



**COMBINED HERITAGE, DESIGN AND
ACCESS STATEMENT
ERECTION OF A DETACHED OAK FRAMED
GARAGE COMPLEX AT:
GREENS FARM, SALISBURY ROAD,
BREAMORE, SP6 2EB**

Applicants - Mr & Mrs Talbot

December 2020



INTRODUCTION

This statement accompanies an ongoing planning permission application for the 'Erection of a detached oak framed garage complex'. This application is prepared by Prime Oak Ltd. on behalf of the applicants, Mr & Mrs Talbot. The proposed works will be provided by Prime Oak who are specialists in the design and construction of bespoke oak framed buildings and the manufacture of bespoke timber products for all kinds of domestic and commercial usage. Prime Oak pride themselves in utilising traditional construction and carpentry techniques, and on the high quality of their products.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities (LPAs) to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

By reference to relevant legislation it is apparent that the dwelling is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF) 2019 (The property is located within the Breamore Conservaiton Area). Paragraph 189 of the NPPF requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore



this document aims to highlight and assess such assets and the historical context connected to the property.

SITE ASSESSMENT

The application property, *Greens Farm* is a detached, large dwelling located to the east of Salisbury Road slightly south of the junction with *The Shallows*. The property sits within a large site area as demonstrated on the OS extract image below:



The property is confirmed as not listed but is located within the Breamore Conservation Area. The property to the north of the application site, *The Old Dairy Cottage* enjoys *Grade II* listed building status.



PROPOSAL

The proposed works comprise the erection of an oak framed detached garage complex located within the site adjacent to the northern boundary as demonstrated on the submitted block plan.



The design, scale and positioning of the proposed works has been produced to ensure compatibility with the host property and surrounding area and in compliance with the relevant local and national policies for this type of domestic development. The rationale behind the proposal is to provide sheltered parking provision and additional storage space without detrimental impact on the sensitive nature of the surrounding area.

MATERIAL USAGE

As noted previously, oak framing will be utilised within the development with matching roofing material utilised to compliment and ensure compatibility with the setting of the application property within the sensitive conservation area.



HERITAGE IMPACT

Breamore Conservation Area

The Heritage Asset concerned with the proposal is the conservation area in which the property is sited and possibly the nearby listed dwelling. The design of the new building has been kept simple to ensure an acceptable and a complementary addition within the curtilage of the application property.

Whilst Conservation Areas are to be viewed as a whole and not just from public viewpoints, the scale and deliberate positioning of the garage complex is such that it will have no detrimental impact on the surrounding area. The complex has been designed to accord with the surrounding buildings and material usage appropriate to the style of outbuildings found within the locality.

Breamore Conservation Area was designated in 1981 and is the largest Conservation Area in the District. The area is characterised by groups of farms and cottages and this aspect of the local vehicular has influenced the design of the garage complex. The material usage within the development ensuring, although the garage is obscured from public view to a large degree, it blends with the local area and character.

BIO-DIVERSITY

As confirmed within the application proposal, the proposed works are of a new build nature, no existing structures are to be removed or replaced. The site of the development is currently a hard-standing parking area, therefore there will be no adverse effect on the bio-diversity within the application site.



FLOOD RISK

Although the property is sited near an area at risk of flooding, the Environment Agency mapping extract below confirms the application property and site positioning for the proposed works are not in an area affected by flood risk.



IMPACT ON NEIGHBOUR PROPERTIES

Boundary screening is in place (and will be retained) to ensure the proposed works will have no detrimental impact on the immediate neighbouring property.

TREE IMPACT

It has been confirmed no trees will be affected by the proposed works. As noted previously, the site is within the Breamore Conservation Area so any trees within the area are afforded specialist protection. The positioning and scale of the proposed works carefully considered within the site boundary to ensure no trees will be affected by the proposed works.



ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

POLICY CONSIDERATION

Planning policies, both local and national, (The Local Plan and the National Planning Policy Framework (NPPF)) have been given serious consideration so as to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.

The proposed works have a high standard of design quality ensuring compatibility with host dwelling and surrounding area. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the application property and surrounding area. The choice of appropriate materials ensuring a complimentary attachment within the setting of the dwelling.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will not be impacted by introduction of the proposed works.

National Planning Policy Framework

Section 12, paragraphs 128 and 136 of the National Planning Policy Framework (NPPF) cover the requirement to describe the significance of the heritage asset



affected by development (para. 128) and the weight of public benefit (para. 136) of the proposal against securing the optimum viable use of the building.

As noted above, the significant heritage asset involved is not damaged within the proposal development. The nature of the works serving to improve the heritage asset with a sympathetic and unassuming modest development.

Noted in paragraph 132 of the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'. The proposed works are not to the detriment of the heritage asset and would not result in any harm or loss to the asset.

Furthermore, the provision of the proposed works will improve the practicality, adaptability and longevity of the main house, providing improved and modernised living space for the present and future occupiers. This will help to maintain the appeal of this property as practical accommodation into the future.

JUSTIFICATION

The proposal is considered to be quite low against the setting of the dwelling and surrounding area, impact on historic fabric is non-existence and impact on surviving historical character is negligible.

There will be negligible impact on any other heritage assets. In the recent past, planning guidance has recognised that change to historic buildings or their settings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings (which



this is not), is anticipated in the government's National Planning Policy Framework but more clearly outlined in earlier guidance from 1996, Planning Policy Guideline No.15 (PPG 15). Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'