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Fig.1 Aerial view

HERITAGE, ACCESS, DESIGN & PLANNING STATEMENT

Project:

Proposed Garden Extension to

Middledean, Bottom Road, Swallowcliffe, SP5 5NY

for

Mr. & Mrs. Clayton

August 2026

PWCR
ARCHITECTS | TOWN PLANNERS

1. Site and Surroundings

1.1. Middledean is located in a shallow valley on the outskirts of the village of Swallowcliffe. It lies within the Cranborne Chase and West Wiltshire Downs National Landscape.

1.2. The house is a substantial detached Grade II listed dwelling facing up the valley to the east and served by a formal gravelled drive and parking area to the front of the house off Bottom Road. A secondary access serves the rear of the house.

1.3. The valley is characterised by tree lines slopes with grass pasture with the principal road serving the village running along the floor of the valley.

1.4 . At the end of the field in front of the house is the A30, a busy district distributor road on which cars are visible from the house.

Fig.2 View of house looking west.

2. Proposal

2.1. The proposal is to extend the garden at the front of the house into part of what is currently a grazing field. Currently the domestic garden extends in a 'dog-leg' up to the field access. The proposal would see this squared off by enclosing part of the field. The proposal would involve some localised re-grading to even out the valley floor as shown in the section drawing.

Fig.3 View looking down from the valley side towards Middledean.

3. Design

3.1. The proposals seek to formalise the front entrance to the house by enlarging the area of garden to the front of the house which is currently laid out as hardstanding gravel driveway.

3.2. The proposal seeks only a change through soft landscaping to the existing grassed area as illustrated on the attached drawing. A new stock proof fence would be erected along the new boundary. This will be metal estate fencing at 1m high as illustrated on the submitted scheme drawing and is similar to that which encloses the garden at present.

3.3. Due to the minor nature of the re-grading, there is no need for retaining walls or structures.

4. Assessment of Heritage Significance

4.1. The host dwelling is a Grade II listed building. The description states: -

Detached house. Circa 1840. Limestone ashlar and dressed stone, Welsh slate roof, rendered stacks. T-plan. Two-storey, 3-window front. Central 4-panelled door with transom light in classical porch with Tuscan columns and pilasters, round-arched side-lights with margin-panes, either side is tripartite plate glass sash. First floor has 3 plate glass sashes with louvred shutters. Deep eaves on carved stone brackets. Right return has 12-pane sash to ground and first floor, moulded stone roundel to attic. Left return has half-round bay with 15-pane sashes and French windows, 12-pane sash to first floor. Rear 2-storey wing has 12-pane sashes and hipped slate roof. Interior has 4-panelled doors, reeded fireplace surrounds. Occupies an important landscape site at the south end of the village

4.2. The nature of the proposal relates only to the setting of Middledean. Of relevance to this proposal the description states that the house occupies an important landscape site at the south end of the village

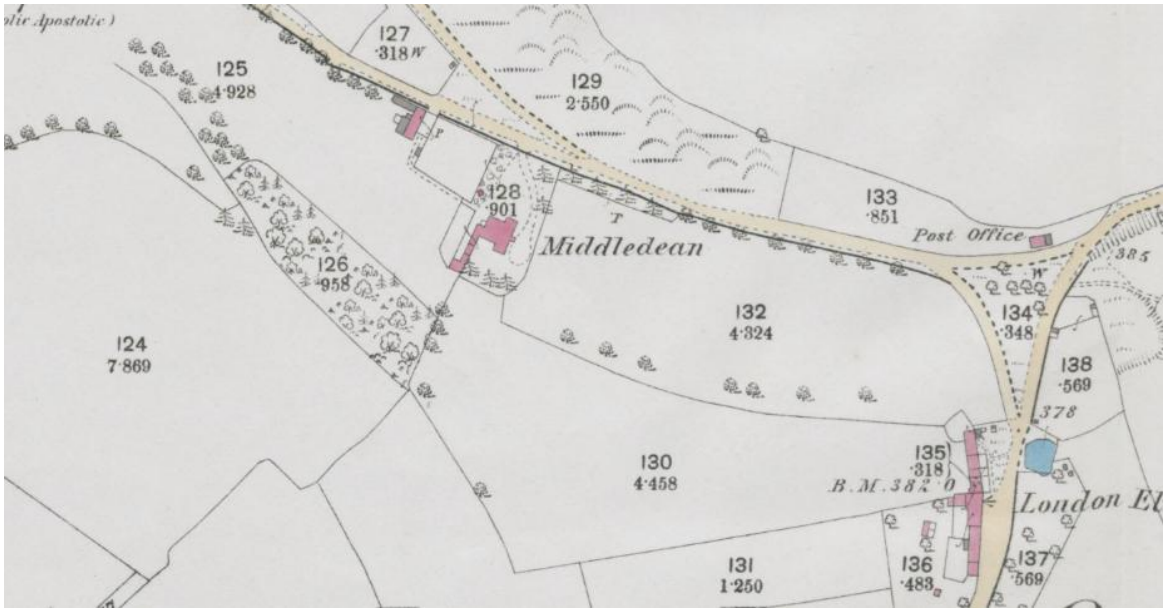

Fig 3 OS map 1886

4.3 The house lies at the bottom of the valley and faces directly east along the valley floor which runs up to the A30 in parallel with the street serving the village. To the west there are other buildings behind the house as it narrows into the village.

4.4 The valley is open with a steep side along its southern side marked by a formal line of older and newly planted trees by the applicant (as indicated in fig.3). Along the valley alongside the village road there is well established tree and hedge screen which the valley floor crosses before rising equally steeply up on the north side.

4.5 The house benefits from open views up the valley and this forms an important part of its setting.

Fig.4 View from house along the valley floor looking east.

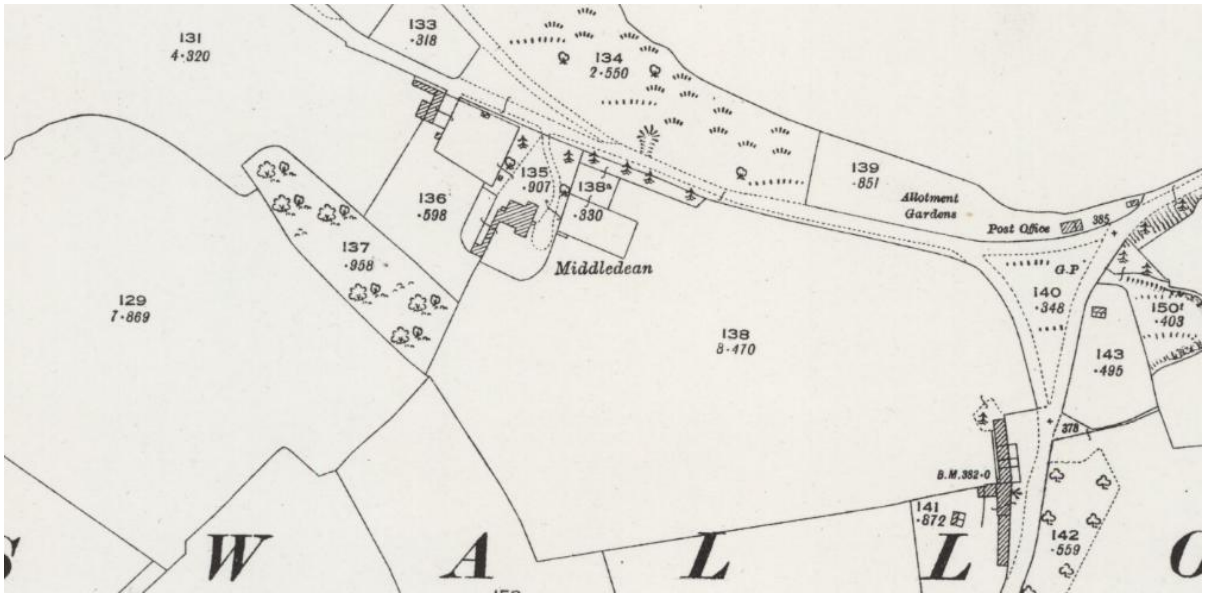

Fig 5 OS map1924

5. Town Planning

5.1 Policy 57 Ensuring high quality design and place shaping
Saved Policy G2 General Criteria for Development

<u>Planning Considerations</u>

5.2 These concern the setting of the heritage asset and landscape setting.

5.3 The proposal does not affect the formalised tree planting along the valley sides. It is assumed this planting was undertaken originally to enhance the views from the house up the valley from the House (see Fig.5) and where the applicant has made new and replacement plantings as older trees have been lost. The proposal may be viewed as a continuation of the planting that enhances the setting of and the views from the house.

5.4 It is noted from the OS map of 1924 (see fig.5) there was a previous incursion of a front garden into the field, and this now manifests in a smaller 'dog leg' running up to the field access. This rather unbalances the formality otherwise associated with the setting of the house.

5.5 The proposals are felt to be benign in nature and effect in the landscape, whilst enhancing the setting of the listed building and see the introducing of more trees into the landscape.

5.6 The proposals are designed to enhance the setting of the house by allowing the house to sit more symmetrically "within" its garden rather than on a lop-sided basis at the moment whereby the garden runs a dog-leg along the village road and the perspective in front of the house itself is marked by the gravel drive. In addition, the proposals are designed to provide a soft and attractive landscaped foreground in front of the house and reduce the extent to which, in the first instance, one's eye from the house is drawn to the A30, which runs elevated at the bottom of the field.

5.7 It can be concluded that the setting of the house will be improved whilst impact upon the landscape is very limited and benign due to the nature of the proposal and its visual containment with this small valley.

5.8 No buildings are envisaged and therefore a condition removing any permitted development rights would be appropriate in regard of the setting of this heritage asset and landscape designation.

6. Ecology

6.1. An ecological survey of the field has been undertaken and the full report is attached herewith concluding there is unlikely to be a change in the biodiversity value of the site.

6.2. Moreover, the site is below the threshold of 0.2Ha such that no statutory required for 10% BNG arises. However in order to ensure BNG it is proposed a swift box will be attached to the host dwelling and ten native or fruit bearing trees will be planted in the grounds.

Simon Rutter MRTPI