

DELEGATED REPORT

Application Reference: PL/2022/05902
Application Type: Householder Planning permission

Site Address: SEVINGTON HALL, SEVINGTON, GRITTLETON, CHIPPENHAM, SN14 7LD
Proposal: New single storey outbuilding
Recommendation: Planning Permission be GRANTED

PROPOSAL

The proposal seeks permission for a new single-story outbuilding to serve an existing dwellinghouse.

The proposed palette of timber cladding, natural coursed stone and reconstituted stone. Two rooflights are proposed on the roof plane of the north west elevation.

Revised plans have been consulted have been received and consulted upon in response to the Conservation Officer's comment.

THE SITE

The proposal is located within the curtilage of the Grade II listed Sevington Hall. The proposal is located a distance from Sevington Hall, but within the historic yard area, clearly reading as an ancillary element.

The listing of Sevington Hall is detailed below:

"Barn, c1840-50, possibly remodelling of C18 barn, rubble stone with flush quoins and half-hipped stone slate roof swept down on east side over stalls flanking gabled cart entry. West side plain entry with boarded upper loading doors each side. Regular spaced vent loops. In south gable 5 tiers of dove holes in triangular pattern. Tall interior with 7-bay triple purlin roof and king-post and angle-strut trusses. Cambered-arched opening into east cart-entry. A barn with features typical of the Neeld estate barns, but other barns have squared rubble stone walling."

The property is within the Sevington Conservation Area and in close proximity to neighbouring listed buildings. There are no additional heritage, ecological or landscape designations.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Heritage Assets

National Planning Policy Framework 2021 (NPPF)

Section 2: Achieving sustainable development

Section 12: Achieving well designed places

MAIN ISSUES

- Principle of Development
- Impact upon heritage assets
- Scale and design
- Residential amenity
- Highways

CONSULTATION

Grittleton Parish Council: No objection

“The final design fully reflects the advice given by the Conservation Officer in the pre-app advice and reiterated in her comments as an application consultee.

No further development beyond the current curtilage.

The proposed building is only used as ancillary accommodation to Sevington Hall.”

Wiltshire Council Archaeology: No objection

Wiltshire Council Highways:

Initial consultation to submission: No objection

Consultation on revised plans: No objection subject to condition that the building remain ancillary.

Wiltshire Council Conservation:

Initial consultation to submission: Objection

“The proposals have failed to address the points raised in the preapp. The new building will result in the loss of part of the boundary wall, introduce unnecessary features that will add light spill to this hamlet, as well as visual clutter, and the mock byre will be poorly detailed. This will be seen together with other heritage assets and will harm their setting. The level of harm could be reduced considerably if the points mentioned in the preapp and above are addressed. The proposals fail to accord with sections 16(2), 66(1) and 72(1) of the Planning

(Listed Buildings and Conservation Area) Act 1990, the NPPF, section 16, as well as CP57 and CP58 of the Wiltshire Core Strategy. I am unable to support these proposals.”

Consultation on revised plans: Objects

“I have looked at the revised drawings that have been submitted. Other than reducing the size of the southwest gable doors. Altering the treatment to the front fenestration and moving the flue slightly up the rear (north west) roof elevation, nothing has changed, and my concerns have not been addressed. I would add that I omitted to point out on the previous drawings, and it still applies to the revised ones, that the position of the windows and flue on the rear elevation do not match those shown on the proposed floor plan. Also, the rooflights, which I have consistently asked to be omitted, are not marked on the floor plans, so they appear to be serving spaces that do not need a rooflight.

It is disappointing that so little has changed on this scheme. My objection therefore still stands.

The proposals have failed to address the points raised in the preapp and previously provided for this application. The new building will result in the loss of part of the boundary wall, introduce unnecessary features that will add light spill to this hamlet, as well as visual clutter, and the mock byre will be poorly detailed. This will be seen together with other heritage assets and will harm their setting. The level of harm could be reduced considerably if the points mentioned in the preapp, on 11th August 2022, and above are addressed. The proposals fail to accord with sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF, section 16, as well as CP57 and CP58 of the Wiltshire Core Strategy. I am unable to support these proposals.”

REPRESENTATIONS

No representations received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

Impact upon heritage assets

The proposal is located wholly within the Sevington Conservation Area and within the curtilage of a Grade II listed property (Sevington Hall). As required by CP58 of the WCS due consideration must be given to any potential impacts upon the heritage assets.

Listed building

The listing for the property is given below:

“Barn, c1840-50, possibly remodelling of C18 barn, rubble stone with flush quoins and half-hipped stone slate roof swept down on east side over stalls flanking gabled cart entry. West side plain entry with boarded upper loading doors each side. Regular spaced vent loops. In south gable 5 tiers of dove holes in triangular pattern. Tall interior with 7-bay triple purlin roof and king-post and angle-strut trusses. Cambered-arched opening into east cart-entry. A barn with features typical of the Neeld estate barns, but other barns have squared rubble stone walling.”

The main property while an attractive property is largely typical of the immediate area, reading as a converted agricultural style building. The significance of the property appears to lie in its attractive form and overall appearance which is typical of the tradition vernacular and is considered to be an attractive example, lending a positive impact to the wider street scene.

The proposal is located behind Sevington Hall in an area which appears to be the footprint of a previously constructed barn element.

The proposal is entirely separate to the listed building. As such it is not considered that any harm will arise from the proposal in connection with the historic fabric or the fabric of Sevington Hall.

The comments from the Conservation Officer are noted. Revised plans have been submitted in response to the initial comment. These plans have moved the flue pipe toward the ridge, amended the glazing on the SE elevation so that its behind a timber slatted screen and lowered the head of the double doors on the SW gable. It has also been confirmed that the proposal dealt with here is smaller than the scheme proposed under the pre-app. It should also be noted that the concern over the location of the flue discrepancy between the elevation and floor plans has been clarified. This divergence being caused by a flipping of the drawings when created.

It is noted that the rooflights have been retained. However, these are on the northwest elevation, which faces away from the listed buildings which make up the immediate yard area (including Sevington Hall). As a result of the orientation of these rooflights, and the presence of similar on Sevington Hall, it is considered that they are an acceptable addition and on balance do not result in harm to the character and setting of the heritage asset.

The proposal will introduce a new detached element into the curtilage of Sevington Hall. As this is detached, it would be reasonable to conclude that any harm arising is largely to the setting and character of the listed building.

While the proposal is a new addition, occupying a currently empty element, the proposal is in this instance a clear evolution of the host dwelling's curtilage. The resulting scale is not considered to overwhelm or dominate the host dwelling. This appropriate scale and resulting footprint ensures that the proposal's form does not result in harm to the character and setting of the heritage assets.

Again, the comment regarding the detailing of the proposal are noted. The revised scheme in this instance is considered to positively respond to the host dwelling and address concerns previously raised. The resulting appearance of the proposed outbuilding is a sympathetic but clear evolution to the curtilage of the host dwelling.

The resulting details and finishes proposed are considered to result in a sympathetic and appropriately designed building which is a pleasing addition to the curtilage of the host listed dwelling. The proposed building palette is sympathetic to the wider character of the immediate area and neighbouring properties and is such is not considered to result in harm to the character and setting of the listed building.

The revised proposal's fenestration and material selection is not considered to result in an unacceptable light spill. Indeed, it would be reasonable to consider that the resulting light spill from the proposal would be broadly comparable to that typically found in a residential development set in the rural hinterland.

The relative distances between the proposed development and the neighbouring listed properties ensure that the by reason of the proposal's modest nature, sympathetic built form and appearance ensures that the proposal does not result in harm to the neighbouring listed properties.

Conservation Area

As required by CP58 of the WCS due consideration is given to the potential impacts upon the character and setting of the Conservation Area.

The modest scale of the proposal and typical built form ensures that the development reads as a conventional ancillary building. It is not considered that harm is caused to character and development of the wider Conservation Area. This lack of harm is considered on balance to be acceptable and complies with the requirements of the CP58 of the WCS.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposal as noted previously will see the creation of a new structure in an area which is currently open. The scale of the proposed outbuilding as noted is smaller than the pre-application proposal. In this instance the proposal reads as a subordinate addition to the host structure and wider area.

Furthermore, sufficient of the plot remains undeveloped as to confirm that the host dwelling's curtilage is not being overdeveloped.

The resulting appearance and cumulative design of the proposal is considered to be a sympathetic addition to both the host dwelling and the wider street scene.

The materials proposed remain sympathetic to both the host dwelling and the wider and appropriate for both the host dwelling and street scene.

In terms of scale and design the proposal is considered to comply with the requirements of CP 57 of the WCS.

Residential amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to the proposal's location within the plot and relative distance from the neighbouring properties and gardens. It is not considered that the proposal would result in unacceptable overshadowing, privacy, overlooking or loss of light.

A condition will be attached which ties the proposal to the same planning unit as the host dwelling.

On balance it is considered that the proposal would not result in unacceptable impacts upon the amenity or living conditions of surrounding residential occupiers when assessed against CP57 of the WCS.

Highways

No highways objection has been raised subject to the proposal being tied to the same planning unit as the main dwelling. This condition will be attached. Based on the submitted information it would appear that the curtilage of the property has sufficient parking space to accommodate the appropriate number of vehicles to comply with the Wiltshire Parking Strategy.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unduly upon the character of the area, wider landscape, highways safety or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policy

57 and 58 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice

The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2022/05902

Decision Date: 15 November 2022

Applicant: Mr Stanley
Sevington Hall, Sevington, Wiltshire, Grittleton, United Kingdom, SN14 7LD

Particulars of Development: New single storey outbuilding
At: SEVINGTON HALL, SEVINGTON, GRITTLETON, CHIPPENHAM, SN14 7LD

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).
In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (4)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

101.P.01 Existing Site, Block and Location Plan
101.P.05 Proposed Site Plan
(Received by LPA 1st August 2022)

101.P.06.A Proposed Ground and Roof Plan
(Received by LPA 11th October 2022)

101.P.07.C Proposed Elevations
(Received by LPA 28th October 2022)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Sevington Hall and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling

Informatives: (5)

- 4 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
- 6 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also

advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 7 Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- 8 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 9 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Parvis Khansari ~ Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <https://www.gov.uk/appeal-householder-planning-decision>).

Design, Access and Historic Impact Statement

Sevington Hall, Grittleton, Chippenham SN14 7LD

15.07.2022



Introduction

This statement accompanies a planning and listed building consent application to erect a new single storey outbuilding at Sevington Hall, Sevington, Grittleton, Wiltshire.

The Brief

Sevington Hall was originally a barn at Sevington Farm, possibly designed by James Thomson, and formed the western end of a courtyard enclosed by single storey Byre barns. The north east and west ends of the byre barns no longer exist, but the simple rectilinear form of Sevington Hall remains.

As a structure that would be difficult to extend in any meaningful way, the client wishes to explore the creation of additional unconnected ancillary space, using the historic footprint that can be seen on historic mapping since 1844.

Planning History

Sevington Hall and the adjacent farmhouse shared an access until recently, so the planning history should consider both.

- 09.06.2003, Application 03/01366/LBC , Farmhouse - External alterations - Approved.
- 12.07.2004, Application N/04/01992/FUL, Farmhouse - Internal alterations and erection of stone wall - Approved.
- 10.11.2005, Application N/05/02894/LBC, Sevington Hall - Erection of stone wall - Refused.
- 29.10.2008, Application 08/024470/LBC, The Manor Barn - Conservatory - Appeal Refused.
0313-17 Sevington Hall
- Wall approved under application N/04/01571/LBC
- 27.07.2009, Application N/09/01291/LBC, Sevington Hall - Internal alterations - Approved.
- 28.07.2009, Application N/09/01185/TCA, Farmhouse - Felling of trees - Approved.
- 18.08.2011, Application 11/02653/FUL, Farmhouse - Conversion of dwelling into holiday let - Approved.

A pre-application enquiry was made in advance of this application, ref ENQ/2022/00570. A response was received on 27th May 2022, which included the following advice:

The proposal affects an existing property in residential use and the new building falls entirely within the existing curtilage of the property. The use of the building is to provide ancillary accommodation and so there is no change of use to consider. Condition can be used to tie the use to ensure the accommodation is not occupied independently to the main dwelling.

With the new building being set away from adjoining neighbours, there are unlikely to be any concerns in relation to residential amenity (e.g. overbearing development, loss of light, overlooking) resulting from the creation of a larger single storey rear extension.

There is no significant change in parking demand and so it appears that the existing parking and access arrangements would be acceptable. A formal planning application should clearly indicate the space available for parking and turning in accordance with the relevant parking standards. In this case, a minimum of 3 spaces, each 2.4m x 4.8m would be required. along with adequate turning to allow for vehicles to enter and leave the site in a forward gear.

A future planning application should demonstrate the proposed surface water arrangements. Proposed foul drainage arrangements must also be set out within the application. Separate consent will be required from the sewerage undertaker to make a new foul connection to the public sewer.

The main consideration with the proposed development relates to the Grade II listed status of the building and the Conservation Area location. The Council Conservation Officer has provided the following comments in this respect -

The proposals are to build a mock byre conversion on the north boundary close to Sevington Hall. Given the mapping evidence that there was a byre in that location historically, the principle could be supported, subject to detail.

-the site is prominent when viewed from the street. Any building should have an unbroken roof (no rooflights), and design glazing to respect this rural hamlet.

-Minimise light spill;

-external proportions should be no more for height, and depth than the historic byre buildings;

-Use of vernacular natural materials for walls, roofs and openings;

-any flues, vents and mechanical extracts should be well disguised, not added to front or side elevations and flues installed in such a way that their length is kept to the minimum externally required.

The scheme as shown in this preapp seems to suggest a building that is larger than the historic byres in this yard (and hamlet), it has a tall flue on the front elevation, rooflights and very large areas of glazing. Amending the proposals to address the aforementioned points would reduce the harm caused by the development on the setting of the heritage assets.

CONCLUSION

As is indicated in the Conservation Officer's comments, there are some parts of this proposal which may cause less than substantial harm to the setting and significance of the heritage asset. In accordance with the National Planning Policy Framework (NPPF, Section 16) , identified harm must be outweighed by the public benefits of the scheme. At this time, it appears that the benefits associated with the scheme will be mostly private rather than public. A Design and Access /Heritage Impact Statement submitted as part of a formal application is your opportunity to set out the reasoning in this case. It does appear, however, that the concerns could be easily addressed with minor changes to the design and material specification.

Location

Sevington is a small village 1.7km to the south east of Grittleton, and approximately 350m south of the M4.

Listing

GRITTLETON SEVINGTON ST 87 NE

7/30 Barn at Sevington Farm 16.6.81

GV II

Barn, c1840-50, possibly remodelling of C18 barn, rubble stone with flush quoins and half-hipped stone slate roof swept down on east side over stalls flanking gabled cart entry. West side plain entry with boarded upper loading doors each side. Regular spaced vent loops. In south gable 5 tiers of dove holes in triangular pattern. Tall interior with 7-bay triple purlin roof and king-post and angle-strut trusses. Cambered-arched opening into east cart-entry. A barn with features typical of the Neeld estate barns, but other barns have squared rubble stone walling.

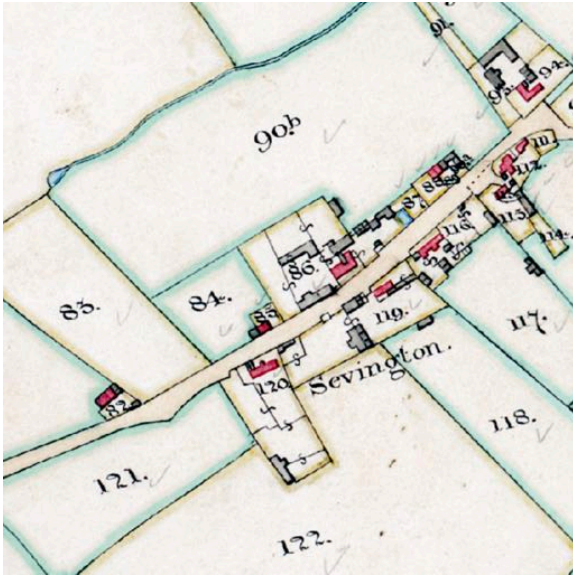
Listing NGR: ST8691078680

The History of Sevington and Grittleton, and the Neeld Estates

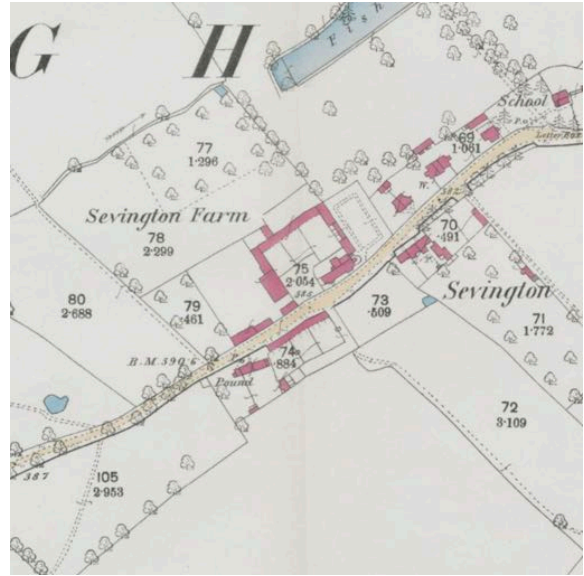
In 1827, aged 39, Joseph Neeld, a lawyer in Hendon, inherited the fortune of his great-uncle, Philip Rundell, whom he had looked after for many years. Rundell, Bridge & Rundell were the leading silversmiths of the age, and Philip Rundell one of the few known millionaires of the era. Neeld purchased the Grittleton Estate near Chippenham in 1828, and then everything went very publicly wrong. His marriage with Lord Shaftesbury's daughter in 1831 broke up within months in a storm of accusation, but at the root was possibly Neeld's illegitimate daughter, whose descendants eventually inherited everything. Neeld lived on for twenty-five years, as landowner and M.P., having bought himself into parliament in 1830, representing Chippenham until his death in 1856. He gave the town a town hall in 1833.

Over those twenty-five years Neeld enlarged Grittleton House to enormous scale, surrounded with stables and lodges, and rebuilt most of the villages of Grittleton, Alderton, Leigh Delamere and Sevington; scattering model farms over the land between. His villages were provided with churches, schools, vicarages and many cottages. Nearly everything that Neeld built was designed by one architect, James Thomson (1800-83), a Scot from Melrose assisting John Nash on the Regent's Park terraces before being picked in 1827 to 'improve' a sketch by Neeld for a memorial school in Rundell's native village of Norton St Philip, Somerset.

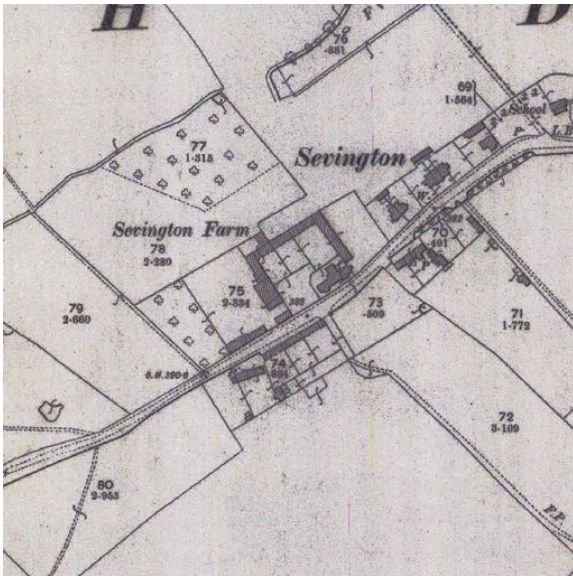
Historic Mapping



1840's Wiltshire Tithes



1844-1888 OS 1st edition



1894-1903 OS 2nd Edition



1898-1939 OS 3rd Edition

Statement of Significance

As part of the original conversion which created Sevington Hall, subdivisions within the yard and farm buildings were stripped back to a number of main buildings of which Sevington Hall was the largest in the group. This currently stands alone, connected at the rear boundary with the neighbouring parking area by a wall to the outbuilding, and at the courtyard side by a wall and gate to the outbuilding

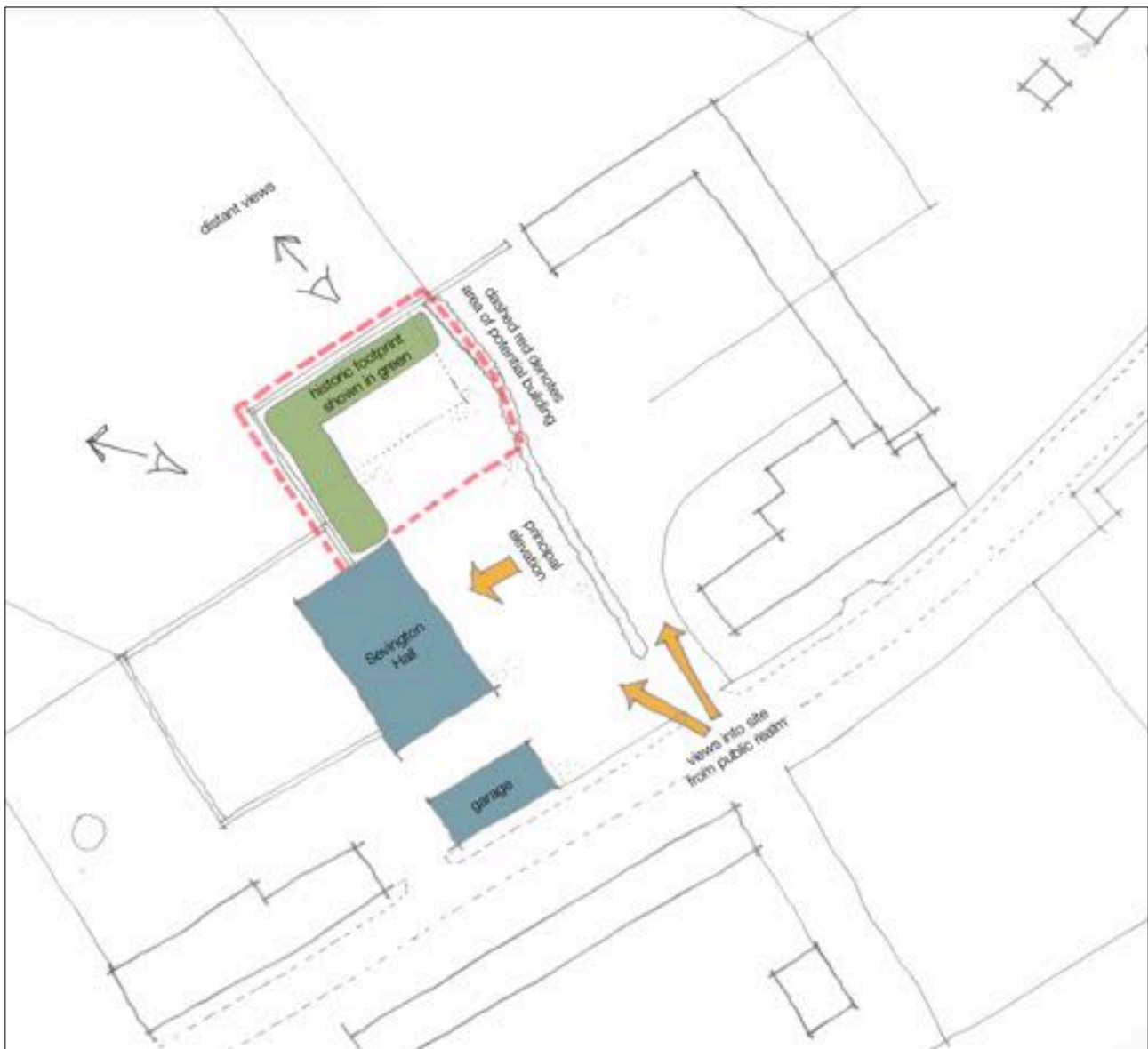
Sevington Hall was always a very definite book end to the lower single storey Byre barns that attached it to the courtyard complex. The loss of these lower structures sometime in the twentieth century has contributed to the feeling that Sevington Hall is rather disconnected from the courtyard it once faced.

The connection to the site through the Neeld Estate confers a high level of significance to Sevington Hall and the setting of the wider farm.

The Proposal

The new stone wall on the northern boundary describes the footprint of the now removed Byre barns.

The development of this design has considered the new wall, along with the courtyard and Sevington Hall.



The pre-application advice suggested that glazing to the front elevation should be minimised, and roof lights and flues or vents removed from the front and side elevations. It also suggested that the size of the building should match the existing Byre barns on the eastern courtyard boundary. This application has responded positively to all of these points.

The new structure takes its form and scale from the existing Byre barns that form the eastern enclosure to the courtyard. The new space will provide ancillary accommodation to the main house, separate office space or leisure space as required.

The new building will utilise coursed stone with varying course depths, and oak columns that describe similar bay centres to the original barns. The roof will be covered with diminishing course reconstituted stone slates and punctuated with conservation roof lights as shown on the plans, but restricted to the rear elevation.

Narrow full height slot windows occupy the front elevation, with the only large opening facing west.

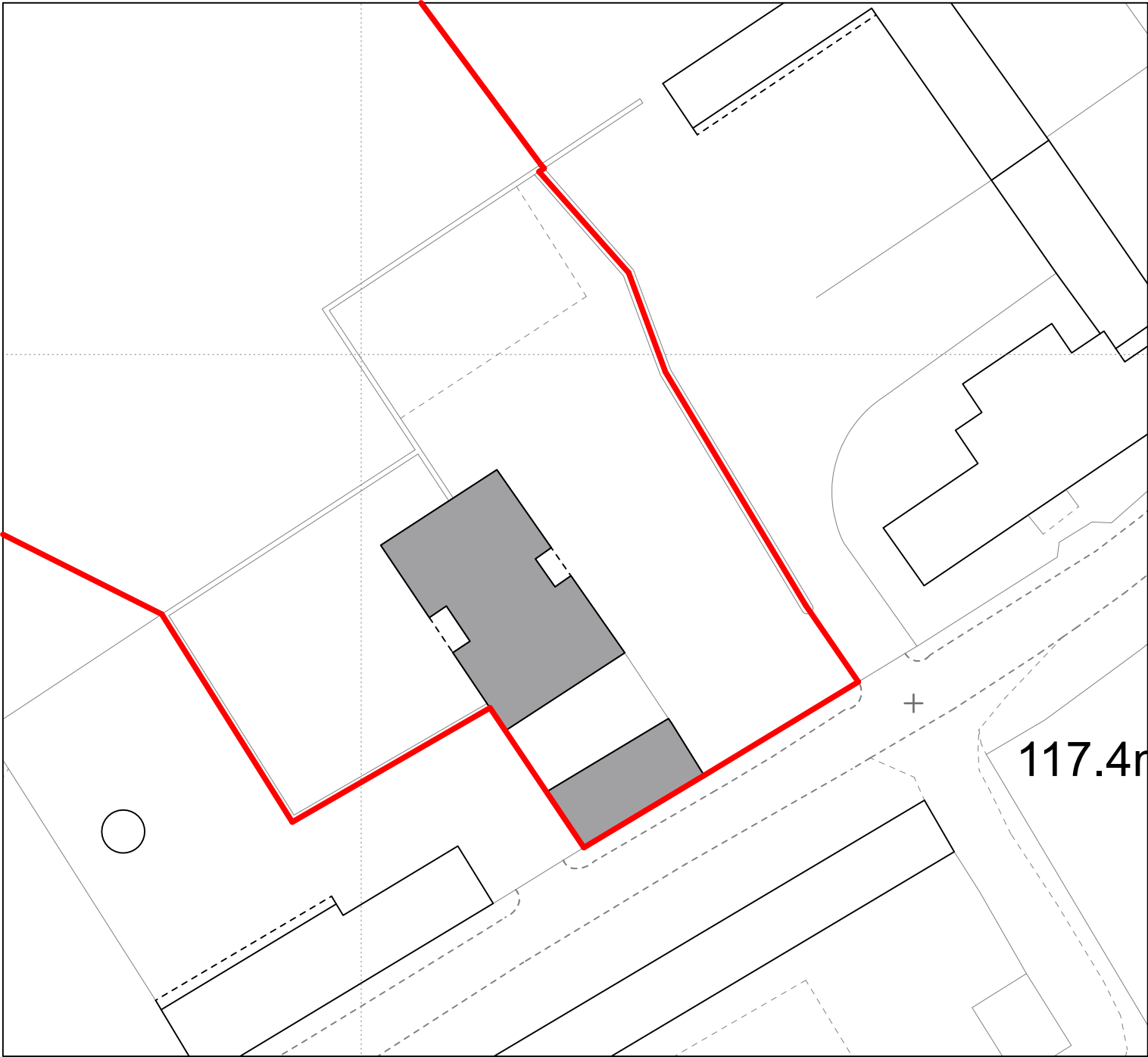
The entry door and far right bays are clad with featheredge oak boards, and the rainwater goods will be metal and powder coated a dark colour.

Conclusion

The visibility from the street, and its position adjacent an important heritage asset means that the new barn must be constructed in the most sympathetic manner, to ensure the continued preservation of the historic buildings, their setting, and the wider countryside.

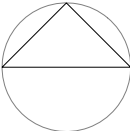
There is merit in re-establishing the northern boundary, whilst at the same time maintaining some of the openness either side.

The proposed building will be constructed using local materials, matching the scale and form of similar structures on site, and taking on board the recommendations from the pre-app. The addition will be positive and sensitive to its surroundings.

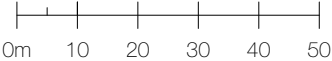


Location Plan

Site Plan



Scale @ 1:1250



Scale @ 1:500



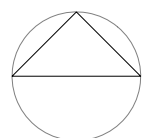
rev	project	date	drawing
	New ancillary building at Sevington Hall, Grittleton Wiltshire SN14	June 2022	LOCATION AND SITE PLAN
	client Mr Stanley	scales 1:500/1250 @ A3	job / drawing no. 101.P.01
Paul Halford Architecture paul@halfordarchitecture.co.uk 07813 802809			

Notes

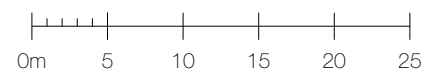
1. existing wall retained
2. beech hedge retained
3. gravel parking area left intact
4. area of grass retained
5. proposed annexe sits on footprint of historic structure
6. rubble stone paving detail flush with gravel and grass to denote historic building footprint
7. new soakaway, min 5m from structure, designed following BRE 365 percolation test



117.4m



Scale @ 1:500



Paul Halford **Architecture**

paul@halfordarchitecture.co.uk
07813 802809

project
New ancillary building
at Sevington Hall, Grittleton
Wiltshire SN14 7LD

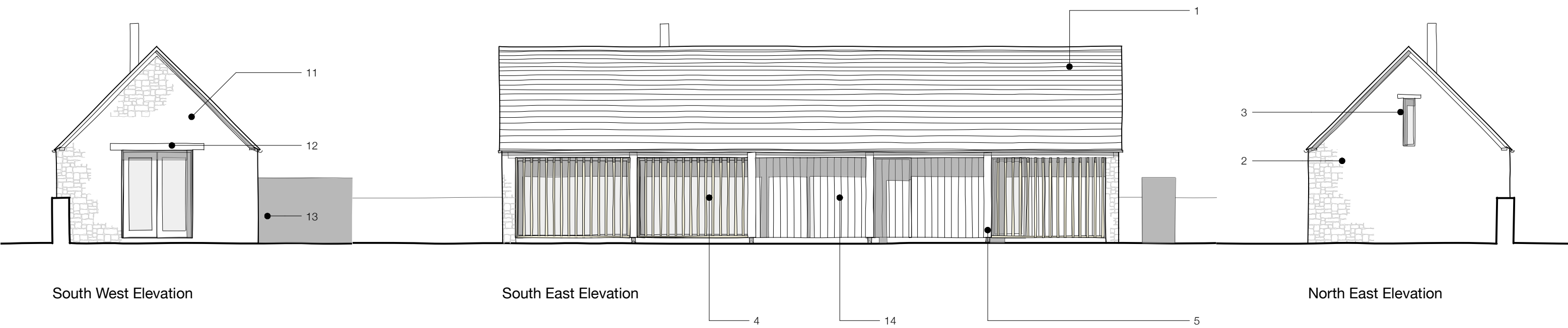
client
Mr Stanley

date
June 2022

scales
1:500 @ A3

drawing
PROPOSED SITE PLAN

job / drawing no.
101.P.05

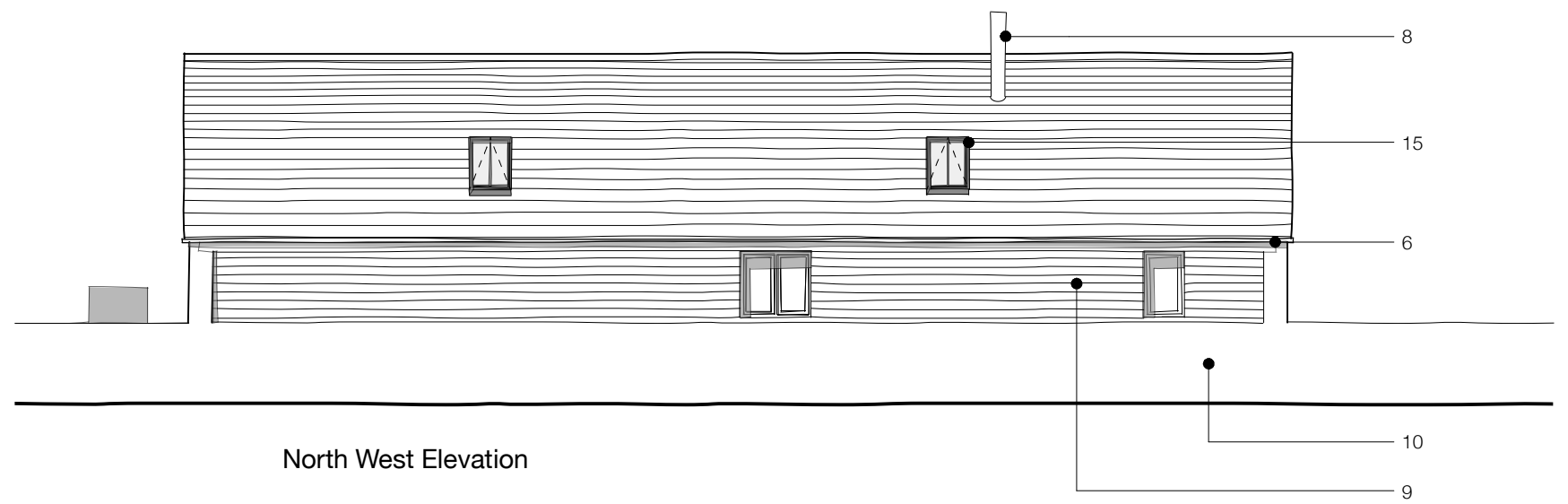


South West Elevation

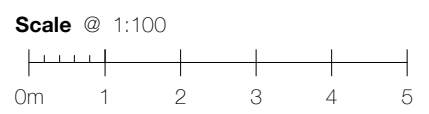
South East Elevation

North East Elevation

- Notes
- 1. reconstituted diminishing course stone slates
 - 2. natural coursed rubble stone
 - 3. hardwood windows, painted
 - 4. glazing behind timber slats
 - 5. oak posts on stainless feet
 - 6. metal rainwater goods, powder coated
 - 7. N/A
 - 8. black flue
 - 9. horizontal featheredge oak cladding above existing wall line
 - 10. existing stone boundary wall
 - 11. oak lintel over opening
 - 12. metal frame door and screen on this elevation
 - 13. existing beech hedge
 - 14. oak cladding
 - 15. conservation rooflights



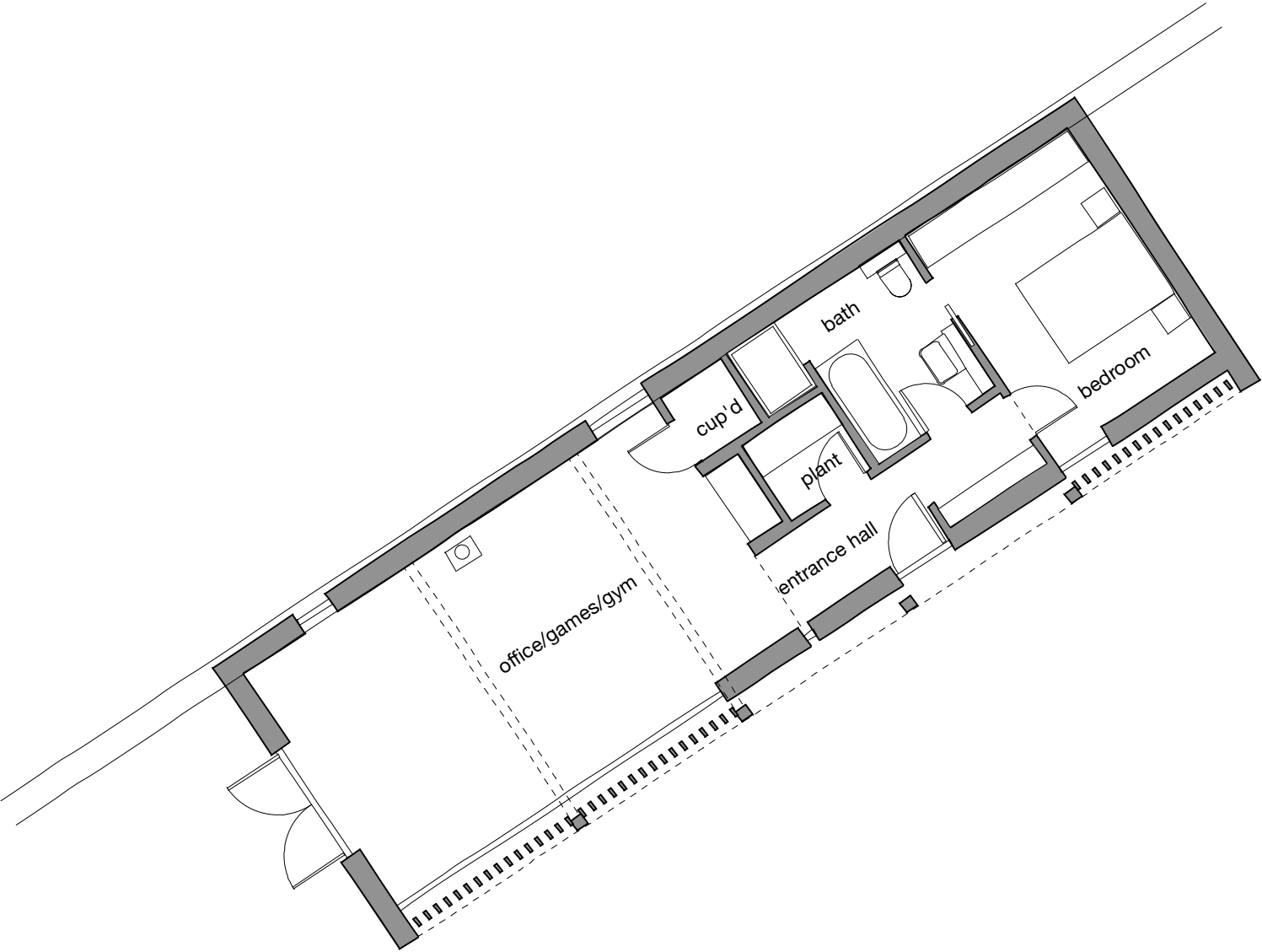
North West Elevation



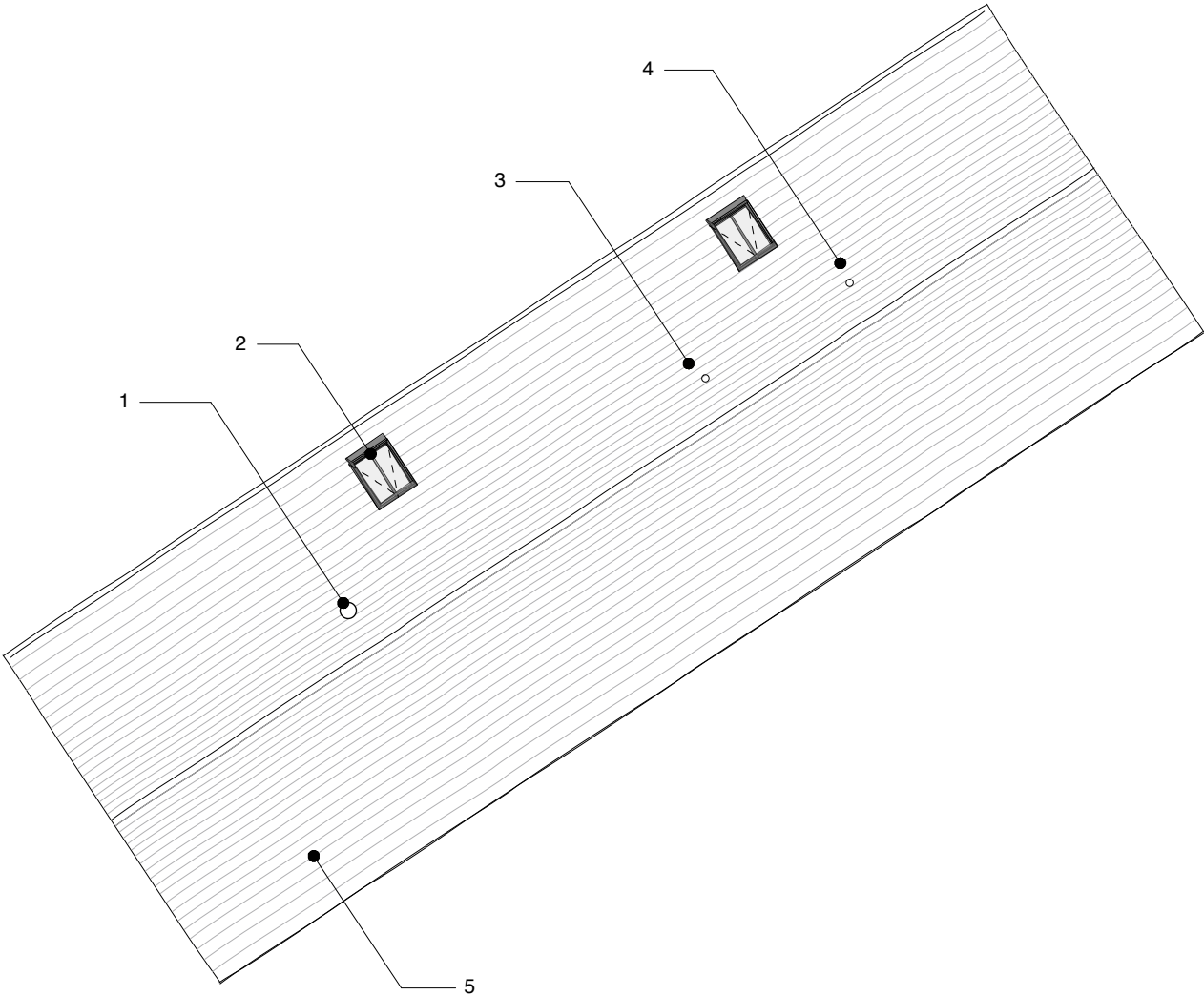
rev	C	28.10.22	Indicated rooflights on rear elevation
	B	21.10.22	Corrected flipped north west elevation
	A	07.10.22	Amended elevations following conservation feedback

project	date	drawing
New ancillary building at Sevington Hall, Grittleton Wiltshire SN14	June 2022	PROPOSED ELEVATIONS
client Mr Stanley	scales 1:100 @ A3	job / drawing no. 101.P.07.C
Paul Halford Architecture paul@halfordarchitecture.co.uk 07813 802809		

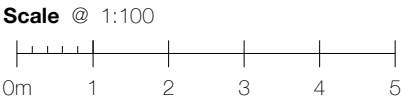
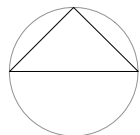
- Notes
- 1. flue for woodburning stove
 - 2. conservation rooflight
 - 3. extract vent for bathroom
 - 4. soil and vent for bathroom
 - 5. reconstituted diminishing course stone slates



Ground Floor Plan



Roof Plan



rev

A

07.10.22

Amended plans following conservation feedback

project

date

drawing

New ancillary building
at Sevington Hall, Grittleton
Wiltshire SN14

June 2022

**PROPOSED GROUND
AND ROOF PLAN**

Paul Halford **Architecture**

client

scales

job / drawing no.

Mr Stanley

1:100 @ A3

101.P.06.A

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