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DESIGN & ACCESS/PLANNING JUSTIFICATION & HERITAGE ASSET STATEMENT

Property Address

113 High Street
Burbage
Wiltshire
SN8 3AA

**Proposed
Development**

Demolition of existing lean-to utility room and replacement with new side extension to create kitchen, with associated internal alterations. Replacement of existing dilapidated garage and garden store. Alteration and extension to annexe, to create new porch and install solar panels

Document Reference

24-006-DAS



Type of Application

This justification statement has been prepared by A.L Associate Surveyors Ltd, on behalf of the Applicant, and property owner, Ms E Eldred. The statement is intended to support a Householder Planning and Listed Building Consent Application, which is made up of three separate elements of work, including:

1. Demolition of existing lean-to utility room and replacement with new side extension to create kitchen, with associated internal alterations.
2. Replacement of existing dilapidated garage and garden store.
3. Alteration and extension to annexe, to create new porch and install solar panels

This statement should be read with reference to the application drawings and documentation listed below:

- 26160-100-01 Site Layout/Block plan (as existing)
- 25209-50-04 Garage layout plan (as existing)
- 25209-50-04 Garage elevations (as existing)
- 25209-50-03 Annexe floor plan (as existing)
- 25209-50-03 Annexe elevations (as existing)
- 25209-50-03 House - ground floor plan (as existing)
- 25209-50-03 House - first floor plan (as existing)
- 25209-50-02 House - section and elevations (as existing)
- 24-006-01 Survey drawing (House)
- 24-006-03 Rev B Proposed floor plans, cross section and elevations (House)
- 24-006-11 Rev B Proposed floor plans, cross section and elevations (annexe)
- 24-006-12 Rev B Proposed floor plans, cross section and elevations (garage)

Property Description

113 High Street, Burbage forms the left-hand unit of a pair of cottages. The property was formerly known as Lothlorien Cottage and was Listed Grade II, along with the adjoining 'Manor cottage' (No. 115) in June 1988.

Accommodation is arranged over one and a half storeys (ground floor with bedroom accommodation within the roof void). Exact date of construction is unknown though we believe the property dates from the early Eighteenth Century. The primary structure comprises solid brick walls beneath a thatched roof, which is laid to a 'catslide' arrangement at the rear. There are two ridge mounted brick chimney stacks, one located above the left hand (gable) wall and the other, serving the adjoining property, positioned centrally above the party wall line. Windows and doors are in painted softwood.

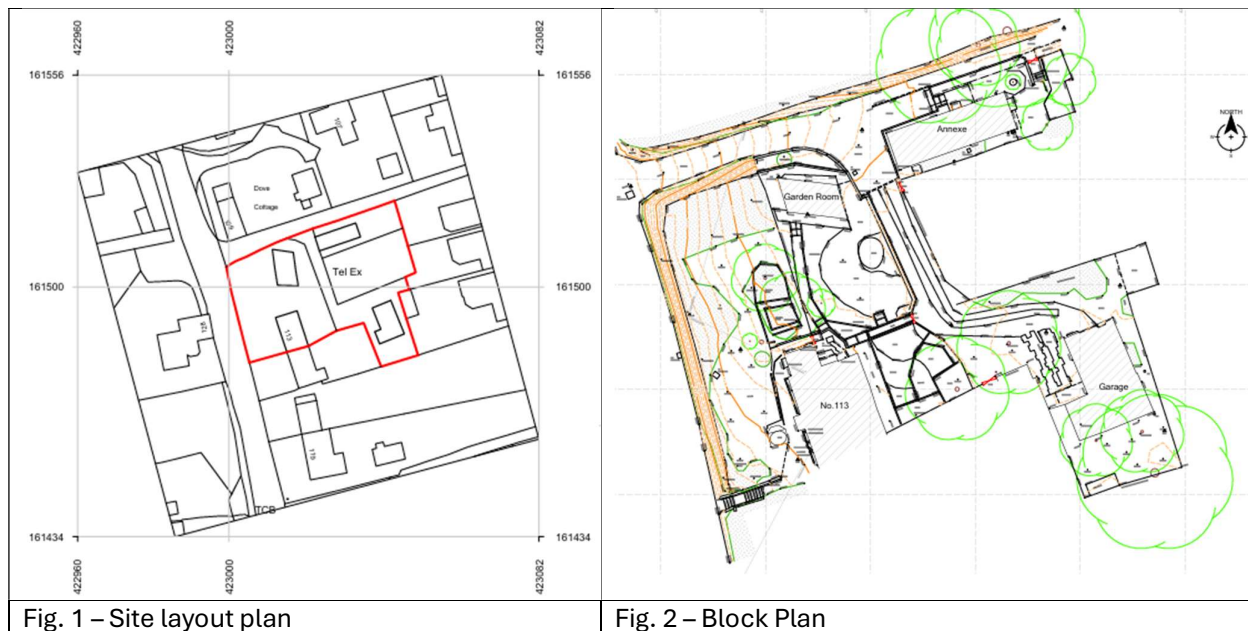
The internal structure comprises a timber frame, with cob infill panels, built off masonry dwarf walls. The ground floor is of solid construction. Upper floors are in suspended timber, with exposed joists and down stand beams. Rising against the left-hand gable and accessible externally, there is a lean-to structure, serving as a small utility room. The utility room comprises a ground bearing concrete slab, with timber framed and clad walls beneath a shallow pitched roof which is finished with corrugated sheeting panels.

Site Location and Setting

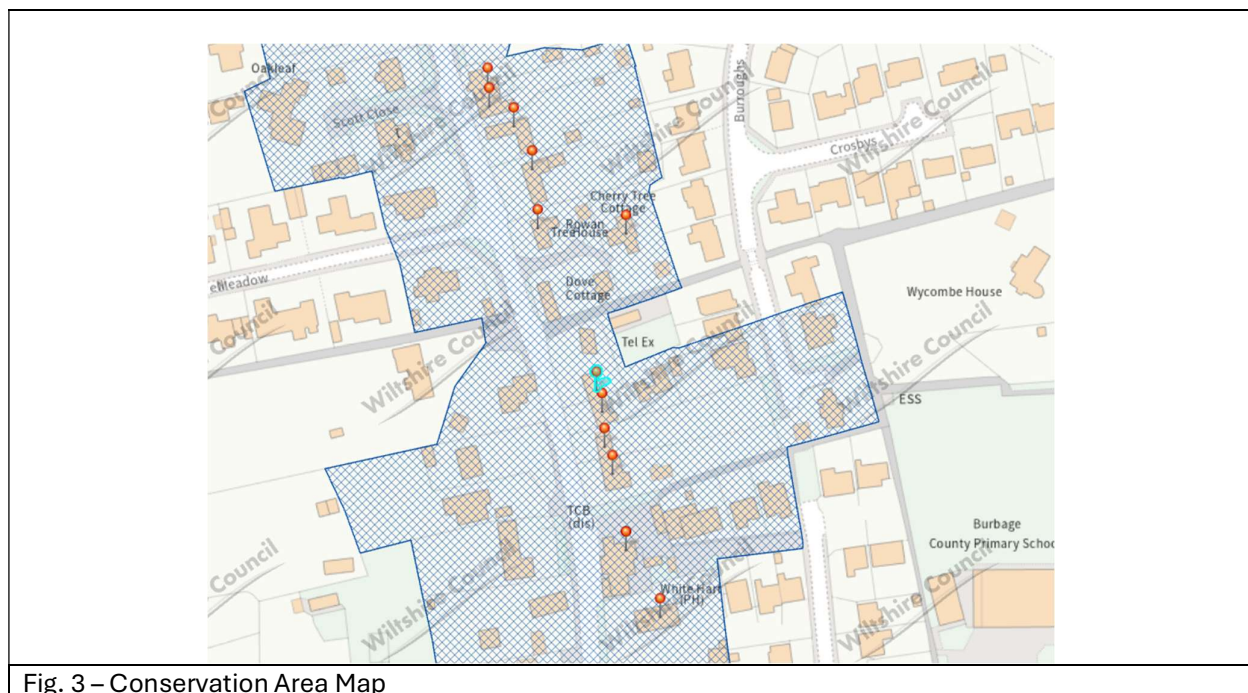
The main dwelling sits towards the front of a generous plot, which is elevated above the highway. The ground floor level of the house sits almost 3m above the level of the road. Ground levels continue to rise from the back of the house, towards the rear (eastern) boundary.

The garden wraps around three sides of the dwelling, with areas of lawn and some vegetation to the west (front) and to the North. The rearmost part of the plot is terraced, leading up towards a private driveway and turning area. The driveway is accessed from a lane to the North.

Within the site, there are a number of outbuildings, including a small timber-framed and clad garden room/home office, a dilapidated timber framed garage/car port and a former telephone exchange (now annexe). The site layout and setting is depicted on the block plan drawing.

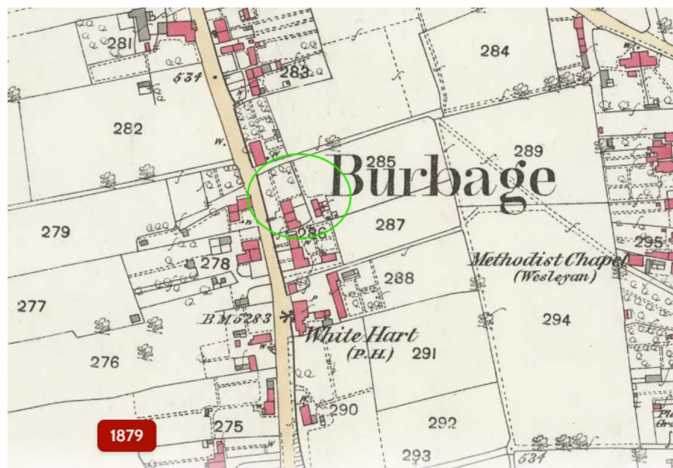


The majority of the site (excluding the telephone exchange) lies within the Burbage Conservation Area and is bounded by a number of other Listed Buildings. The site is located in Flood Zone 1. It's elevated position, means the building is not at risk of flooding from surface water.



Background Information

Whilst exact date of construction is unknown, reference to historic mapping suggests that 113 High Street was constructed in the early to mid 1800's. Since then the property has undergone some alteration and extension.



At the rear, a lean-to extension was added, which now serves as the rear entrance hall and ground floor shower room. The exterior walls of this extension are much thicker than the main house and act as a retaining structure for the exterior ground levels. The thatched roof has been extended over this part of the building, forming an extended 'cat slide' with the thatch now finishing just above ground level.

In more recent years, a timber framed extension was added against the north-facing gable. This extension serves as a small utility/store room. The structure is somewhat rudimentary, comprising a lightweight timber frame, with timber cladding and a shallow-pitched roof, which is overlaid with corrugated metal sheeting. The method of construction is slightly out of keeping with the style and appearance of the host dwelling. The utility has limited practicality, by virtue of the fact that the internal space is not directly accessible from the rest of the dwelling.

The wider site has also been subject of some historic development, with the addition of several outbuildings.

To the north of the main house, is a small timber framed garden room. To the northeast there is a former telephone exchange building, which now serves as an annexe. To the west, there is a large, but dilapidated garage and storage building.

The garage is a single-storey structure, constructed in timber, with timber cladding. The roof is laid to a mono-pitch and has been overlaid with a mixture of corrugated metal sheeting and mineral felt. The structure is rudimentary and whilst it occupies a fairly significant footprint, the poor condition means it offers limited practical use and little architectural or historic value.

Assessment of historic significance

113 High Street is a Grade II Listed dwelling. The garage sits within the curtilage of the dwelling and will therefore be treated as curtilage listed. The annexe lies outside of the curtilage, but is located within a designated Conservation Area.

The listing description of the house is as follows:

'Two cottages in one block. Early C18. Flemish bond brickwork with thatched roof. Single storey and attic, each cottage of 2 bays with gable stacks and stack on party wall. No 113 has boarded "and thatched porch, and 4-panelled door. No 115 has boarded door in open gabled porch. Inner bay of each has small gable with attic window, and faced with mathematical tiling. Leaded windows to 113, paned windows to 115. Flush dormers to outer bays. Interior not seen, may be of interest'.

It is clear that the original dwelling holds both aesthetic and historic value, as an early 1800's dwelling which, along with the adjoining property, forms a prominent part of the High Street. The front elevation in particular is neat and tidy, with a character and appearance that is a good example of the local vernacular.

The charm and character is slightly less prominent on the north and west elevations, primarily because of the way in which the dwelling has been altered historically, but also because of its relationship with the rearmost parts of the site and the varying ground levels.

The rear parts of the building are largely set below ground level, meaning that very little of the structure is visible. The profile of the roof and the overhang arising from the thatch covering, means that much of the masonry is obscured from view. What remains of the visible brickwork has been partially obscured through the historic application of concrete. Given the thickness of the masonry and the fact that the internal parts of the retaining structure are dry, it is reasonable to assume that some internal tanking or lining of the original structure has been undertaken.

The lean-to extension against the north facing gable is of rudimentary construction, comprising materials which are sub-standard, when compared to those of the main house. This, coupled with the fact that the structure has suffered from some deterioration, means that it offers limited value, both in terms of usability and in terms of character and appearance.

The garage is a basic mono-pitch structure, which holds no historic or architectural interest. However, the structure sits within relatively close proximity to two Listed Buildings, which are sensitive to change.

Planning & Development History

The site should be familiar to the Local Authority, considering the fact that it has been subject to a number of historic Planning and Listed Building Applications.

April 201-	E/10/0223/FUL	Change of use of former telephone exchange o ancillary residential accommodation.
March 2012	E/2012/0414/HRN	Removal of hedgerow to north of property
November 2013	13/04535/LBC	Replacement of rotting windows with new hardwood painted windows.

In February 2025, a pre-application advice request was submitted, under application reference ENQ/2024/01543. The submission covered all three elements of the proposals. A written response was received, which concluded that:

House

1. The existing lean-to extension was of little significance, with no concerns over its demolition or replacement
2. The acceptability of a replacement structure was dependent on the form, size, style, design and siting
3. The proposed front elevation was considered relatively neat and sympathetic to the character of the house
4. Concerns were raised however, with respect to the design and appearance of the north and east elevations
5. The main issue identified, related to the route of access between the extension and the main house
6. There were no objections to the principle of a pitched side extension, subject to more consideration in terms of the method of access and connection

Annexe

1. The provision of the proposed extension to the annexe was considered to be acceptable
2. There were no concerns with respect to the provision of solar panels

Garage

1. The existing garage was acknowledged as being of no historic or architectural interest, though the position of the garage, in the middle of two other structures, was considered to be sensitive to change
2. The garage as originally proposed, was considered too large (despite the footprint of the existing building)
3. The detailing as originally proposed was considered as being inferior and was therefore considered to not preserve or enhance the setting - despite the fact that the existing building is a dilapidated structure.

Proposals:

The proposals set out within this application, follow the same overarching principle as those contained within the pre-application submission. However, the proposals have been subject to some amendments, in consideration of the feedback received. The work includes:

1. The demolition of the existing lean-to utility room and replacement with new side extension to create a new kitchen and cloakroom.
2. Internal alterations, to improve the existing accommodation. This includes the formation of a new door opening, through an existing internal wall at ground floor level, and the infilling of an existing doorway.
3. Replacement of the existing dilapidated garage and garden store, with a new single-storey mono-pitch garage structure .
4. Alteration and extension to the annexe, to create new porch and install solar panels

Amount of Development

The existing dwelling has a gross internal footprint of 98m². The proposed new extension has a gross internal footprint of 16.75m². However, taking into account the area of the existing utility/store room, which is due to be demolished (5.8m²), there is only a marginal increase in footprint, amounting to 10.9m².

The proposed extension to the annexe will result in a marginal increase of 4.16m².

The existing garage and store has a gross internal footprint of 55m². The proposed new garage and store is actually smaller than the existing building, at 44m², resulting in a reduction of 11m².

The amount of development is considered as being sensitive to the proportions of the host buildings and the wider site area.

Layout

The proposed layout of the extension is largely influenced by the layout of the existing dwelling, though the exact configuration has been the subject of careful consideration, intended to ensure subservience to the host building and to minimise impact on the existing historic parts of the structure.

The new gable has been designed at a width which ensures that the front and rear walls are set in from those of the main house. By far the hardest part of this scheme is providing a route of access between the new and existing accommodation. It is not possible to form a new internal opening through the gable, as a result of the fireplace and existing internal staircase. The only way of linking the extension is therefore via the existing rear hallway. Even though this is a later addition, it is acknowledged that this part of the building forms part of the historic development. The proposed layout seeks to respect this, by closely mirroring the existing point of access and by seeking to minimise disturbance of the existing fabric.

The new rear hall is stepped back from the proposed new gable and steps in from the existing rear wall line. Floor levels have been carefully considered, to flow through with those of the existing rear hall, thereby helping to ensure that the existing entrance can be retained and ensuring that the existing structure is not undermined. A shallow lean-to 'catslide' roof has been adopted, which matches the pitch of the existing thatch. Whilst a small amount of thatch will need to be disturbed, to facilitate the new roof structure, this has been kept to a bare minimum.

The works to the annexe, respect the general layout of the building and the existing route of access from the driveway and parking area.

The proposed new garage has been sited so that it maintains a reasonable degree of separation from the adjacent boundaries. The front of the building has been moved further back from the position of the existing structure, to increase vehicular turning space within the existing driveway area.

All three elements of the proposals respect the general arrangement and layout of the existing site.

Scale

The proposed extensions to the house and annexe are considered to be of a scale which is in-keeping with the respective host buildings.

Whilst the new garage structure is marginally taller than the existing building, the shallow roof pitch and the overall reduction in footprint, means that this building is also considered to be of a scale which reflects the sensitivity of the site and which will have no overbearing impact on the wider site or those properties within the immediate vicinity.

Appearance & Construction

The proposed house extension takes a number of design cues from the existing building. The roof shape and profile reflect that of the main house. The style of the proposed new windows and doors also reflects those present on the existing building. The extension is also to be constructed using a pallet of materials which match the existing house.

The front elevation in particular is considered to be neat, tidy and sensitive to the setting, as confirmed within the pre-application feedback. The criticisms aimed at the gable end have been addressed through revision to the scheme, which includes a reduction in the amount of glazing and the simplification of the French doors. The rear lean-to has been reduced in scale and the height and roof profile have been carefully adapted, so that the new roof will tuck in beneath the existing thatch.

The revised design of the garage has also addressed some of the original criticisms. The roof profile has been changed and the overall height reduced. Some of the original detailing has also been amended. Roller doors have been replaced with up-and-over doors, which will be made to look like side-hung doors. Timber weather boarding and the use of exposed oak posts, result in a pallet of materials which respect the sensitivity of the site and those buildings immediately adjacent. By replacing an existing dilapidated structure, the proposals are actually considered to provide a degree of enhancement to the setting.

Landscape

The proposals will result in a degree of landscaping works, particularly around the house extension. Here, ground levels will need to be adapted and new retaining structures will need to be constructed, considering the changes in ground level. Whilst landscaping works will be required, these will be relatively minor. The intention is to use timber sleepers, similar to those which are already present on site.

The landscaping works will have minimal impact on the main street scene and limited impact on the wider setting of the site.

Access

Access into and around the building will not be significantly altered as a result of these works. Pedestrian and vehicular access points will match the existing arrangements.

Parking provisions will be improved. The existing parking space to the annexe will be retained. Parking space and turning areas of the driveway will be improved, as a result of the new garage and its slightly revised positioning.