

Design and Access Statement, Heritage Assessment and Planning Statement Rose Cottage, SN14 7LD

1. Site Address

Rose Cottage, Sevington, Grittleton, Wiltshire, SN14 7LD

This document is to be read in conjunction with all planning drawings and supporting documents.

2. Description of Proposed Works

This combined Design and Access Statement, Heritage Assessment and Planning Statement has been prepared in support of a planning application for the formation of a new vehicular access and driveway at Rose Cottage.

The proposal includes the removal of a limited section of boundary wall and the installation of a traditional timber gate. This statement assesses the design approach, access considerations, and the impact of the proposals on the significance of heritage assets and has been informed by recent decision-making at the adjoining Apple Tree Cottage.

3. Site Description and Heritage Context

Rose Cottage is a two-storey semi-detached cottage, situated on the north side of the main road through the hamlet of Sevington, within the parish of Grittleton.

The site forms part of a small rural settlement characterised by historic buildings, stone boundary walls, and a strong agricultural vernacular. Views of the cottages are generally limited and experienced obliquely from the lane or from nearby properties.

Rose Cottage is a Grade II listed building, listed together with its adjoining property as “Apple Tree Cottage and Rose Cottage” (List Entry Number: 1363883. The site also lies within the Sevington Conservation Area.

The listing describes the building as:

Pair of estate cottages, c1850, probably by J. Thomson for J. Neeld of Grittleton. Rubble stone with imitation stoneslate half-hipped roof and centre ridge stack. Two storeys, 2-window range with triple casements below and triangular oriels above under eaves dormer gables. Pennant stone unmoulded details: ground floor sills and hoodmoulds,

string course and brackets and slab bases to upper oriels. Oriels have casements each side and imitation stone slate roofs extending into dormer gables. End walls have half-hipped lean-to enclosed porches and square oriels above. Parallel rear range with end-wall triangular oriels on pennant stone brackets. Included for group value.

The cottages are a mid-19th century pair of estate buildings of high architectural quality with strong group value. Their significance derives from their architectural detailing, historic association, and contribution to the conservation area.

The boundary wall forms part of the setting of the listed building and contributes to the enclosure and character of the street scene.

The significance of Rose Cottage derives from:

- Architectural interest as a designed estate cottage
- Historic association with the Grittleton estate
- Group value as part of a symmetrical pair
- Contribution of its setting, including the boundary wall and garden

While the wall contributes positively to the conservation area, there are existing breaks along its length which demonstrate that openings can be accommodated without undermining overall character see appendices (Photographs 1,2 and 3).

4. The Design and Appearance Proposal

The proposal comprises:

- Removal of a limited section of existing boundary wall
- Formation of a new private driveway
- Installation of a timber five-bar gate set back from the wall line
- Formation of a gravel driveway within the site, including a 5m section of stone setts or cobbles (permeable surface) at the access point

The proposal has been carefully designed to respond directly to key planning and conservation considerations identified in the nearby approved application at Apple Tree Cottage:

- **Location of access:** Positioned to avoid direct impact on the principal elevation and symmetry of the cottage pair
- **Extent of opening:** Limited to the minimum necessary to reduce visual impact
- **Boundary treatment:** Retains the majority of the wall, maintaining its continuous character
- **Surfacing approach:** Use of permeable gravel and traditional stone setts to ensure a rural, low-impact appearance
- **No loss of garden character:** Avoids extensive hardstanding
- **No hedgerow removal:** Retains verdant character and ecological value

- **Design Approach:**
 - Traditional timber five-bar gate
 - Gate set back behind wall line
 - No prominent piers
 - Wall retained either side and returned into opening

This ensures the proposal remains discreet and consistent with the rural vernacular. The proposal will improve filtered views of the listed cottages, enhancing their appreciation within the conservation area.

The proposal provides safe vehicular access while preserving sight lines. Refer to photographs 6 and 7.

The provision of off-street parking offers a clear benefit by reducing reliance on on-street parking, improving both highway safety and the visual character of the street.

5. Impact on Heritage Significance

Impact on Fabric

- Removal of a small section of wall only
- Wall not individually listed
- Works are localised and limited

Impact on Setting

- **Positive impacts:**
 - Improved visibility of the listed cottages
 - Reduction of parked vehicles in the street scene
- **Neutral impacts:**
 - Minor and localised break in wall continuity
- **Importantly:**
 - No hedgerow removal

6. Access and Highways

The proposed access has been designed to maintain safe vehicular movements while preserving appropriate visibility splays.

The surfacing material at the access will differ from the adjacent carriageway to clearly indicate to drivers that a transition from public highway to private access is being entered. A dropped kerb will be provided at the line of the main carriageway, with clear demarcation where the adopted highway transitions to the private driveway. The applicant acknowledges that separate consent will be required from the Local Highway

Authority for works within the public highway, and a formal vehicle access (dropped kerb) application will be submitted to Wiltshire Council prior to the commencement of any such works.

Within the site, the use of permeable gravel and a 5m section of traditional stone setts reinforces the rural character and provides a legible and appropriate threshold treatment.

The provision of off-street parking offers a clear benefit by reducing reliance on on-street parking, improving both highway safety and the visual character of the street.

7. Planning Policy Context

The proposal has been assessed against relevant policies including Core Policy 57 (Ensuring High Quality Design) and Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the Wiltshire Core Strategy, together with Section 16 of the National Planning Policy Framework, which requires that great weight is given to the conservation of heritage assets.

8. Assessment of Harm and Justification

The proposal results in less than substantial harm to the setting of the listed building. In line with planning policy and recent decision-making, this harm is outweighed by public benefits including:

- Reduction in on-street parking
- Improved highway safety
- Enhanced visual amenity of the street scene

8. Conclusion

The proposed development represents a carefully considered and policy-compliant scheme that:

- Responds directly to planning officer concerns from a comparable nearby application
- Minimises heritage impact through sensitive design
- Delivers clear public benefits
- Preserves the character of the conservation area

9. Photographs (Figures and images as appended)

.Fig.1 Existing gate opening at Holly Tree Cottage



Fig .2 Pedestrian access to Cottages - Existing break in boundary wall



Fig.3 Vehicular access at Apple Tree Cottage



Fig.4 Rose Cottage – Garden/ boundary wall



Fig.5 Rose Cottage – Garden/ boundary wall



Fig.6 Rose Cottage – Good Visibility (South West direction)



Fig.7 Rose Cottage – Good Visibility (North East direction)

