

## **DESIGN & ACCESS STATEMENT**

### **Proposed Outbuilding (Plant Room, Store and Garage)**

#### **1. Introduction**

This application seeks permission for a modest, single-storey outbuilding within the curtilage of a non-designated heritage asset. The structure will contain a plant room (housing the air source heat pump), a general store and a garage. The proposal is necessary to support the long-term, efficient operation of the dwelling and to consolidate services in a discreet, well-screened structure.

#### **2. Site and Context**

The proposed building is located within 20 metres of the host dwelling, within an area of domestic garden that is already visually associated with the house. The siting avoids key viewpoints and ensures the main dwelling retains visual primacy in the landscape.

#### **3. Design Approach**

The design has been driven by three principles: subordination, sustainability, and sensitivity to heritage setting.

##### **Scale and Massing**

- The outbuilding is single storey and no more than 4m in height.
- Its footprint is modest and clearly subordinate to the main dwelling.
- The structure reads as a typical ancillary building and does not create visual competition with the heritage asset.

##### **Materials and Appearance**

- Timber cladding and/ or local stone is proposed for all elevations, chosen for its natural appearance and low visual impact.
- Timber and local stone will be allowed to weather, helping the building recede into the landscape.
- Roof to incorporate photovoltaic panels, integrated neatly to avoid glare and modern clutter.
- Openings are minimal and functional, avoiding unnecessary ornamentation.

#### **4. Sustainability Measures**

The building provides essential infrastructure to support the property's decarbonisation:

- The PV roof contributes to on-site renewable energy generation.
- The air source heat pump will be housed within the plant room, reducing the visual and acoustic impact of modern equipment.
- Use of timber construction minimises embodied carbon and ensures the building is lightweight, reversible and environmentally responsible.

Consolidating energy systems in a single, discreet location avoids attaching modern services directly to the historic fabric of the dwelling.

## **5. Landscaping and Screening**

The building is positioned to utilise existing boundary vegetation, supplemented where appropriate with native planting to soften any views.

The natural materials and low height ensure the building remains visually unobtrusive.

Noise from the ASHP will be minimised through enclosure, careful orientation, and compliance with MCS acoustic standards.

## **6. Access**

Access to the building is straightforward and uses existing garden routes.

The garage element will be accessed from the drive/hardstanding without altering established access arrangements.

## **HERITAGE IMPACT STATEMENT**

### **1. Impact Assessment**

The proposal has been designed to avoid harm to the significance or setting of the heritage asset.

- The outbuilding is small-scale and subordinate, preserving the clear visual hierarchy with the main house.
- Its timber construction ensures a soft, natural appearance that blends sensitively with the rural/historic setting.
- Siting the building within an established domestic area preserves the legibility of the heritage asset and avoids encroachment on important views.
- The plant room prevents modern services from being fixed to the historic building, thereby protecting the asset's appearance.

### **2. Level of Harm**

In accordance with NPPF guidance, the proposal results in no harm to the significance of the non-designated heritage asset.

At most, any impact is negligible, mitigated by the building's modest scale, recessive materials and sensitive placement.

### **3. Overall Justification**

The outbuilding provides essential functional and environmental benefits that support the long-term viable use of the dwelling. It consolidates plant and storage in a manner that avoids piecemeal additions and reduces visual clutter around the heritage asset.

The proposal therefore meets local and national planning policy objectives relating to:

- heritage protection
- high-quality design
- sustainability and climate resilience
- enhancement of long-term residential use

## **Conclusion**

The proposed outbuilding is a well-considered, low-impact, and sustainable addition that preserves the character and setting of the non-designated heritage asset. It is fully in line with planning policy and represents the most discreet and appropriate way to accommodate necessary plant and support spaces for the dwelling.