

Heritage Statement

September Cottage, Alton Priors, Marlborough, SN8 4JX

Proposal: Single-storey side extension

Introduction

This Heritage Statement has been prepared in support of a Householder Planning Application for the erection of a single-storey side extension at September Cottage, Alton Priors, Marlborough, SN8 4JX.

The property lies within the Alton Priors Conservation Area and the North Wessex Downs National Landscape (AONB). The Council's mapping also identifies listed buildings within 50 metres of the application site.

This statement considers the significance of the heritage context and the potential effect of the proposed development upon the character and appearance of the Conservation Area and the setting of nearby heritage assets.

Existing Property and Context

September Cottage is an existing detached two-storey dwelling within the rural settlement of Alton Priors. The existing building is principally finished in light buff/yellow multi-stock brickwork with areas of tile hanging. The existing pitched roofs are finished in dark grey/brown concrete interlocking tiles.

The property occupies a relatively generous plot within the village and is surrounded by a mixture of residential properties, gardens, vegetation and rural landscape. Village Street runs around more than one side of the site, although the proposed extension remains modest in scale relative to the existing dwelling and its plot.

The character of the area is derived from its rural village form, traditional building materials, domestic scale, mature landscaping and the relationship between buildings and the surrounding countryside.

Significance of the Heritage Assets

The principal heritage consideration is the contribution the application site makes to the character and appearance of the Alton Priors Conservation Area.

The existing dwelling is not understood to be listed, although listed buildings are located within the wider vicinity of the site. The significance of these assets is derived principally from their historic and architectural interest and their relationship with the historic rural settlement.

The application site forms part of the wider setting of the Conservation Area. Its contribution is primarily through its established residential use, traditional domestic scale and landscaped surroundings.

Proposed Development

The proposal comprises a modest single-storey extension providing a garden room to the side of the existing dwelling.

The proposed extension is approximately 3.0m x 2.7m internally, with an additional floor area of approximately 8.10m².

The extension has been deliberately designed to remain subordinate to the existing dwelling.

The proposal incorporates:

- a low-pitched 10-degree roof;
- PLANUM low-pitch roof tiles;
- Purbeck Rag stone cladding slips to lower sections;
- horizontal timber cladding above;
- dark aluminium Crittall-style glazing; and
- a rooflight approximately 780mm x 1600mm.

The proposed glazing has been kept to approximately 2100mm high, and the floor/roof levels have been carefully considered to minimise the overall height and visual prominence of the extension.

Design Development and Heritage Response

The design has evolved during the preparation of the application specifically to respond sensitively to the character of the existing dwelling and its wider setting.

A more contemporary standing-seam roof and corner glazing arrangement were considered at an earlier stage. These elements were subsequently simplified in favour of a more traditional low-pitched tiled roof and separated glazing arrangement.

The use of Purbeck Rag stone slips introduces a natural, locally appropriate material character, while the timber cladding provides a softer appearance appropriate to the garden setting. The PLANUM roof tiles provide a tiled roof finish while allowing the roof to remain at a shallow pitch, thereby reducing its overall visual impact.

The dark Crittall-style glazing provides a contemporary element but retains a fine-frame appearance that responds to the subdivision and proportions of the existing fenestration.

Impact on the Conservation Area

The extension is small in scale and remains clearly subordinate to the existing dwelling. Its limited footprint, low roof profile and carefully selected materials ensure that it does not compete visually with the principal building. The proposal retains the established domestic use of the site and does not alter the wider settlement pattern.

The use of stone slips, timber and a tiled roof provides a palette of materials appropriate to the rural character of the Conservation Area.

The development is therefore considered to preserve the character and appearance of the Conservation Area.

Impact on Nearby Listed Buildings

Listed buildings are identified within the wider vicinity of the application site. However, the proposal is a small-scale domestic extension contained within the established residential curtilage of September Cottage.

Its modest height and scale, together with the intervening buildings, vegetation and established development, mean that it would not compete with or visually dominate nearby listed buildings.

The proposal is therefore not considered to cause harm to the significance or setting of nearby listed heritage assets.

Conclusion

The proposal represents a modest and carefully considered addition to an existing dwelling.

The extension is subordinate in scale, uses an appropriate material palette and has been designed with a deliberately low roof profile to minimise its visual impact.

It is therefore considered that the development would preserve the character and appearance of the Alton Priors Conservation Area, would not result in harm to the setting of nearby listed buildings and would respect the special landscape qualities of the North Wessex Downs National Landscape.