
Heritage Statement

75 Bath Road, Bradford on Avon, Wiltshire

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Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent at 75 Bath Road, Bradford on Avon, Wiltshire. The application relates to the removal of an existing later glazed extension and its replacement with a new extension on the same footprint. The statement has been prepared in order to identify the significance of the designated heritage assets affected by the proposals, to describe the nature of the proposed works, and to assess the extent to which those works would affect the special architectural and historic interest of the listed building and its setting.

The application property is the building known as Lodge East South East of Frankleigh House, a Grade II listed former estate lodge of mid- to late-nineteenth century date. The gate piers and flanking walls immediately to the south east are also separately listed at Grade II and form part of the wider heritage significance of the site. The lodge is a building of clear architectural quality and historic interest, constructed in ashlar stone with steeply pitched stone-tiled roofs, gabled forms, stone detailing and a picturesque composition characteristic of a designed estate building rather than a purely utilitarian domestic structure. Although modest in scale, it is a building of considerable character, whose significance derives not only from its fabric and detailing, but also from its function and legibility as part of the historic Frankleigh House estate.

This statement has been informed by the statutory list descriptions, the available planning history, the submitted architectural drawings, and the photographic record of the existing building and site. The photographs are of particular assistance in understanding the architectural hierarchy of the building and in distinguishing between the historic core of the listed lodge and later additions of lesser significance. They show that the principal significance of the asset remains strongly embodied in the original stone-built form, including the steeply pitched roofscape, prominent gables, finials, chimney stack, pointed entrance detailing and carefully composed elevations, and that the existing glazed extension is a clearly later intervention attached to the more private side and rear part of the building.

The purpose of this statement is therefore not simply to describe the proposals in general terms, but to consider them in a conservation-led way, beginning with an understanding of what is significant about the heritage asset and then assessing how, and to what extent, that significance may be affected. In this case, the principal issue is the replacement of an existing modern glazed extension with a new extension in the same general location, without demolition of original walls, alteration of openings, removal of original windows or doors, or changes to the internal layout of the listed building. The assessment which follows is therefore focused on the relationship between the later extension and the historic host building, the degree to which the significance of the listed structure is embodied in the existing fabric and built form, and whether the proposed replacement extension preserves that significance in accordance with the relevant statutory and policy framework.

A key consideration throughout this assessment is that listed buildings are not museum objects fixed permanently at one point in time, but historic structures which often continue to evolve in order to remain viable and functional. The fact that change may be necessary does not diminish the importance of the heritage asset; rather, it requires that any change is carefully considered, proportionate, and responsive to the qualities that give the building its special interest. In the present case, the proposals must therefore be judged not by whether change is proposed at all, but by whether the form, extent and location of that change preserves the character, legibility and significance of the listed lodge as the principal historic element on the site.

Historical Development and Significance

The lodge at 75 Bath Road is best understood as a purpose-designed estate building associated with Frankleigh House rather than as an ordinary detached dwelling. Its architectural treatment, material quality and formal composition all indicate that it was conceived as part of a wider hierarchy of buildings serving and announcing the principal house. Lodges of this kind occupied an important position within nineteenth-century estate planning. They were practical buildings in that they controlled access and accommodated estate functions, but they were also representational structures, intended to mark arrival, frame the approach and express the status of the estate beyond. The architectural ambition evident in the building at 75 Bath Road is entirely consistent with that role.

Although relatively modest in scale, the lodge possesses a distinct picturesque quality which gives it a presence far greater than that of a purely functional ancillary structure. Its significance lies in the disciplined relationship between massing, roofscape, walling and detail. The steeply pitched stone-tiled roofs, prominent gabled forms, stone finials and tall chimney stack combine to create a striking silhouette, while the ashlar stonework gives the building a refinement and intentionality that clearly distinguishes it from a simpler vernacular cottage. The carefully proportioned openings, stone surrounds and entrance treatment reinforce the impression of a building that was designed as part of a coherent architectural composition.

The front elevation is particularly important in understanding the building's special interest. This elevation presents the lodge in its clearest and most complete historic form, with its steep principal gable, pointed entrance opening, stone detailing and strong symmetry of composition. The entrance treatment has a distinctly Gothic character, softened by vernacular influences in the walling and roofscape, and contributes materially to the building's identity as an estate lodge. The front elevation is not merely one façade among others, but the principal face through which the building is experienced and understood in heritage terms. It retains a strong degree of integrity and continues to convey the original architectural intent of the structure.

The side and rear elevations are also significant, though in a slightly different way. Their value lies less in formal presentation and more in the way they express the building's three-dimensional composition and the hierarchy of its historic built form. The photographs show that the original stone-built volume remains highly legible, with the main historic gables, roof slopes and chimney clearly dominant in views across the site. This legibility is an important aspect of significance. Historic buildings derive much of their meaning not simply from individual materials or details, but from the clarity with which their original form and architectural logic can still be read. At 75 Bath Road, that clarity remains strong.

The stonework itself makes a substantial contribution to significance. The use of ashlar gives the lodge a sense of quality and permanence and reflects its relationship to a larger and more ambitious estate composition. The masonry is not incidental background fabric, but one of the defining characteristics of the listed building. It establishes the tone of the architecture, works in conjunction with the stone roof coverings and chimney, and contributes to the building's visual authority within the site. The same is true of the stone detailing around openings and at gable verges, which provides crispness and articulation to the elevations.

The roofscape is equally important. The steep pitches, stone tiling and gabled ends are central to the building's character and are among the features that most immediately distinguish the historic lodge from later additions. The roof form contributes not only to the architectural expression of the building

but also to its prominence in views, particularly where the main gables and chimney rise above the lower and more recessive later structures around them. The chimney stack is especially significant in this respect, forming a bold vertical element within the composition and contributing to the picturesque silhouette of the building.

The building's significance is not limited to its architectural qualities alone. It also derives historic value from its relationship to Frankleigh House and the wider estate structure of which it originally formed part. Even where that wider estate context has evolved over time, the lodge still clearly reads as a threshold building rather than as an isolated suburban house. That historic relationship is reinforced by the separately listed gate piers and flanking walls, which preserve part of the formal entrance arrangement associated with the lodge and provide tangible evidence of its original function within the estate. The group value of these elements remains important because it allows the site to be understood as a designed ensemble rather than as a series of unrelated parts.

The lodge also possesses evidential value in the survival of its historic form and fabric. Its masonry, roofscape, openings, entrance detailing and overall composition all provide evidence of its original design intent and later use. Even where some change has occurred over time, the building retains the essential characteristics through which its nineteenth-century origins and estate function can still be understood. The evidential value of the interior is less clearly documented, but as no internal alterations are proposed this does not materially affect the current assessment. What is clear from the available information is that the exterior of the building continues to embody the principal elements of special interest.

In contrast to the historic core of the lodge, the existing glazed extension is readily identifiable as a later addition of much lesser heritage significance. The photographs show it to be a modern conservatory-style structure with dark-framed glazing and a glazed pitched roof, attached to the side and rear of the listed building. While it serves a domestic function and occupies an established part of the site, it does not share the architectural language, material richness or compositional strength of the original lodge. It reads as an ancillary addition rather than as an integral component of the historic design. This distinction is important because it establishes a clear hierarchy between the original listed structure, which carries the site's principal heritage significance, and the later extension, which does not.

The significance of the listed building is therefore concentrated overwhelmingly in the original stone-built lodge, its roofscape, chimney, openings, entrance treatment and estate relationship, rather than in the later glazed addition. That is not to say that the existing extension is irrelevant, but rather that it does not contribute to the heritage value of the site in the same way or to the same degree. It occupies a secondary position both physically and historically. The fact that the listed building remains visually dominant despite the presence of the extension is itself a helpful indicator of where the true significance of the asset lies.

Taken together, these factors demonstrate that the lodge is a heritage asset of clear special architectural and historic interest whose significance is rooted in the survival and legibility of its original estate-lodge form. Its value lies in the quality of its masonry, roofscape and detailing, in the picturesque confidence of its composition, and in its relationship to the wider Frankleigh House estate and associated entrance structures. Any proposal affecting the site must therefore be assessed primarily against its effect on that historic core and on the continued ability to read the listed building as the dominant and defining element of the site.

Existing Building and Later Additions

The existing building at 75 Bath Road retains a strong and readily appreciable architectural hierarchy, in which the original listed lodge remains clearly distinguishable from subsequent phases of alteration and extension. This is an important starting point in heritage terms, as it allows the significance of the site to be read with relative clarity. The historic core of the building continues to be expressed through its stone-built form, steeply pitched roofscape, prominent gables, finials, substantial chimney stack and carefully detailed openings. These characteristics establish the listed lodge as the primary architectural and historic element on the site and ensure that its special interest remains visually dominant despite the presence of later additions.

The photographic record is particularly helpful in demonstrating this hierarchy. Views of the principal and side elevations show that the original lodge still possesses a high degree of integrity in terms of its scale, form and material character. The building retains the disciplined massing and picturesque composition that underpin its significance, and its historic qualities are not obscured by the incremental erosion that can sometimes accompany later domestic adaptation. The front elevation, in particular, remains strongly legible as the principal historic face of the building, while the side and rear elevations continue to reveal the distinctive roof geometry and three-dimensional form of the lodge. The survival of this legibility is a material consideration in assessing the effect of the current proposals.

The existing extension is attached to the side and rear of the listed building and is expressed as a glazed conservatory-style structure with a pitched glazed roof and dark-framed fenestration. In both material and architectural terms, it is readily distinguishable from the original lodge. It does not share the masonry, roof treatment, structural expression or detailing that characterise the listed building, and it reads clearly as a later intervention introduced to provide additional domestic accommodation rather than as part of the original architectural conception. That distinction is significant because it allows the existing extension to be understood as a secondary accretion of lesser heritage value.

The form of the existing extension is lightweight and visually recessive when compared with the listed structure, but it is also relatively utilitarian in character. It lacks the material richness and compositional discipline of the original building and sits outside the architectural language that defines the lodge's special interest. The glazed roof and slender framing give it the appearance of a modern conservatory addition rather than an integral element of the historic composition. Whilst it is not so assertive as to dominate the site, neither does it make a meaningful positive contribution to the significance of the heritage asset. Its value lies principally in its domestic utility rather than in any architectural or historic interest of its own.

This distinction between the historic lodge and the later glazed extension is central to the heritage assessment. In cases of this kind, it is important to identify whether later fabric has acquired significance through age, quality, association or contribution to the character of the asset as a whole. On the evidence available here, the existing extension does not appear to have done so. It is clearly modern in

appearance, secondary in architectural status and physically attached to a more private part of the listed building rather than to its principal formal frontage. It does not define the character of the asset, nor does it materially contribute to the aspects of the building that give rise to its designation.

The extension also occupies an area of the site that has already been altered from its original historic form. This is a relevant consideration because it means that the current proposals are not introducing change into an untouched or especially sensitive part of the listed building, but instead relate to a location where modern intervention has already taken place. The significance of the principal historic structure remains concentrated in the original stone-built lodge and its associated entrance features, not in the later addition. The area occupied by the extension is therefore best understood as a zone of previous alteration in which there is greater scope for carefully managed further change, provided that such change does not undermine the dominance or legibility of the listed building itself.

The relationship between the existing extension and the original lodge is also important in understanding the nature of the current application. The extension is physically connected to the historic fabric, but it does not appear to redefine the overall character of the building. The lodge remains the visually dominant element in wider views of the property, with its main gables, chimney and stone walling continuing to establish the identity of the asset. The extension remains clearly subordinate in both scale and architectural expression. This existing condition is helpful because it demonstrates that the site already accommodates a later addition without the loss of the building's essential significance, and it establishes a baseline against which the proposed replacement works can properly be assessed.

Taken as a whole, the existing building and its later additions reveal a site in which the original listed lodge remains the principal heritage asset and the dominant component of the composition, while the glazed extension represents a later, lower-value addition whose contribution is limited and largely functional. That understanding is fundamental to the assessment of the proposals. It confirms that the current application concerns the replacement of fabric and form of comparatively low heritage significance, rather than alteration to the principal elements that give the listed building its special architectural and historic interest.



Proposed Works

The proposals relate to the removal of the existing glazed pitched-roof extension and its replacement with a new extension on the same footprint. The scope of works is deliberately limited and has been developed in a manner which seeks to retain the listed building's historic core, preserve its principal fabric and maintain the architectural hierarchy between the original lodge and later additions. The application is therefore not one for wholesale alteration or enlargement of the listed building, but for the replacement of an existing later extension with a more coherent and carefully considered intervention.

A key aspect of the proposal is that the replacement extension remains confined to the footprint already occupied by the existing addition. This is an important heritage consideration, as it demonstrates that the scheme does not seek to extend development further into the site or to create a larger area of encroachment beyond that already established by the present structure. In practical terms, this means that the proposal is working within the spatial envelope of an existing altered area rather than expanding into a previously unaltered part of the listed building or its setting. That restraint is a material factor in reducing heritage impact and in framing the proposals as a replacement exercise rather than a more expansive form of development.

The works have also been carefully defined so as to avoid intervention into the principal historic fabric of the listed building. It has been confirmed that no original walls are to be demolished, no existing openings are to be altered or adjusted, no original doors or windows are to be removed, and no changes are proposed to the internal layout of the building. These are highly significant points in conservation terms. The proposals do not depend upon the removal of fabric that appears central to the building's significance, nor do they involve the reconfiguration of the historic plan form. Instead, the intervention is focused on the later extension itself, which is the part of the building of lesser heritage value.

The proposed replacement extension has been conceived as a clearly contemporary addition, both in material expression and in architectural treatment. The proposed roof finish is EPDM, while the primary frame material is anthracite grey. Rainwater goods are to be metal and are intended to match the character of the existing building. Taken together, this palette establishes a restrained and recessive visual language which does not attempt to imitate the historic lodge, but instead allows the new work to be understood as a modern insertion within an existing historic context. In heritage terms, this approach is generally preferable to a speculative pastiche, as it preserves the distinction between original fabric and later change and allows the architectural evolution of the building to remain legible.

The form of the new extension is also significant. The proposed structure is simpler and more controlled in its overall expression than the existing glazed pitched-roof addition. Rather than repeating the more obviously conservatory-like character of the current extension, the new design adopts a more disciplined and grounded architectural language. The result is a replacement structure that remains visually secondary to the listed building while appearing more resolved as part of the site as a whole. The extension is not intended to compete with the host building, nor to introduce a new dominant feature

into the composition. Its role is instead to sit quietly alongside the historic structure, providing functional accommodation while respecting the primacy of the original lodge.

The proposed works should also be understood in terms of what they do not do. They do not alter the principal front elevation of the listed building. They do not affect the prominent gables, chimney, porch, stone walling, mullioned openings or roofscape that define the building's special interest. They do not introduce change to the most architecturally expressive parts of the lodge, nor do they alter the relationship between the building and the separately listed gate piers and flanking walls. In this respect, the proposal has been tightly contained within an area of lesser significance and has been structured specifically to avoid direct change to the elements which carry the greatest heritage value.

The proposed works also reflect a conservation-led understanding of the existing condition. The present glazed extension is a later addition of limited architectural or historic significance, and the new proposal seeks to replace it with a structure that is more coherent, better integrated and more appropriate to the listed context. The intention is not simply to substitute one extension for another on a like-for-like basis, but to improve the quality of the intervention while maintaining the existing pattern of occupation and preserving the significance of the listed host building. In that sense, the proposals can be understood as a refinement of the building's secondary accommodation rather than a transformation of the listed asset itself.

Overall, the proposed works are modest in scope, precise in their extent and conservation-minded in their approach. They are confined to the replacement of a later extension on the same footprint, they avoid loss of principal historic fabric, and they employ a material and formal language that is subordinate to the listed lodge. The proposals have therefore been developed with a clear awareness of the building's significance and with the intention of accommodating change in a way that is proportionate, legible and respectful of the special architectural and historic interest of the site.



Heritage Impact Assessment

The principal question, in heritage terms, is whether the proposed replacement of the existing glazed extension would preserve the special architectural and historic interest of the listed lodge, or would result in any erosion of the qualities that give the building its significance. In assessing that question, it is necessary to consider not only the appearance of the proposed new work in isolation, but also the nature of the part of the building affected, the extent of intervention into historic fabric, the relationship between the new extension and the existing listed structure, and the degree to which the proposal alters the ability to understand and appreciate the lodge as the dominant historic element on the site.

The starting point for that assessment is that the proposals do not involve the demolition of original walls, the alteration of existing openings, the removal of original windows or doors, or any change to the internal layout of the listed building. This is a highly significant factor. In many listed building applications, the principal source of heritage concern arises from direct intervention into historic fabric, particularly where such works remove evidence of the building's original plan form, construction or architectural composition. That is not the case here. The current proposal is directed toward replacing a later, comparatively limited extension, while leaving intact the building's historic core and the principal features that underpin its designation.

The absence of intervention into the significant masonry, roofscape, openings and internal arrangement of the lodge materially reduce the potential for harm. The architectural and evidential significance of the listed building remains primarily embodied in its original stone-built form, its steeply pitched roofs, gables, chimney, entrance treatment and stone detailing. None of those elements is proposed to be removed or materially altered as part of the works. As a result, the heritage impact of the proposal must be understood within a relatively narrow area of change, namely the replacement of an existing modern glazed addition which is already visually and historically secondary to the listed structure.

The effect on architectural significance is correspondingly limited. The original lodge remains the primary and dominant built form on the site, and the proposals do not undermine this hierarchy. The new extension, like the one it replaces, occupies a side and rear position and does not intrude upon the building's principal formal frontage. The front elevation, with its strong gabled form, pointed entrance and carefully composed stonework, remains entirely unaltered. Equally, the prominent roofscape and chimney that contribute so much to the building's silhouette and picturesque character are unaffected. The replacement extension is therefore not proposed in a location or form that would challenge the primacy of the listed building or diminish the architectural clarity of its historic composition.

The proposed extension has been designed as a subordinate addition and, in heritage terms, that subordination is an essential part of its acceptability. The listed building remains visually dominant by virtue of its scale, material richness and formal complexity. The new extension does not seek to rival or replicate those qualities. Instead, it adopts a simpler and more recessive architectural language. That distinction is important because it ensures that the historic building continues to be read as the principal

architectural event on the site, while the new work is understood as a later intervention of lesser status. The preservation of this visual hierarchy is central to the conservation outcome, as it maintains the site's intelligibility and avoids confusion between the original and later development.

The choice of a contemporary expression for the new extension is also relevant to the heritage assessment. In some cases, attempts to mimic historic architecture can dilute significance by blurring the distinction between original and replacement fabric, particularly where the new work adopts a diluted or inauthentic version of the host building's material and formal language. Here, the use of EPDM roofing, anthracite grey framing and a restrained modern form makes clear that the extension is a later addition rather than part of the original nineteenth-century composition. This clarity of expression is beneficial in conservation terms because it allows the building's evolution to remain legible. The proposal does not attempt to disguise itself as historic fabric, and in doing so it avoids the risk of creating a false sense of historical development.

The effect on the listed building's legibility is similarly limited. One of the key components of significance at 75 Bath Road is the ability to read the original lodge as a complete and coherent historic structure. That legibility arises from the survival of the main stone-built volume, the steep roof forms, the chimney, the entrance composition and the relationship between the building and the listed entrance structures. The proposed extension does not interfere with those key reading points. It remains confined to an area already occupied by a later addition and does not obscure or compromise the host building's main defining elements. Indeed, because the proposed replacement appears more controlled and architecturally resolved than the existing conservatory-style structure, it has the potential to improve the coherence of the building's secondary elevation without affecting the essential legibility of the historic core.

The proposal must also be considered in relation to the historic fabric. On the evidence available, the later glazed extension is of limited heritage value and does not form part of the principal significance of the listed building. Its removal, therefore, does not result in the loss of fabric central to the asset's heritage interest. By contrast, the retention of the original walls, openings and plan form preserves the listed building's evidential value. The proposals do not remove those parts of the building that best illustrate its nineteenth-century origin, estate function or architectural design. In that sense, the physical impact of the works is tightly contained and conservation-led. The intervention occurs within a part of the site already altered by modern development, rather than within the building's most sensitive or expressive historic fabric.

The effect on historic character is also acceptable. The significance of the lodge is rooted not only in the survival of its materials but also in its identity as a picturesque estate building associated with Frankleigh House. That identity remains legible because the proposal does not alter the aspects of the building through which that story is understood. The formal front elevation remains intact, the listed entrance structures are unaffected, and the original stone-built lodge continues to dominate the site. The replacement of a later side/rear extension does not alter the building's historic role or the way in which it

is read within the site. It follows that the proposal preserves the historic character of the asset in all material respects.

There is similarly no direct harm to the separately listed gate piers and flanking walls. These structures are unaffected by the works and their contribution to the site's group value remains intact. Their significance lies in their role as formal entrance features associated with the lodge and the wider estate, and that role is neither diminished nor obscured by the replacement extension. The proposal therefore preserves not only the principal listed building, but also the related listed structures that contribute to the significance of the site as a whole.

The wider setting of the listed building is likewise preserved. The extension occupies a domestic side and rear location and does not intrude upon the principal views or relationships through which the lodge is appreciated as a formal estate building. The building continues to be understood through its front elevation, roofscape, chimney, stonework, and entrance features, and the proposal does not alter the way those aspects are experienced. Whilst any change to a listed building requires careful scrutiny, the location and limited extent of the present works ensure that the wider heritage setting of the asset remains fundamentally unchanged.

It is also relevant that the proposal replaces an existing extension on the same footprint rather than introducing development into a new or previously unaltered part of the site. That continuity of footprint materially limits the extent of change and helps frame the proposal as one of replacement and refinement rather than expansion. The heritage impact must therefore be assessed against the site's existing condition, which already includes a modern addition of lesser significance. In that context, the proposal does not represent a step change in the degree of alteration to the listed building, but rather a more considered and architecturally coherent response within an already altered zone.

Taken together, these factors lead to the conclusion that the proposal preserves the listed building's special architectural and historic interest. The works are tightly confined to a later addition of limited significance; no principal historic fabric is lost, the lodge's architectural dominance and legibility remain intact, and the associated listed structures and wider setting are unaffected. The proposal, therefore, sits comfortably within a conservation-led approach to change, in which the significant elements of the asset are retained and protected, while later, lower-value accretions are carefully managed to support the continued use of the building. If, in the most cautious reading, any degree of heritage harm were identified, it would be very minor and would fall at the very lowest end of the less-than-substantial spectrum. Such a conclusion would arise not from any loss of important historic fabric or from any disruption to the principal significance of the asset, but only from the fact that a contemporary replacement extension is proposed in conjunction with a listed building. Even on that cautious basis, the impact would be extremely limited and outweighed by the benefits of replacing a visually weak modern conservatory-style addition with a more coherent, disciplined, and architecturally appropriate structure that preserves the historic building's significance while supporting its continued viable use. The stronger and more straightforward conclusion, however, is that the proposal preserves significance overall.

Design Rationale and Conservation Justification

The design rationale for the proposed works is rooted in a conservation-led understanding of the listed building and of the relative significance of the different parts of the site. The proposals do not seek to alter, compete with or reinterpret the principal historic form of the lodge. Instead, they focus on the replacement of an existing later glazed extension of limited heritage value with a new structure that is more coherent in architectural terms, more restrained in expression and better suited to its listed context. The underlying objective is not simply to provide additional accommodation, but to do so in a way that respects the special architectural and historic interest of the host building and preserves the clear hierarchy between the original lodge and later interventions.

A central principle of the proposal is that the most significant parts of the heritage asset should remain untouched. That principle is reflected in the fact that no original walls are to be demolished, no openings altered, no original doors or windows removed and no internal layout changes undertaken. These decisions are not incidental, but are fundamental to the conservation approach adopted. By avoiding intervention into the principal historic fabric of the lodge, the proposal ensures that the aspects of the building which carry the greatest evidential, architectural and historic value remain intact. The design process has therefore begun with restraint, identifying where change can be accommodated with the least heritage consequence rather than attempting to force development into the most sensitive parts of the asset.

The decision to retain the same footprint as the existing extension is also a key component of the design rationale. In heritage terms, this significantly limits the impact of the proposal by ensuring that the works remain within an area of the site that has already been altered by modern intervention. The scheme does not seek to push development further into the garden, attach itself to a more prominent elevation, or expand the zone of alteration beyond that already established by the existing extension. This is important because it demonstrates that the proposal is based on replacement and refinement rather than incremental enlargement. By working within the footprint of an existing later addition, the design accepts and responds to the existing pattern of development on the site whilst avoiding unnecessary encroachment into parts of greater heritage sensitivity.

The form and material treatment of the extension have likewise been chosen with care. The proposed use of EPDM roofing, anthracite grey framing and metal rainwater goods establishes a deliberately contemporary but understated palette. This approach avoids any attempt to replicate the stone-built character of the host building in an artificial or diluted way. In conservation terms, that distinction is important. The use of a modern material language makes clear that the extension is a later intervention and not part of the original nineteenth-century composition. This allows the building's evolution to remain legible and avoids the risk of creating a false impression of age or authenticity. The extension is

therefore expressed honestly as new work, while remaining sufficiently restrained to sit comfortably alongside the listed structure.

The preference for a contemporary design over a pastiche historic extension is justified on both architectural and heritage grounds. The original lodge derives much of its significance from the quality and confidence of its composition. Its ashlar masonry, stone-tiled roofs, prominent gables, chimney and entrance detailing form a coherent architectural language which should not be imitated superficially. A mimic extension, even if well intentioned, would risk undermining that coherence by introducing elements that appear historic without being genuinely part of the original composition. It could blur the distinction between old and new, weaken the evidential clarity of the building, and reduce the legibility of the lodge as an evolved historic structure. By contrast, a clearly modern but subordinate addition preserves the authenticity of the original building and allows the later phase of development to be understood as such.

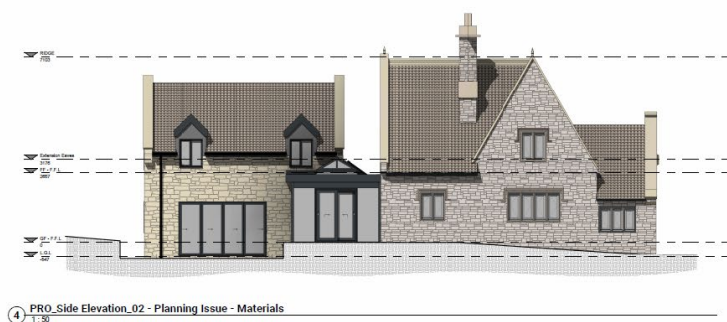
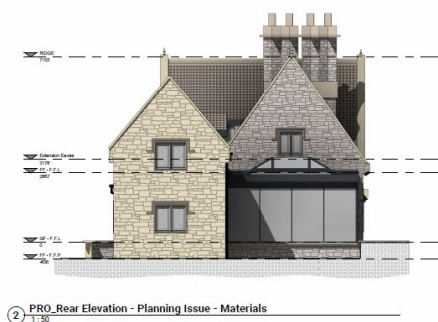
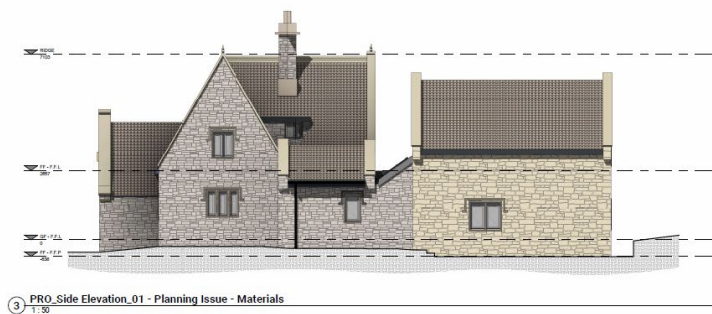
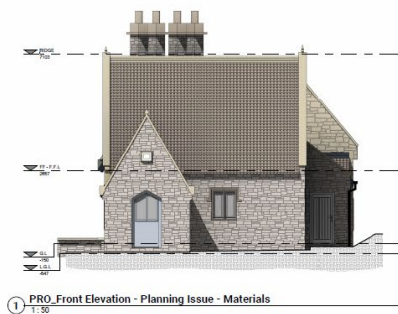
The proposal also seeks to improve upon the architectural quality of the existing extension. The current glazed pitched-roof structure is domestic and functional in nature, but it does not share the compositional discipline or material presence of the listed building. It reads as a typical later conservatory-style addition rather than as an element with any strong architectural relationship to the host building. The replacement extension is intended to provide a more resolved and appropriate response. Its form is simpler, its materials more controlled, and its visual presence more disciplined. While still clearly secondary to the listed lodge, it is better integrated into the site as a whole and more respectful of the character of the host building.

A further aspect of the conservation justification lies in the continued viable use of the building. Historic buildings remain best conserved when they remain active, occupied and capable of meeting modern needs without undue pressure for more harmful change elsewhere. Sensitive adaptation is often necessary to secure that outcome. In this instance, the proposal provides improved domestic accommodation through the replacement of an existing later extension, while avoiding alteration to the principal historic structure. The scheme therefore represents a proportionate response to modern functional requirements, balancing the continued use of the building as a dwelling with the need to safeguard its special interest. This is entirely consistent with good conservation practice, which recognises that carefully managed change is often necessary to sustain historic buildings in the long term.

The proposal is also justified in terms of architectural hierarchy. One of the defining characteristics of the site is the dominance of the original lodge as the principal built form. The design of the replacement extension has been developed so that this hierarchy is retained. The listed building remains the visually and historically dominant component of the composition, while the extension remains clearly subordinate in scale, materiality and expression. This is a critical heritage outcome, because it allows the original building to continue to be read as the defining element of the site. The proposal does not aspire to balance the historic and new elements equally, but rather to ensure that the new work remains secondary and deferential to the host structure.

In broader conservation terms, the scheme can therefore be understood as an exercise in managing change within a part of the site already subject to alteration, while preserving those aspects of the building that are of greatest significance. It does not involve the loss of important historic fabric, it does not interfere with the formal front elevation or entrance character of the lodge, and it does not harm the relationship between the building and the separately listed gate piers and flanking walls. Instead, it replaces a later, lower-value addition with a structure that is more coherent, more considered and more appropriate to the listed context. The justification for the proposal lies not only in the limited extent of harm, but in the positive way in which the design has responded to the heritage significance of the asset.

Overall, the proposals represent a sensitive and proportionate form of development, founded on a clear understanding of significance and a conscious effort to preserve it. The design rationale is one of restraint, legibility and subordination. The conservation justification is that change is confined to a later extension of limited significance, that the principal historic fabric and character of the listed lodge remain unaffected, and that the new work offers a more disciplined and appropriate architectural response than the existing addition. On that basis, the proposal is fully capable of being supported in heritage terms as a carefully conceived intervention which respects the significance of the listed building whilst enabling its continued practical use.



Planning Balance and Conclusion

In considering the application as a whole, the central issue is whether the proposed works preserve the special architectural and historic interest of the listed building and its associated listed structures. Having regard to the nature of the asset, the extent of the proposed intervention and the significance of the part of the building affected, it is considered that they do. The proposals have been developed with a clear awareness of the importance of the original lodge as the principal heritage asset on the site, and they are deliberately confined to the replacement of a later extension which is of materially lesser significance than the historic core of the building.

The listed lodge derives its significance principally from its ashlar stone construction, steeply pitched stone-tiled roofs, gabled composition, chimney, entrance detailing, mullioned openings and its wider role as a purpose-designed estate building associated with Frankleigh House. Those aspects of significance remain intact under the current proposals. The works do not involve the demolition of original walls, the alteration of openings, the removal of original doors or windows, or any change to the internal layout of the building. The formal front elevation and the principal historic form of the lodge are unaffected, as are the separately listed gate piers and flanking walls. The proposal therefore leaves untouched the parts of the site which make the strongest contribution to its designation and to its continued legibility as a heritage asset of special interest.

The replacement extension is proposed within the footprint of the existing later glazed addition and is therefore contained within an area of the site that has already been altered from its original historic form. This is an important aspect of the planning balance, as it means that the proposal is not introducing a new pattern of development into a previously unaltered or especially sensitive part of the listed building or its setting. Instead, it replaces an established modern intervention with a more coherent and carefully considered structure. The new extension remains secondary to the listed lodge, both physically and architecturally, and does not disturb the hierarchy through which the significance of the site is currently understood.

In heritage terms, this is a materially important distinction. The application is not one in which development is proposed at the expense of the building's principal historic fabric or defining architectural features. Rather, it concerns the management and improvement of a later addition that does not itself form an important part of the listed building's special interest. The proposal has been framed with restraint, avoiding unnecessary expansion, minimising physical intervention and adopting a contemporary design language that allows the original building to remain clearly legible. This approach is considered both appropriate and proportionate to the significance of the asset.

The proposal should also be viewed in the context of the continued viable use of the building as a dwelling. Historic buildings are best protected when they remain occupied, maintained and capable of serving modern requirements without recourse to more extensive or harmful change. The present scheme provides improved accommodation through the replacement of an existing later extension while

preserving the character and significance of the listed building. It therefore represents a practical and balanced approach to adaptation, allowing the building to continue in beneficial use without compromising the qualities that justify its designation.

For these reasons, it is considered that the proposals preserve the special architectural and historic interest of the Grade II listed lodge and preserve the significance of the associated listed gate piers and flanking walls. The works are modest in scope, carefully targeted and conservation-led in their conception. They avoid the loss of important historic fabric, maintain the dominance and legibility of the original lodge, and replace a modern conservatory-style addition with a more disciplined and appropriate structure.

Even if the proposals were to be assessed in the most cautious terms as giving rise to any degree of harm, that harm would be very minor and would lie at the very lowest end of the less than substantial spectrum. It would arise not from the loss of important historic fabric or from any diminution of the principal significance of the asset, but merely from the introduction of a contemporary replacement form in association with a listed building. Such an impact would be very limited and, in any event, would be clearly outweighed by the benefits of replacing an architecturally weak later addition with a more coherent, better designed and more contextually appropriate extension that supports the continued practical use of the heritage asset.

The stronger conclusion, however, is that the proposals preserve significance overall. They retain the building's important historic fabric, protect its architectural identity and sustain its continued legibility as a former estate lodge of clear special interest. On that basis, the application is considered to represent an acceptable and sensitive form of development for which Listed Building Consent should be granted.

Appendix Note on Photographs and Existing Condition

The accompanying photographs are important in understanding both the significance of the listed building and the limited nature of the proposed works. They show that the original lodge remains clearly legible as the dominant historic structure on the site, with its ashlar stone walling, steeply pitched roofscape, prominent gables, finials, chimney stack and pointed entrance detailing all surviving as strong components of its architectural character. The images confirm that the principal significance of the asset is concentrated in the original stone-built lodge and in its relationship to the wider estate context, rather than in the later glazed extension.

The photographic record also assists in identifying the existing extension as a later addition of comparatively limited heritage value. Its glazed walls, pitched glazed roof and lightweight framing distinguish it clearly from the host building in terms of date, materiality and architectural language. The extension reads as a modern domestic accretion attached to the side and rear of the listed building, rather than as part of the original composition. This distinction is central to the heritage assessment, as it demonstrates that the current proposals relate to the replacement of later fabric of lesser significance rather than to the alteration of the principal historic structure.

The photographs further show that, notwithstanding the presence of the extension, the listed lodge remains visually dominant and retains a high degree of architectural integrity. The front elevation in particular continues to express the building's special interest with clarity, while the side and rear views demonstrate that the original massing and roof form remain readily appreciable. This supports the conclusion that the significance of the asset has not been displaced by later additions and that the area affected by the present proposals is one of secondary importance in heritage terms.

Taken together, the available photographic material provides clear visual confirmation that the proposed works have been directed toward a part of the site already altered by modern intervention, while leaving the principal fabric, character and legibility of the listed building intact. The photographic evidence therefore supports the conclusion that the proposals represent a proportionate and conservation-led response to the site and do not harm the special architectural and historic interest of the designated heritage asset.



Assessment against statutory duty and policy

In assessing proposals for listed building consent, the statutory duty is to have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses. That duty requires a proposal to be considered not simply in terms of whether change is involved, but whether the particular change proposed would preserve those aspects of the asset that give rise to its significance. In the present case, the relevant question is whether the replacement of the existing later glazed extension would affect the special interest of the listed lodge in any material way. For the reasons set out in this statement, it is considered that it would not.

The significance of the building lies principally in the historic stone-built lodge itself, including its ashlar masonry, steep roofscape, gabled composition, chimney, entrance detailing, mullioned openings and wider estate-lodge character. The proposal does not involve intervention into those defining elements. No original walls are to be demolished, no historic openings are to be altered, no original doors or windows are to be removed, and no internal layout changes are proposed. The principal formal elevation of the building remains unaffected, as do the associated listed gate piers and flanking walls. In heritage terms, the proposal therefore preserves the features of special architectural and historic interest which the statutory duty is intended to protect.

National heritage policy requires that heritage assets are treated as an irreplaceable resource and conserved in a manner appropriate to their significance. It further requires that great weight is given to the conservation of designated heritage assets and that any harm to significance must be clearly and convincingly justified. The current proposal has been developed in a way that responds directly to those requirements. It is confined to an area of later alteration, it avoids loss of principal historic fabric, and it maintains the visual and architectural dominance of the original listed lodge. The replacement extension is subordinate, clearly modern and limited in scope, ensuring that the significance of the building remains legible and intact.

Policy also requires decision-makers to recognise the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. This is an important consideration in the present case. The proposal facilitates the continued practical use of the building as a dwelling through the replacement of an existing later extension, but does so without compromising the significance of the listed structure. It therefore represents a form of managed change that is wholly consistent with the long-term conservation of the asset.

At local level, the relevant heritage policy framework seeks to ensure that designated heritage assets and their settings are conserved in a manner appropriate to their significance. The proposal accords with that objective. It does not harm the significance of the listed building or its associated listed structures, and it does not introduce an inappropriate or dominant form of development within the site. Instead, it replaces a later addition of limited heritage value with a more disciplined and contextually appropriate structure, while preserving the special interest of the listed lodge.

Accordingly, the proposals are considered to satisfy both the statutory duty and the relevant heritage policy framework. They preserve the listed building, preserve its setting, preserve the features of special architectural and historic interest which it possesses, and provide a sensitive and proportionate response to the continued use and evolution of the site.

Site and Surroundings

The site at 75 Bath Road occupies a position in which the listed lodge can still be understood as a building with a distinct identity and a clear relationship to its historic surroundings. Although the wider area has inevitably evolved over time, the property retains the essential characteristics of a former estate lodge rather than reading simply as an otherwise unremarkable detached house. Its relationship to Bath Road, its separation from the principal house, and the presence of the associated listed gate piers and flanking walls all contribute to the continued legibility of the site as part of a former estate arrangement.

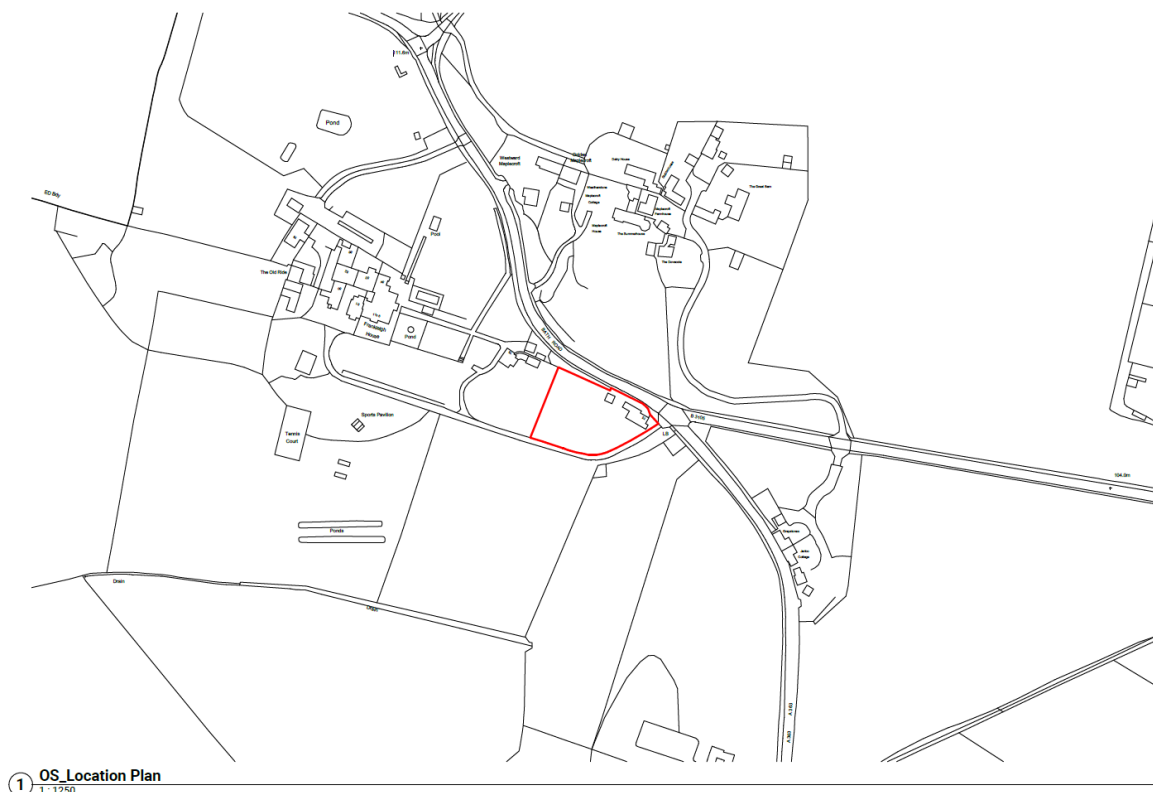
The immediate setting of the building is important insofar as it allows the original lodge form to be appreciated and understood. The principal stone-built volume remains the dominant and defining element within the plot. The steeply pitched roofs, prominent gables, ashlar walling and chimney ensure that the historic building continues to assert itself visually despite the presence of later domestic additions. This is a relevant heritage consideration, because the contribution of setting is not merely a matter of wider views, but of the extent to which the site still enables the building's historic role, status and architectural form to be experienced.

The principal public experience of the building is centred on its main elevation and entrance side, where the original architectural intent of the lodge is most clearly expressed. The front elevation retains a strong sense of formality and architectural composition, and this continues to shape how the building is encountered and understood within its surroundings. The listed gate piers and flanking walls reinforce that experience by preserving part of the formal entrance arrangement associated with the site. They are not incidental boundary features, but part of the wider heritage setting of the lodge and an important reminder of its original estate function.

The side and rear parts of the site are more domestic and private in character, and it is within this part of the setting that the existing later glazed extension is located. This distinction between the formal principal aspect of the lodge and the more private side and rear areas is an important component of the heritage assessment. The existing and proposed works are directed toward a part of the site that is already more closely associated with later domestic occupation and adaptation, rather than toward the principal elevation or the formal entrance setting of the listed building. As a result, the proposals do not disrupt the key spatial relationships through which the significance of the heritage asset is most clearly understood.

The wider landscape context also contributes to the character of the site. Although the property is not within a conservation area, its location within the wider designated landscape adds to the quality and sensitivity of its setting. The listed lodge sits within a context in which traditional materials, topography and mature landscape character help reinforce its architectural presence. This does not alter the primary focus of the heritage assessment, which remains the effect of the proposals on the listed building itself, but it does support the view that new works should be carefully controlled in scale, form and materiality so that they remain subservient to the host building and respectful of the surrounding character.

Overall, the site and its surroundings continue to allow the listed lodge to be read as the principal historic element within the plot and as a former estate building of distinct architectural and historic interest. The significance of the setting lies chiefly in preserving the dominance, visibility and legibility of the original stone-built lodge and in maintaining its relationship with the associated listed entrance structures. Any proposed works must therefore be judged by whether they preserve those relationships and that hierarchy. In this case, because the intervention is confined to the side and rear area already occupied by a later addition, the principal heritage qualities of the site and its surroundings remain preserve.



① OS Location Plan
1:1250

Methodology and Assessment Approach

This statement has been prepared using a conservation-led methodology in which the significance of the heritage asset is identified first and the implications of the proposed works are then assessed against that significance. This approach is important because the acceptability of change to a listed building cannot properly be judged in isolation or purely by reference to the physical extent of the works. What matters is the relationship between the works proposed and the elements of the building and site that give rise to its special architectural and historic interest. The assessment has therefore focused on understanding where significance lies within the site, which elements contribute most strongly to that significance, and whether the proposals would affect those elements directly or indirectly.

In practical terms, the assessment has considered the listed lodge as the principal designated heritage asset, together with the separately listed gate piers and flanking walls and the contribution of the site's wider setting to the significance of the asset. Particular attention has been given to the distinction between the original historic core of the building and later phases of development, as this distinction is central to understanding the relative heritage value of different parts of the site. The analysis has therefore not treated all fabric equally, but has sought instead to identify the clear hierarchy between the nineteenth-century lodge, which carries the principal architectural and historic significance, and the later glazed extension, which is of much lesser heritage value.

The assessment has been informed by the available architectural drawings, the planning history as presently understood, the statutory list descriptions and the photographic record provided. The drawings have been particularly useful in confirming the footprint of the existing and proposed extension, the absence of changes to the internal layout, and the fact that no original openings are to be altered as part of the proposal. The photographic material has been equally important in allowing the building to be read visually, in confirming the strength and integrity of the historic lodge, and in distinguishing the existing extension as a clearly later conservatory-style addition rather than a component of the original listed composition. Together, these sources provide a sufficient basis for assessing the likely heritage implications of the proposal.

The present statement has also been informed by the specific project information supplied by the applicant, including confirmation that no original walls are to be demolished, no original doors or windows removed, no openings altered and no internal layout changes undertaken. These points are fundamental to the assessment because they materially limit the extent of direct intervention into significant historic fabric. The methodology adopted has therefore been to consider the proposals on the basis of both their physical scope and their qualitative effect on significance, with particular emphasis on the degree to which the original lodge remains legible, dominant and intact.

The assessment itself has been structured around several related strands of significance. These include architectural significance, arising from the form, materials, detailing and composition of the building; historic significance, arising from its role as a former estate lodge associated with Frankleigh House;

evidential significance, arising from the survival of historic fabric and built form; and group value, arising from its relationship with the separately listed entrance structures and the wider site. Setting has also been considered, not in an overly broad or abstract way, but in terms of the extent to which the immediate surroundings continue to allow the lodge to be understood and appreciated as a distinct historic building of special interest.

The purpose of adopting this methodology is to ensure that the assessment is proportionate but robust. The proposal itself is relatively contained in scope, but that does not remove the need for a careful and structured analysis. Listed building applications often turn less on the amount of change proposed than on whether that change affects the wrong part of the asset, disrupts the wrong relationship, or erodes the qualities that make the building special. In this instance, the methodology has been directed toward testing exactly those issues. It asks whether the significance of the asset is concentrated in the part of the building affected by the works, whether the proposal would disturb the building's principal architectural hierarchy, and whether the site would remain legible as a former estate lodge once the new extension is in place.

On the basis of that approach, the assessment concludes that the proposals are directed toward a later addition of limited heritage significance, that they avoid harmful intervention into the principal fabric and form of the listed building, and that they preserve the ability to understand and appreciate the lodge as the dominant historic element on the site. The methodology therefore supports the wider conclusion of this statement, namely that the scheme represents a proportionate and conservation-led response to the site and that the proposed works are capable of being accepted in heritage terms.

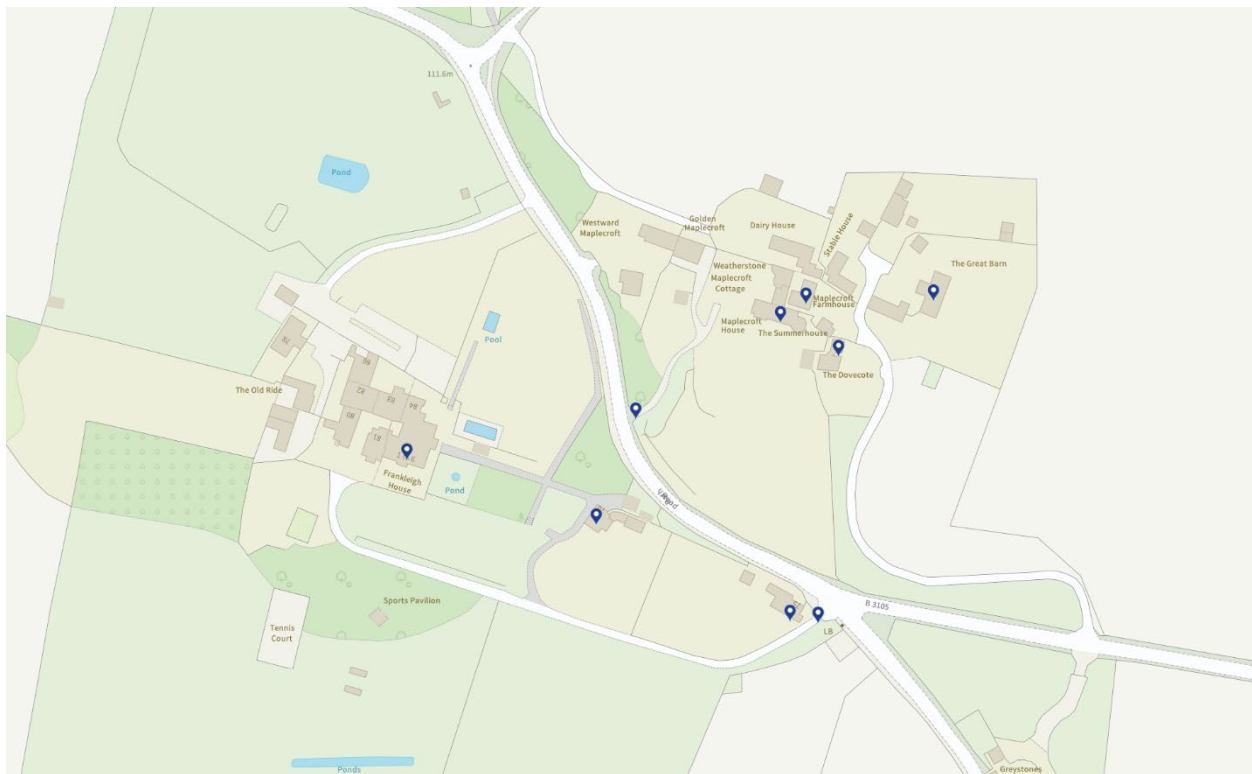
Existing Heritage Significance and Surrounding designated heritage assets

Surrounding designated heritage assets

The application site sits within a historically sensitive context containing a number of designated heritage assets. The most directly relevant assets are those associated with the Frankleigh House estate, namely the application property itself, the associated listed gate piers and flanking walls, Frankleigh House, and Gardeners Cottage. In addition, there are a number of further listed buildings and structures along Bath Road which contribute to the wider historic character of the area and form part of the broader heritage setting within which the application site is experienced. The surrounding designated heritage assets relevant to this assessment are set out below.

1. Lodge East South East of Frankleigh House
Heritage Category: Listed Building
Grade: II
List Entry Number: 1268518
2. Gate Piers and Flanking Walls Immediately South East of Lodge East South East of Frankleigh House
Heritage Category: Listed Building
Grade: II
List Entry Number: 1268519
3. Frankleigh House, Including Terrace with Parapets and Piers
Heritage Category: Listed Building
Grade: II
List Entry Number: 1364533
4. Gardeners Cottage East South East of Frankleigh House
Heritage Category: Listed Building
Grade: II
List Entry Number: 1268520
5. Maplecroft
Heritage Category: Listed Building
Grade: II
List Entry Number: 1036015
6. Barn at Maplecroft Farm
Heritage Category: Listed Building
Grade: II
List Entry Number: 1036170

7. Gatepiers and Walls at Maplecroft
Heritage Category: Listed Building
Grade: II
List Entry Number: 1200011
8. 110 Bath Road
Heritage Category: Listed Building
Grade: II
List Entry Number: 1364534
9. Pigeon Cote to South East of No. 110
Heritage Category: Listed Building
Grade: II
List Entry Number: 1200013



Existing heritage significance and surrounding designated heritage assets

The heritage significance of the application site must be understood both in relation to the listed lodge itself and in relation to the wider concentration of designated heritage assets surrounding it. The building known as Lodge East South East of Frankleigh House is not an isolated survival. It forms part of a historically layered group of listed buildings and structures along Bath Road and within the immediate Frankleigh House estate context. This wider setting is important because it reinforces the historic status of the lodge as a purpose-designed estate building and increases the sensitivity of the site to change. The lodge derives significance not only from its own architectural quality, but also from the fact that it remains legible as part of a broader historic grouping of principal and ancillary buildings, entrance structures and associated estate elements.

The most directly relevant designated heritage assets are those associated with Frankleigh House itself. Frankleigh House is the principal building within that grouping and provides the historic and architectural framework within which the lodge should be understood. The lodge was conceived as an ancillary building of status, marking access to the principal house and forming part of the wider architectural expression of the estate. Its material quality, picturesque composition and architectural treatment are all made more intelligible when read against the presence of the main house. In heritage terms, the significance of the lodge is therefore heightened by its relationship with Frankleigh House, because that relationship explains its original function, its level of architectural ambition and its role within the wider site hierarchy.

The separately listed gate piers and flanking walls immediately south east of the lodge are especially important because they reinforce the entrance function and threshold character of the building. They preserve part of the formal edge and approach associated with the lodge and provide tangible evidence of the controlled and intentional manner in which the estate was historically entered and experienced. These structures are not merely incidental boundary features. They make an important contribution in their own right and also enhance the group value of the listed lodge by helping to preserve the legibility of the entrance arrangement historically associated with it.

Gardeners Cottage East South East of Frankleigh House also contributes to this wider estate grouping. Although differing in function from the lodge, it demonstrates that the Frankleigh House complex historically included a number of purpose-designed ancillary buildings, each with a defined role in the operation and expression of the estate. The survival of these associated listed structures increases the evidential and group value of the site as a whole, because it allows the broader historic organisation of the estate to remain appreciable. The application building is therefore significant not simply because it is listed individually, but because it forms part of a wider surviving network of listed estate-related components.

Beyond the immediate Frankleigh House group, the surrounding area includes a further concentration of designated heritage assets along Bath Road which contribute to the historic sensitivity of the locality.

These assets are relevant because they confirm that the application site sits within a broader historic environment of notable architectural and historic interest, where traditional buildings, estate-related structures and associated boundary features remain a prominent component of local character.

Although these surrounding listed buildings are not all part of the same immediate functional group as the lodge and Frankleigh House, they nonetheless increase the heritage sensitivity of the setting in wider terms. They contribute to the historic grain of Bath Road, reinforce the presence of a long-established pattern of significant buildings and structures in the area, and form part of the context within which the application site is experienced. This means that any change to the lodge must be considered not only in relation to the asset in isolation, but also in terms of whether it would sit comfortably within an area characterised by a notable concentration of listed buildings and associated historic features.

The sensitivity of the application site is therefore heightened in two distinct ways. First, there is the immediate group value arising from its relationship to Frankleigh House, the listed gate piers and flanking walls, and Gardeners Cottage. Secondly, there is the broader environmental sensitivity arising from the concentration of other listed assets along Bath Road, including Maplecroft, its associated barn and gatepiers, 110 Bath Road and the listed pigeon cote. The highest level of relevance in the present case attaches to the immediate estate-related group, as that is where the clearest historic and functional relationship lies. However, the wider listed context remains important in shaping the heritage character of the area and in reinforcing the need for any development affecting the lodge to be restrained, subordinate and sympathetic to its setting.

In this context, the principal heritage question is whether the proposed replacement of the later glazed extension would disrupt the significance of the listed lodge or diminish its relationship with the surrounding designated assets. On the basis of the information available, it is considered that it would not. The proposals are confined to the replacement of a later extension of limited significance attached to the side and rear of the listed building. They do not affect the principal form of the lodge, the formal entrance features, or the way in which the building is read as part of the wider Frankleigh House estate group. Nor do they interrupt the broader appreciation of the site within its listed Bath Road context. The wider group of designated assets therefore remains intact and clearly legible.

Conclusion

The application property at 75 Bath Road is a Grade II listed former estate lodge of clear architectural and historic significance, whose special interest derives principally from its ashlar stone construction, steeply pitched stone-tiled roofs, prominent gables, chimney stack, carefully detailed openings, pointed entrance treatment and picturesque composition as a purpose-designed ancillary building associated with Frankleigh House. Its significance is further enhanced by its relationship with the separately listed gate piers and flanking walls immediately to the south east, by its association with Frankleigh House and Gardeners Cottage as part of a surviving estate grouping, and by its position within a wider stretch of Bath Road characterised by a notable concentration of listed buildings and structures. The building therefore derives significance not only from its intrinsic architectural quality, but also from its legibility as part of a broader historic and designated context.

The proposals have been developed with a clear understanding of that significance and with a correspondingly restrained approach to change. They do not seek to alter the principal historic form of the lodge, nor do they involve the demolition of original walls, the alteration of historic openings, the removal of original doors or windows, or any change to the internal layout of the building. The formal front elevation and the defining architectural features of the listed structure remain unaffected. The associated listed gate piers and flanking walls are also unaffected by the works. The intervention is instead confined to the removal of an existing later glazed extension of limited heritage significance and its replacement with a new extension on the same footprint within a part of the site that has already been altered by modern development.

In heritage terms, this is a materially important distinction. The proposal does not result in the loss of those elements which most directly embody the special architectural and historic interest of the listed building. Rather, it concerns the careful management of a later addition which is clearly subordinate to the historic host building and which does not make a significant contribution to the reasons for which the asset is designated. The proposed replacement extension has been designed as a subordinate and clearly contemporary element, employing a restrained material palette and a simple architectural language that allows the original lodge to remain visually dominant and fully legible. In doing so, it avoids both undue assertiveness and inappropriate pastiche, and provides a more coherent and contextually appropriate response than the existing conservatory-style structure.

The proposals therefore preserve the significance of the listed building, preserve the contribution made by the associated listed structures, and preserve the wider group value of the Frankleigh House estate context. They represent a proportionate and conservation-led form of development in which change has been directed toward a part of the site of lesser heritage sensitivity, while the historic core and defining character of the designated asset remain intact. The scheme also supports the continued viable use of the building as a dwelling, allowing it to evolve in a modest and carefully controlled manner without compromising the qualities that justify its designation.

Having regard to the significance of the heritage asset, the nature and extent of the proposed works, and the absence of harm to the principal historic fabric or character of the listed building, it is considered that the proposal preserves the special architectural and historic interest of the Grade II listed lodge and accords with the statutory duty to have special regard to its preservation. The application is therefore considered to represent an acceptable and appropriately sensitive form of development for which Listed Building Consent should be granted.