

Planning Statement incorporating Design and Access Statement and Heritage Impact Statement

Proposed Replacement Conservatory

The Barn, Grove Road, Sherston, SN16 0NF

1. Introduction

This Planning Statement, incorporating a Design and Access Statement and Heritage Impact Statement, has been prepared in support of applications for Householder Planning Permission and Listed Building Consent for The Barn, Grove Road, Sherston.

The proposal seeks consent for the replacement of the existing timber conservatory with a new oak-framed conservatory incorporating a highly insulated standing-seam metal roof with integrated solar photovoltaic panels. The replacement structure has been designed to significantly improve the thermal performance of the existing accommodation while respecting the architectural and historic significance of this Grade II listed building.

The existing conservatory is thermally inefficient and offers limited comfort throughout the year, becoming excessively hot during the summer months and uncomfortably cold during the winter. The proposal provides a sustainable replacement that will create a comfortable year-round living space without extending beyond the existing footprint or causing harm to the significance of the listed building.

The proposed works are confined solely to the existing south-facing conservatory. No alterations are proposed to the principal historic structure of the building.

2. Site Description and Heritage Context

The Barn is situated on Grove Road within the historic village of Sherston and forms part of a group of traditional buildings that contribute positively to the character of the settlement.

The property is Grade II listed (List Entry No. 1023242), reflecting its special architectural and historic interest as an eighteenth-century agricultural barn. The listing describes the building as dating from 1763 and records that conversion to residential use was underway at the time of resurvey in 1986.

The building is constructed principally of traditional Cotswold stone under stone slate roofs with later areas incorporating Double Roman roof tiles. The historic significance of the building derives primarily from its original stone construction, surviving historic roof structure and its contribution to the historic character of Sherston.

The existing conservatory is a comparatively recent addition associated with the residential use of the property. It does not form part of the original historic fabric and is considered to make only a limited contribution to the significance of the listed building.

3. Description of the Proposed Development

Planning permission and Listed Building Consent are sought for the replacement of the existing conservatory.

The proposed works comprise:

- Removal of the existing painted timber conservatory.
- Construction of a new oak-framed conservatory.
- Installation of a standing-seam grey powder-coated steel roof incorporating integrated solar photovoltaic panels.
- Installation of off-white/cream powder-coated aluminium windows and doors.
- Retention of the existing Cotswold stone dwarf walls.
- Provision of an outdoor kitchen beneath the covered external area.

The replacement conservatory occupies the same position as the existing structure and remains clearly subordinate to the principal building.

The proposal has been designed to improve thermal performance, reduce energy consumption and provide a significantly improved living environment while respecting the character of the listed building.

4. Design and Access Statement

Design Principles

The design has been guided by the principles of minimal intervention, sustainability and respect for the historic building.

Rather than extending the property, the proposal replaces an existing modern conservatory with a higher quality structure that is better suited to both the building and contemporary environmental expectations.

The new oak frame reflects traditional rural construction techniques and provides a natural material appropriate to the character of the listed building.

The proposed off-white/cream powder-coated aluminium windows and doors have been selected to reflect the appearance of traditional painted timber joinery elsewhere on the property. Their lighter colour reduces visual contrast with the Cotswold stonework and provides a softer, more sympathetic appearance than darker contemporary framing.

The standing-seam roof has a simple agricultural character which complements the building's origins while discreetly incorporating solar photovoltaic panels between the roof seams.

Overall, the replacement conservatory represents a carefully considered contemporary intervention that remains visually subordinate to the listed building while significantly improving its environmental performance.

Scale and Appearance

The replacement conservatory occupies the same footprint and scale as the existing structure.

The proposal does not alter the form or prominence of the principal listed building and remains clearly secondary in visual importance.

The materials have been carefully selected to complement the existing building:

- natural oak structural frame;
- standing-seam grey powder-coated steel roof;
- integrated solar photovoltaic panels;
- off-white/cream powder-coated aluminium windows and doors;
- retention of existing Cotswold stone walls.

Together these materials create a restrained palette that complements the traditional architecture without attempting to imitate historic fabric.

Access

The proposal does not alter the existing access arrangements to the property.

Pedestrian and vehicle access will remain unchanged from Grove Road.

No alterations are proposed which would affect accessibility within or around the dwelling.

5. Heritage Impact Statement

Significance of the Heritage Asset

The Barn derives its significance principally from its eighteenth-century agricultural origins, traditional Cotswold stone construction and surviving historic roof structure.

The building's conversion to residential use during the 1980s introduced a number of modern interventions, including domestic windows and the existing conservatory.

The existing conservatory is therefore a modern addition rather than an element of historic significance.

The proposal has been carefully developed to ensure that the special architectural and historic interest of the listed building is preserved.

Assessment of Impact

The proposal removes an existing modern conservatory and replaces it with a more carefully designed and better detailed structure.

No historic stonework of significance is removed and the existing Cotswold stone walls are retained.

The proposed oak framing introduces a natural material appropriate to the character of the building, while the off-white/cream aluminium windows and doors provide the appearance of traditionally painted joinery with the durability and thermal performance of modern materials.

The standing-seam roof provides a simple, understated form that sits comfortably against the existing building and reflects the agricultural character of the original barn.

Integrated photovoltaic panels are incorporated discreetly within the roof covering and avoid the visual clutter often associated with surface-mounted solar panels.

Overall, the proposal replaces a thermally inefficient and architecturally modest addition with a higher quality structure that is more sympathetic to the character of the listed building.

Heritage Conclusion

The proposal will preserve the significance of the Grade II listed building.

The works are confined to an existing modern addition, retain historic fabric wherever possible and introduce a carefully considered replacement that enhances both the appearance and environmental performance of the property.

The level of heritage impact is considered to be neutral to beneficial and the proposal will result in no harm to the significance of the designated heritage asset.

6. Planning Considerations

The proposal represents an appropriate form of householder development.

It improves the quality, sustainability and energy efficiency of the existing dwelling without materially altering its scale or character.

The proposal retains the existing footprint, preserves the historic fabric of the listed building and utilises high-quality materials that complement its traditional appearance.

The replacement conservatory provides a sustainable long-term solution to an existing structure that performs poorly in terms of thermal comfort and energy efficiency.

The proposal therefore represents sustainable development by reducing energy demand, incorporating renewable energy generation and extending the useful life of the existing building in a manner that preserves its heritage significance.

7. Conclusion

This application seeks permission to replace an existing modern conservatory that no longer provides an acceptable standard of thermal performance or year-round usability.

The proposed replacement has been carefully designed to respect the character and significance of the Grade II listed building while providing a substantial improvement in comfort, sustainability and energy efficiency.

The use of natural oak framing, off-white/cream powder-coated aluminium windows and doors, retained Cotswold stone walls and a simple standing-seam roof creates a high-quality contemporary addition that remains sympathetic to the architectural character of the property.

As the proposal affects only a modern addition, preserves the important historic fabric of the listed building and results in no harm to its significance, it is respectfully submitted that both Householder Planning Permission and Listed Building Consent should be granted.