

Outbuilding at
Radnor House
The Headlands
Downton
Wiltshire
SP5 3HJ

Design and Access / Heritage Statement



Outbuilding with car dealership in the background

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Introduction

This Statement is prepared to support an application for alterations to an outbuilding to provide accommodation at first floor level ancillary to the main house.

Location

Radnor House is a two storey detached Grade 11 listed property listed on 21 March 1960 and amended on 4 July 1985.

It is set back from the main road, (i.e. the A338, known as The Headlands) and situated within the Downton Conservation Area which was designated by Wiltshire Council on 1 May 1973 and the boundary of which was amended in 1992 and again in 2008.

The conservation area covers the village to either side of the River Avon and some of the hinterland beyond.

There is a large car dealership to the south of the property and a residential bungalow to the east, whilst there are roads to the north and west (The Borough and The Headlands).

Description of Conservation Area

The part of the conservation area within which Radnor House is located is characterised within 'Headlands Character Area' of the Downton Conservation Area Appraisal and Management Plan (December 2008) where it is described as having a linear development focused on the junction with The Borough comprising predominantly two-storey properties constructed in brick, painted render, slate, tile and some thatch. Radnor House shares features that are consistent with the prevailing character of the area and makes a positive contribution by virtue of its scale and materials.

Description of Property

The building, subject to the application is detached and located in the south-east corner of the garden area, abutting the boundary.

The structure is predominantly painted blockwork with some original brickwork in the west wall which has a doorway and window. The gable has timber weather boarding and the roof structure is a modern trussed rafter configuration with a small plain tiled roof covering.



'Modern' blockwork walls and trussed rafters

The building is currently used as a garage / workshop on the ground floor with storage within the current roofspace.

In recent years the building has been repaired by the current owners and new access doors have been introduced to the north elevation (planning application reference PL/2025/09547)

As part of the repairs the south wall was reinforced with steel frame to allow retention



Steel frame re-inforcing/ supporting south wall / roof

Proposal

The application seeks to remove the existing roof, raise the wall plate height by approximately 1.2m and construct a new 'traditionally cut' roof with dormer windows to create first floor accommodation ancillary to the main house and this space will be accessed via a new external timber staircase.

Conclusion

The work involves the raising of the roof line and works or repair and restoration that will have minimal impact upon surrounding properties or the conservation area.

The car dealership to the south overshadows the property and masks any impact from the south as it cannot be seen. The residential property to the east will notice the raised roof but as it will be use as ancillary accommodation with occasional use for the likes of a gym and games room it is not thought this will be detrimental to the occupiers.

The current building has very little merit in terms of historic fabric and there will not be any harm or loss as result of these works. The historic west wall will be retained and only modern fabric will be affected by these changes



Historic west wall

The work will be undertaken using materials sympathetic to the area including small plain clay roof tiles, unstained timber cladding, timber windows and doors and a 'conservation' rooflight all with the aim of enhancing the conservation area rather than detracting from it.