



Combined Heritage, Design and Access Statement

Timber garden room

At

Oak Lodge

2 Bristol Road

Chippenham

Wiltshire

SN15 1NG

O behalf of

Mr and Mrs Morgan

Introduction

David Salisbury is an award-winning designer and manufacturer of bespoke orangeries, conservatories, garden rooms, and kitchen extensions. Built from the finest materials, our glazed extensions have helped to transform beautiful homes all around the country for over 40 years now, by ensuring we put quality and enjoyment first.

Having worked on in excess of 800 successful orangery and conservatory projects for a wide variety of Listed Buildings all around the country, since the beginning of the century alone, we consider ourselves market leading experts in gaining approval and working with these historically important properties.

We are delighted that the applicants, Mr and Mrs Morgan, have instructed David Salisbury to erect a timber garden room to the rear of Oak Lodge, 2 Bristol Road, Chippenham.

Timber orangeries or garden rooms can be designed to suit any style property. The elegance of timber is always something to be admired whatever the context.

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1.0 Introduction

This Combined Heritage Design and Access statement has been prepared as part of a Planning and Listed Building Consent application for the erection of a timber garden room to the rear of Oak Lodge, 2 Bristol Road, Chippenham.

By reference to relevant statutory legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this section aims to highlight and assess such assets and the historical context connected to the property.

1.1 The Site and surroundings

Oak Lodge

The property comprises 3 listed assets.

Formerly three dwellings: the north house is named Oak Lodge with attached yard walls; to the south Oak Cottage and Little Oak and finally the stables, walls and outbuildings to the east side. The complex was formerly a farmstead and just named Oak Lodge.

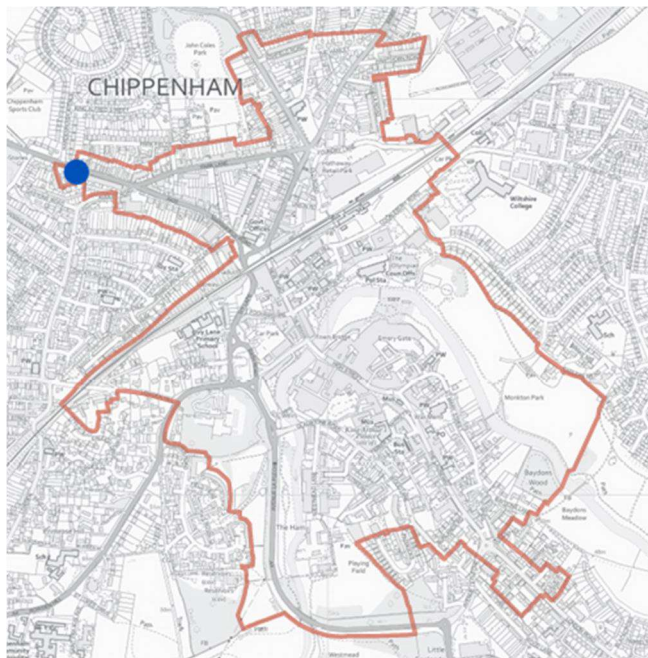
The property is of stone construction set beneath a slate roof.

Oak Lodge is set on the south side of Bristol Road and is within 1300 square metres of private domestic curtilage.

There are residential properties to the north south east and west of the application site.

Oak Lodge lies within the Chippenham Conservation Area.

Chippenham Conservation Area was first designated on 10th January 1973. The first review of the Conservation Area boundary was undertaken in January 1989 and a later review in May 1996. The boundary was again reviewed on the 2nd December 2004.



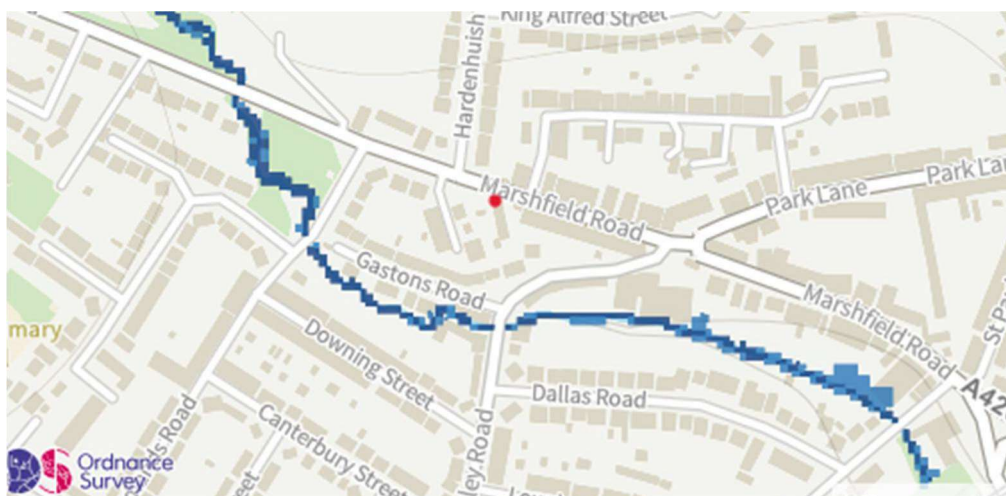
The above is a map (courtesy of Wiltshire Council) showing the boundaries of the Chippenham Conservation Area.

The location of Oak Lodge is highlighted blue.

According to the Environment Agency's online mapping, the entirety of the Site falls within Flood Zone 1 and is therefore at the lowest level risk of flooding, as shown below.

Additionally, the Site is at a very low risk of surface water flooding. Accordingly, a Flood Risk and Drainage Assessment is not considered to be required in support of the Application.

Oak Lodge is highlighted red.



2.0 Planning Background and Development Plan Framework

2.1 Recent Planning History

PL/2024/05304

Discharge of condition 4 (ii) (iv) (vii) (xii) relating to application PL/2024/00278.

PL/2024/00278

Interior alterations and partial removal of partitions and an interior staircase, demolition of old garden lean-to store, replacement of window where demolition is occurring and construction of hardstanding

PL/2023/11222

OAK LODGE, 2&2A BRISTOL ROAD, CHIPPENHAM, SN15 1NG

Interior alterations and partial removal of partitions and an interior staircase, demolition of old garden lean-to store, replacement of window where demolition is occurring and construction of hardstanding

2.2 National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life . These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of

changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value 66 . These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

(a) assess the significance of heritage assets and the contribution they make to their environment; and

(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a

heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 69 . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

2.3 Wiltshire Planning Policy

Wiltshire Planning Policy

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the

locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*
- iv. being sympathetic to and conserving historic buildings and historic landscapes*
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41(Sustainable Construction and Low Carbon Energy)*
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- vii. having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Strategy.*
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*

- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*
- xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*
- xiv. meeting the requirements of Core Policy 61 (Transport and New Development).*

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these

heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

3.0 Historical context and location of Heritage Assets

English Heritage List Entry Summary

There are three listed entries covering what were in 1978 three cottages all grade II listed. These were Oak Cottage, Little Oak and Oak Lodge with attached Yard Walls and a separately listed stable and coachhouse sheds, outlined below.

The house does not follow any conventions of a farmhouse or as a long house and may not have originally been built for that purpose. Oak Lodge is probably originally mid 18th century; but there is little evidence in the fabric that the southern section of Oak Cottage was an addition. There is no structural break in the front stonework and it seems possible that it was constructed as two or three dwellings at the same time; or more likely the north part of the building was the main farmhouse and the south part seems likely to be the service range.

In the 19th century it was extended south and east and Oak Lodge remodelled and gentrified with canted bays and raised parapet copings to the roof. The stable and cart shed range added at the same period.

There has been a partial loss of traditional buildings and some of the farm historic working farm buildings have been removed and the gardens to the west front built over.

The later 19th century development around the house representing a rapid expansion of the town following the arrival of the railway. The terrace of houses to the east being built for railway workers and now listed Grade 2.

The Tithe Apportionment of 1848 states that the farmstead and adjacent arable land was then owned by John Provis (Jnr) and refers to the house and part of of Lady Mead Pasture, tenanted by John Smart (Oak Lodge 457) and Joseph Beasant (Oak Cottage 456). If the 4 divisions (noted as 456) have any meaning they were all tenanted by Joseph Beasant and probably stores rather than separate residential units.

John Provis Jnr owned a number of properties in Chippenham according to the local community history. John Provis (Snr) was a timber-merchant and builder in Chippenham and was also the son of a John Provis a carpenter known to live in Cook Street (St Mary Street) and whom, it is thought, was involved in the building of the Bear Hotel and Brunel House in New Road in the mid 18th century and the same period as the construction of Oak Lodge.

Oak Lodge and attached yard walls 22/06/78 (Formerly Listed as: OAK LODGE CLOSE, BRISTOL ROAD Oak Lodge)

GV II

House. Early/mid C18, remodelled late C19. Limestone rubble, stone slate gambrel roof with moulded stone stacks to gable ends. Late C19 freestone dressings and porch. 3-unit plan with C19 rear wing, now a separate dwelling. EXTERIOR: 2 storeys; 4-window range. The C19 right-of-centre gabled porch has a tall 2-light 3-pane casement window to the 1st floor and a shallow hood on brackets over similar glazed double doors. This is flanked by 3-light stone-mullioned windows with hoodmoulds and plate-glass sashes to the 1st floor over late C19 canted bays with hipped roofs and large 3-pane windows, that to the right has a C20 door to the front. To the far left is a C20 window over a C20 forward extension. The left return along the street is plain, the rear has a late C19 2-storey wing with 2/2-pane sash windows. INTERIOR: not inspected but known to have chamfered beams. SUBSIDIARY FEATURES: a rubblestone wall approx 3m high attached to the rear left corner extends approx 50m east and sweeps down to approx 2m to enclose the stable yard to the rear. Close to the quoin is a freestone architrave to a blocked door.

Oak Cottage and Little Oak 22/06/78 (Formerly Listed as: OAK LODGE CLOSE, BRISTOL ROAD Oak Cottage)

GV II

Two cottages with former entrances to the rear, attached to Oak Lodge (qv), with late C19 rear wing in separate occupation, called Little Oak. Early C18. Limestone rubble with freestone dressings, stone slate roof with a C20 dormer to the left, stack to left gable end. Each cottage was single-unit plan, with C19 single-storey wing to the right and a single-storey lean-to to the rear. EXTERIOR: 2 storeys with attic; 3-window range. 2- and 3-light stone-mullioned windows to the left with hoodmoulds to 1st-floor C19 2-pane casement windows. C20 door and window to the right. The late C19 rear wing has 2/2-pane sash windows. INTERIOR: ashlar party wall between the cottages had a spiral stair to each side at the rear, that to the left-hand cottage remains with elm treads, only fixing slots in the wall remain in the right-hand cottage. The party wall has been pierced with C20 pointed-arched oak door. Each cottage has a chamfered cross-beam with run-out stops, that to the left has an open fire with an oak lintel. The 1st floor and attic has elm floorboards; each cottage has a 2-bay collar-truss roof with trenched purlins to the right and tenoned purlins to the left. In the C20 lean-to to the rear is a moulded hood on brackets to a former front door.

4.1 The Proposal

The Heritage, Design and Access Statement supports the application for a Planning and Listed Building Consent for the erection of a timber garden room at Oak Lodge, 2 Bristol Road, Chippenham.

A palette of high-quality materials including timber and glazing are proposed to both compliment and create a contemporary enhancement of the heritage asset. This architectural approach attempts at once to assimilate and differentiate.

Sustainability

The following outlines the principles incorporated into the design, in order to minimise the environmental impact of the proposal. This addresses the issues with the current structures construction methods and materials:

Building Fabric & Choice of Materials

As part of the proposal, where possible, sustainably sourced materials will be employed for its construction enabling it to demonstrate low energy use over its entire life cycle.

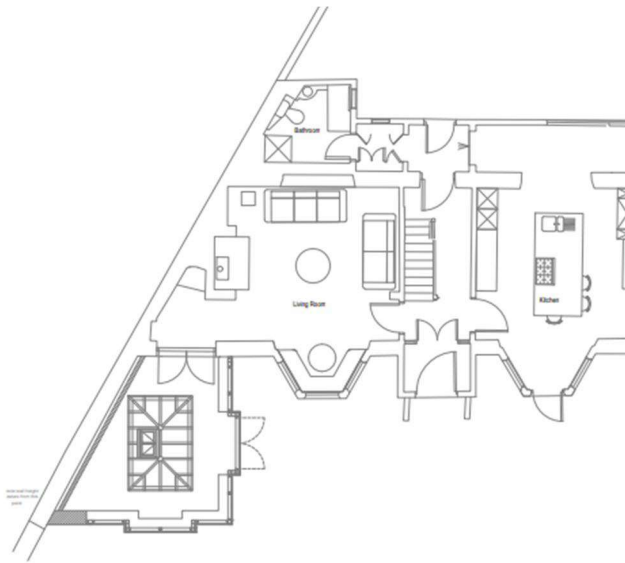
All timber in the construction will be responsibly sourced. Within reason, areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.



The above are images of the western elevation of Oak Lodge and the location of the proposed garden room.

Scarring of the host is clearly evident in the first image. This follows on from the removal of the single storey lean-to workshop, approved under reference PL/2024/00278.

The garden room will be located over the doors shown on the first image and will extend into the garden area, as shown below.



No new openings are to be formed as the existing doors will allow access into the proposed garden room.

As part of the proposal, it will incorporate an inner skin wall to the garden wall side of the orangery. This will be required to insulate the garden wall and prevent damp and condensation inside the garden room.



The above is a 3D image (for illustrative purposes only) of the proposed garden room in-situ.

The proposed orangery is conceived as a piece of architecture which sits comfortably next to the listed building and is deemed to be in scale and subservient to the host dwelling. The prominence and significance of the host dwelling is not reduced by this proposal.

The choice of materials ensures that the proposal will blend naturally with and compliment the host dwelling.

Whilst the proposal is intended to compliment and blend with the property, it has purposefully been designed to allow a subtle distinction between the original architecture and the latest 21st century addition.

English Heritage in their publication Constructive Conservation support the change and adaptation of historic buildings:-

“Historic buildings and places help to define our nation. Even so, change, adaptation or development will often be the key to securing their future. ‘Constructive conservation’ is the term used by English Heritage to describe the protection and adaptation of historic buildings and places through actively managing change. The approach is positive and collaborative, based upon a shared understanding of the qualities which make a place or building special. The aim of constructive conservation is to achieve a balance which ensures that those qualities are reinforced rather than diminished by change, whilst achieving a solution which is architecturally and commercially deliverable.”

4.2 Mass and Impact on the listed building:

The proposed garden room will have a footprint of 20 square metres.

The proposal is small in comparison to the overall footprint of the property and will not adversely impact on the overall massing of the heritage asset.

The proposal does not adversely affect any important architectural or historical features of the property. Nor does it adversely affect the building’s setting.

The materials ensure that the proposal will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for a structure of this nature on a heritage asset.

4.3 Roof Design and Glazing

The proposed garden room will have a flat roof and will incorporate a glazed lantern roof light.

4.4 Materials, finishes and construction details

The materials ensure that the proposals will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for a structure of this nature on a heritage asset.

The use of a predominantly glazed will ensure that the proposal respects and complements the heritage asset but does not mimic it and will allow the fabric of the host dwelling to be readily visible.

4.5 Design

As already stated the works are intended to compliment and blend with the property but is purposefully designed to allow the subtle distinction between the original architecture and the latest 21st century proposal.

We are of the opinion that the new design compliments the listed building and is aesthetically pleasing.

4.6 Impact on the listed building and it's significance

This is a very small alteration that will not harm the significance of the designated heritage asset and is replacing an unsympathetic structure.

It will be an appropriate and visually attractive addition, requiring minimal alteration.

4.7 Materials

Existing

Walls – Stone

Roof – Tiled

Doors and Windows – Slate

Proposed

Walls – Stone

Roof -Flat roof – single ply membrane – incorporating a glazed lantern roof light

Doors and Windows – Timber

4.8 Compatibility:

The proposed design is subordinate to the host elevation and will not detrimentally affect the host property, the setting of the property or the area in which the property is situated.

The design materials, timber and glazing are appropriate for this style of development and is in keeping with the local vernacular.

4.9 Landscaping

No landscaping proposed.

4.10 Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

4.11 Impact on neighbouring properties

The proposed garden room will have no impact on the amenities currently enjoyed by any neighbouring properties.

5.0 Summary and conclusions

We believe that the proposed works satisfy the requirements set out in the above policies.

The proposed works will:-

- preserve the significance of the heritage asset;
- cause minimal harm;

The proposals to extend the house to the rear will have minimal impact on the historic fabric of the host dwelling.

The proposals will not affect the significance of the historic building.

We believe that the proposed works satisfy the requirements set out in the planning policies. The proposals will not detract from the host dwelling, nor the surrounding area. They will enhance the property by virtue of good design, detailing, and the sympathetic use of materials.

The proposals will improve the residential amenity for the applicant and will not impact negatively on the visual appearance of the site, or residential amenity of neighbouring properties. The proposed works are well proportioned in comparison with the host dwelling and sit comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved.

The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the immediate surrounding area.

The proposals will not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size, and sympathetic choice of materials as well as the high quality design ensure that the proposals will not be detrimental to the character of the host dwelling, nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact, whilst providing significant improvements to meet client expectations.

We consider the proposed works have sufficient integrity to contribute to the amenity of Oak Lodge, without detracting from the beauty and character or conflicting visually or technically with the existing property.

Conclusion

As the owners and custodians of this property, Mr and Mrs Morgan are keen to make certain changes that enhance their enjoyment of this area. The applicants also want to ensure that, when the work is completed, the finished project is of high quality. Mr and Mrs Morgan are also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.