

# Planning Statement Including Design & Access Statement and Heritage Impact Statement

## Introduction

This Planning Statement supports an application for Listed Building Consent for internal and external alterations at **Hazeland House, 32 Kingston St Michael, Wiltshire, SN14 6JJ**.

The property is a Grade II listed building, and the proposals have been carefully designed to preserve and enhance its special architectural and historic interest.

The works seek to improve the visual coherence of the building, address inconsistencies introduced by later alterations, and ensure the continued use of Hazeland House as a comfortable family dwelling.

This statement includes: site and heritage context, proposed works, a Design & Access Statement, and a Heritage Impact Statement, prepared in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF (2023), and Wiltshire Core Strategy Policy CP58.

## Site and Heritage Context

Heritage Category: Listed Building

Grade: II

List Entry Number: 1022335

Date First Listed: 29 February 1988

List Entry Name: Hazeland House

Statutory Address: Hazeland House, Kingston St Michael, Wiltshire, SN14 6JJ National Grid Reference: ST 90064 77788

Official List Description (Historic England):

Kington St Michael, Village Street (east side). Hazeland House. GV II.

*House, early 19th century, roughcast with ashlar dressings, concrete tile roof, coped gables and end stacks. Two storeys with ashlar plinth, angle piers, moulded cornice and parapet. Three-window range of 16-pane sashes in flush surrounds, centre sash narrower, and door in ashlar moulded segmental-arched surround with open pediment on consoles. North-west rear wing. C20 east addition not of special interest.*

The building is listed for its special architectural and historic interest, representing a well-composed early 19th-century domestic property of local Cotswold character. Later 20th-century alterations, including the newer central two-storey rendered section and inconsistent window designs, have diminished some of its visual harmony. The current proposals aim to reinstate architectural coherence and refine detailing in a manner that respects the building's listed status.

## Description of Proposed Works

Internal works include reconfiguration of ensembles and dressing room, raising of ceiling to form a barrel-vaulted ceiling in one bedroom, and minor spatial improvements to the landing and utility areas.

External works include replacing multi-paned windows with simpler flush casement windows, enlarging and centralising the landing window, removing the south-east porch, replacing north-east porch with rolled lead curved porch, retiling with reclaimed clay and natural slate with integrated PV tiles, re-rendering failing existing render and introducing a stone string course to articulate blank wall sections, create new alley access at eastern end of single storey section.

## **Design and Access Statement**

### **Design Rationale:**

Two main issues were identified: (1) unbroken expanses of wall on the newer central two-storey section, and (2) inconsistent, 'busy' window types. The proposals unify and calm the façades through design interventions referencing traditional Cotswold detailing.

### **Design Response:**

1. Simplified window design – flush casement timber windows with horizontal glazing bars restore balance and visual calm.
2. Stone string course – reintroduces architectural articulation seen in the original south façade.
3. Porch redesign – curved lead canopies soften the façades with traditional craftsmanship.
4. Re-rendering - existing render is damp and has begun to fail

### **Layout and Functionality:**

Internal improvements enhance usability without affecting historic plan form or fabric.

### **Scale and Materials:**

No change to building mass; use of natural slate, reclaimed clay tiles, and painted timber ensures material authenticity.

### **Access:**

No changes to external access other than a new alley to run the lawnmower between gardens; internal circulation slightly improved.

## **Heritage Impact Statement**

### **Policy Context:**

Assessed in line with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF 2023 paragraphs 200–208, and Wiltshire Core Strategy CP58.

### **Impact Assessment:**

- Window replacements: Positive – improved unity and traditional character.
  - String course: Positive – reinstates proportional articulation.
  - Porch redesign: Positive – traditional craftsmanship and detailing.
  - Roof re-covering: Neutral-Positive – integrates renewable energy discretely.
  - Internal changes: Neutral – minimal impact on significant fabric.
  - Re-rendering: Neutral-Positive - existing render is damp and has begun to fail
  - New front door letter box: Neutral - a traditional and suitable brass letter box will be installed
  - Alley: Neutral - this would not effect the building's historic elements
- Overall, the proposals preserve and enhance Hazeland House's special architectural and historic interest.

## **Conclusion**

The proposed works are conservation-led enhancements that restore architectural coherence and improve functionality while safeguarding the listed building's historic integrity.

They preserve and enhance the building's significance and comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF (2023), and Wiltshire Core Strategy CP58.