of the NPPF and Local Plan Polices.

8.8 Lastly, Vale Garden Houses have a reputation for designing and building the finest bespoke conservatories and orangeries on heritage buildings across the United Kingdom. All materials and workmanship throughout the structure will be of the highest quality with no compromise on any aspect of the infrastructure or finish. If you wish to learn anything further about our process and truly bespoke products, please get in touch.

Appendix A:
Statutory Listed Building description

Building name: BEAUCHAMP HOUSE
District: Wiltshire (Unitary Authority)
List Entry Number: 1200736

LBS Number: 320795
Grade: II
Date Listed: 06/07/1987
NGR: ST 91257 25282

Listing Text:

DONHEAD ST. ANDREW ST. BARTHOLOMEWS STREET ST 92 NW (east side)

4/12 Beauchamp House

GV II

Wrongly shown on O.S. map as Hill House. Rectory, now private house. 1892 by C.E. Ponting, paid for by H. Chapman of Donhead House (q.v.). Flemish bond brick with limestone dressings, tiled hipped roof, brick stacks with stone cappings. Two-storey, 5-window entrance front. Gabled porch with round-arched opening and coped verge with kneelers, 4-light mullioned and transomed window to right, single and 2-light mullioned casements to left. First floor with string course, two 2-light, 3-light mullioned casements and single chamfered light with gabled projection to left with 5-light mullioned casements. Segmental-headed dormer to attic. Right return has a 2-storey polygonal bay with mullioned and transomed casements to left, 3- light mullioned and transomed casement to right with 2-light to first floor, segmental-headed attic dormer. The rear has a half-glazed door with large stone shell hood, large square bay to left and various mullioned casements with large 6-light mullioned and transomed casement lighting stairs, three gabled dormers with 3- light mullioned casements. Cast-iron rainwater goods. The interior retains original joinery; 4-panelled doors in moulded architraves, eared architraves to ground floor, good stairs with splat balusters and square newels. Occupies a prominent position overlooking the Nadder Valley. Ceased to be the rectory during 1950s. (Diocesan Records)