



# **COMBINED HERITAGE, DESIGN AND ACCESS STATEMENT**

ERECTION OF AN OAK FRAMED GARDEN ROOM AND REPLACEMENT  
OF NON-ORIGINAL WINDOWS AT:

**LOWER COURT, BODDINGTON ROAD,  
BODDINGTON, GL51 0TW**



[REDACTED]

January 2021



## INTRODUCTION

This statement accompanies a listed building and planning permission application for the 'Erection of an oak framed garden room and replacement/enlargement of kitchen windows. This application is prepared by Prime Oak Ltd. on behalf of the applicants. 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 a Grade II listed building. 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, Lower Court, is a detached, timber framed dwelling believed to date from the 16<sup>th</sup> Century. The property was a former farmhouse as noted in the historic England listed text below. The property has several outbuildings in its land ownership and is shows historical development since construction. The property sits to the eastern side of Boddington Road and has a large additional land ownership as shown below:





## LISTED STATUS

As noted above, the application property is Grade II listed. The property became listed on 7 December 1987 and the Historic England listing for the property is as follows:

### **SO 82 SE STAVERTON BODDINGTON ROAD**

*6/85 Lower Court Farmhouse GV II Farmhouse. C16-C17, C19, C20. Rendered walls to 2½ storey wing, save right end, random rubble stone; Sussex-bond brick to gable: timber-framing with rendered panels. Slate roof., Three-bay, 2½ storey range, with single-bay, 1½-storey wing forming 'L', single bay extension. To road; single-light C20 metal window; above outline of doorway, render taken over pilaster surround. Ridge chimney left gable. Right return, two 3-light stone mullioned windows, hollow chamfer, with triangular brick buttress between. Above, two 3-light wooden casement windows, timber lintels; gable rebuilt C20 in brick above, 3-light casement, timber-lintel, to attic. Chimney from right slope low down, near gable. To right timber-framed wing (framing 2 panels high per floor on other side): wing largely hidden by projections: single-storey wing on left, 2-light casement, small-panes, cambered brick head in gable. Set back on right lean-to, catslide roof: not fully visible. To right, across corner of timber-framed block angled chimney breast, external to block: rendered low down, gathered to square brick stack above. Entrance in angle between wings. Interior not inspected. Forms group with barn (q.v.).*

*Listing NGR: SO8915623329*

## PLANNING HISTORY

The recent planning history for the property (taken from the local authority website) is noted below:

Planning Applications (5)



- Renovation works to the existing workshops, including increase in height of buildings; Construction of stables to the north of the existing workshops; and construction of an equestrian outdoor riding arena, all in connection with private equestrian use of the site.

Ref. No: 10/01280/FUL | Status: Application Permitted

- Renovation works to the existing workshops, including increase in height of buildings; Construction of stables to the north of the existing workshops; and construction of an equestrian outdoor riding arena, all in connection with private equestrian use of the site. Condition 2 - tiles, walling, stain/paint colour and surfacing materials

Ref. No: 11/00059/COND2 | Status: Discharge

- Renovation of existing workshops; construction of stables; and new outdoor riding arena, all in connection with private equestrian use of site (Revised scheme to 10/01280/FUL).

Ref. No: 11/01050/FUL | Status: Application Permitted

- Retention of tree house and associated structures (to include the retrospective change of use of agricultural land for domestic purposes)

Ref. No: 12/00908/FUL | Status: Application Permitted

- 4x Rotted dormer windows on 3rd floor. 1970s style to be replaced with traditional flush casement windows in timber. 1x kitchen window replace, rotted with traditional flush casement window.

Ref. No: 16/01114/LBC | Status: Consent

## **PROPOSAL**

The proposed works comprise the erection of an oak framed garden room extension to the rear (non-original) element of the property and the replacement and enlargement of existing kitchen windows.



The design 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 increase the habitable floor-space without detrimental impact on the sensitive nature of the listed dwelling.

### **MATERIAL USAGE**

As noted previously, oak framing will be utilised within the development to compliment and ensure compatibility with the setting of the listed building.

### **HERITAGE IMPACT**

#### **Heritage Asset**

The Heritage Asset concerned with the proposal is the host Grade II listed building itself. The design of the new extension has been kept simple to ensure an acceptable and a complementary addition to the listed building.

The works are confined to the 'modern' extension to the property and away



from the original plan form, this ensuring limited impact on the dwelling itself which has developed throughout time with additions.

### **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.

### **IMPACT ON NEIGHBOUR PROPERTIES**

As demonstrated on the OS map extract above, the position of the proposed works is such that it will have no impact on the amenities of any neighbouring property. The image confirms that there are no neighbouring dwellings within the adjacent area to the proposed extension position.

### **DEVELOPMENT JUSTIFICATION**

The style of the proposed works provides a modern living and working space within the context of the listed site but discreetly positioned and distanced from the original core of the listed property itself. The 'modern' yet compatible carefully sited proposal ensures the visibility of the sensitive dwelling is not impacted by the proposed works. In current times this type of building work is very important to environmental conservation in addition to the historic conservation of the main building much valued by the property owners.

The immediate planning history alongside the previous alterations over many years to the dwelling confirms the property has been subject to development previously which has allowed growth with respect for the nature of the dwelling.



The improvements and increase in living space within this proposal allowing for the dwelling to prosper and increase the desirability in terms of current and future family needs. This proposal is thus evolutionary in nature and does not represent a precedent or represent a harm to the listed building or the surrounding area.

### **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 listed building. The choice of appropriate materials ensuring a complimentary attachment within the setting of the listed building.

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 16 of the National Planning Policy Framework (NPPF) covers the requirement to describe the significance of the heritage asset affected by





development and the weight of public benefit of the proposal against securing the optimum viable use of the building.

The applicants are conscious of the custodianship which ownership of a listed building brings and are keen to ensure any development to the listed building meets the needs of family life whilst also sympathetic to the listed building.

As noted above, the property has had various alterations through the ages and this proposal is designed to ensure 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.

The less than substantial harm to the significance of the heritage asset ensuring the viable use at present as an extended family dwelling and for future occupiers.

Noted in 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 listed building.

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 listed 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 limited or 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, 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), which stated - in relation to listed buildings that: 'Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. 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.'