

23/12/20

HERITAGE STATEMENT

Garage rear of :-

74 Avenue Road
Swindon
SN1 4DA

December 2020

5/20/1565

1.0 INTRODUCTION

- 1.1 This Statement supports a planning application relating to Garage Read of 74 Avenue Road, Swindon. The proposals comprise of the westerly extension to the length of 6 meters and the addition of 4 x solar panels to light the garage. All building materials (block work, roof tiles, door and windows) would be in keeping with and match those currently used on the property.
- 1.2 The application site is located down an alleyway on the west side of Avenue Road on the very edge of a conservation area. Avenue Road is a long double sided street which ends at Lethbridge Road in the proximity of Lethbridge School. The garage is a freehold detached property situated to the rear of number 74 along the alley way which if a no through road.
- 1.3 The garage is a single story building of roughly 60 sq meters. The property was constructed roughly 30 years ago and is block built with a steel external personnel door and large roller shutter. The roof is of concrete tile construction. Although in a conservation area, the property itself has no architectural or historic merit.
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- 1.4 Although originally all of the properties within the street would have been identical, many alterations have been made to the properties which now display differences in architectural detailing, mostly to the rear where each property have individual detached garages of differing and varying size, construction and appearance.
- 1.5 National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage assets, namely the Swindon (Old Town) Conservation Area, and to the non-designated heritage assets, which includes the application property and the wider group of similar properties. The significance and potential harm to these assets is fully considered in Section 5 of this document.

2.0 PLANNING HISTORY

- 2.1 74 Avenue Road has a brief planning history, as set out below.
- T851182 30/08/1985 APPROVED 27/09/1985
Erection of garage.

3.0 PLANNING POLICY & GUIDANCE

- 3.1 The national and local planning policy and guidance relevant to the historic environment are set out below and considered in more detail in Section 5.0.
- National Planning Policy Framework (2012)
 - Swindon Borough Local Plan 2026

4.0 APPLICATION PROPOSALS

- 4.1 The works proposed comprise;
- 6 meter rear extension
 - Addition of 4 x roof mounted solar panels.
- 4.2 The current doors and windows are all singled glazed. The proposals seeks to create a rear work area using ~~similarly styled~~ however double glazed units to provide a warmer and more energy efficient work environment. The extension is to the west (rear) of the property and no changes are to be made to the road facing aspect. The materials used will be in keeping with those of the rest of the building (block construction with concrete roof tiles).
- 4.3 The property is 'off grid' with no mains connected electricity or other utility services. The unit is currently supplied electricity by a single petrol fueled portable generator. The proposal seeks to install 4 x roof mounted solar panels in place of the generator to provide electricity in a more environmentally friendly manner. The panels would be mounted to the rear of the building and again not be visible from the road facing aspect.

5.0 SIGNIFICANCE OF HERITAGE ASSETS

- 5.1 This Section considers the significance of the designated and non designated heritage assets which would be affected by the proposals, in accordance with the NPPF.

The Swindon Borough Local Plan 2026.

- 5.2 Policy DE1 and DE2 discuss in detail the need to expand the Boroughs energy infrastructure.

"Local sources of renewable and low carbon energy currently meet less than 1% of Swindon Borough's current energy demand (RegenSW). The development of local and more sustainable sources of electricity and heat is therefore a priority to support a long-term low carbon growth and secure energy future for Swindon Borough, whilst addressing wider climate change issues. The main large-scale opportunities for renewable and low carbon energy in Swindon Borough are likely to be from wind, energy from waste, biomass and solar."

This therefore supports the addition of solar panels.

- 5.3 The building itself is less than 30 years old and although situated on the edge of the conservation area doesn't hold any architectural or design contribution to the area.
- 5.4 There are a number of other garage / workshop buildings in the area (further along the Alley Way, to the rear of 79 and 80 Avenue Road) which have had planning permission approved, which themselves are of varying construction and appearance.

6.0 ASSESSMENT OF PROPOSALS

- 6.1 The relevant considerations are the effect of the proposals on the appearance of the existing building, wider group of buildings and on the character and appearance of the Swindon (Old Town) Conservation Area.
- 6.2 The detailed drawings indicate that both the proposed extension and addition of solar panels would not be visible from the public realm and would therefore not represent a significant visual change over the existing.
- 6.3 With the use of matching design and materials the proposals would not harm the overall character and appearance of the property and would have no impact on the conservation area.
- 6.4 No issues arise in relation to the impact of the proposal on the living conditions / pleasure use of neighbouring occupiers in terms of light, the sense of enclosure, noise or privacy.
- 6.5 The proposals would cause no harm to the designated heritage assets and thereby accord with the NPPF and the local development plan.