

Heritage Statement regarding Planning application 18/02385/FUL

1 Springfield Close, Ovington

Introduction

Following submission of our planning application, we have been requested to provide a heritage statement as the proposed household renovations are being carried out within the Ovington Conservation area. Our property is not a listed building but falls within the purview of external appearance in a conservation area. To our knowledge there are no design or access issues.



Figure 1

As our home is located within sight of the main thoroughfare through Ovington (*figure 1*), we understand the need to ensure that we are not changing the overall appearance of our property and therefore surrounding conservation area. Our intention is to improve and increase the private living space available to us.

We have been improving the interior of the property, primarily work carried out by myself, including completely replacing the old central heating system and radiators, windows, soffits and fascias. We are now moving on to improving the exterior of the property.

Our application is a small-scale request for 2 changes:

1. to improve access to our home's front entrance by reconfiguring the porch. The rebuild will be within its existing protrusion from the main building, using original materials
2. to relocate the existing side boundary wall and fence closer to our land boundary to provide additional external space, replicating existing materials

Background

Our house was built as part of a large residential housing estate constructed in Ovington around 1983. The other homes, to the rear of our property and on the same street, are built using the same materials and design.

Our house sits at the front of the estate and therefore is visible together with other much older buildings, situated to either side of our property, although neither attached and mainly on the other side of Springfield Close and the main street.

The other houses are made from much older stone and of a different design although all fit within a narrative of residential properties with a mixture of detached, semi-detached and terraced. These were already in situ when the housing estate we live on was built and therefore should not be impacted by the proposed adaptations to our property.

The house is modern in its design and is a typical 3 bedrooed detached with UPV double glazing throughout. There is a small parcel of land around the front, side and rear of the house together with a driveway and garage at the rear. At the front of the house we have an elevated porch with concrete steps as the ascent.

The porch visible (*figure 2*) at the front of the building will simply have the door facing Springfield Close instead of the main street. The boundary wall relocation will simply hide the car (ours) and the camper van (neighbours) visible from the main road parked on our respective driveways (also *figure 2*). The boundary wall will protrude no further than other dwelling borders erected elsewhere on our street – hedges, fences and walls.

Our approach will be to use like for like replacement materials throughout and therefore minimise visual impact on both character and streetscene. These are already sourced and available.



Figure 2

Adaptation 1 – Front Porch

Currently our combined internal and external front doors are in very close proximity, make accessing the property awkward, particularly when carrying shopping, with children or with walking aids.



Figure 3

Our design concept for the porch is to extend the current building into the existing landing of the steps at the front of the property (*figure 3*), effectively turning the front door sideways to improve our front access to the property by creating easier access between the 2 doors.

We will replicate the current appearance using a mixture of saved existing materials, or through the sourcing of matching which will preserve the existing streetview of the home.

This change will also include improving the steps and railings and the roof and guttering, improvements that would be required anyway as part of our general renovation of the property.

Adaptation 2 – Boundary Wall

Our boundary wall is to the side of the property and currently positioned well within the boundary perimeter of the property, located in a straight line, removing approximately 30m² of our land from within our private living space, visible in the foreground of *figure 4* below covered in stones, and currently some rubble for infill purposes should this application be successful.



Figure 4

Our design concept for the boundary wall extension is to maximise our external living space. It will relocate the boundary wall to as close to the boundary line as possible but following the curve of the boundary line, thereby minimising visual impact and maximising our private land.

From *figure 5* you will see to the centre of the photo that there is a further set of steps with unusable land covered in stones behind a fake wall. This further area, under our design concept, would be situated behind the new boundary wall. Not only will this increase our private outdoor space in accordance with our owned land, but, moreover, improve and simplify the streetscene view of the external property.

By simplifying this area into one levelled boundary wall and fence, following the curve from just behind the downpipe and around to the drive, we will also improve the exterior visible to the public eye. This also maximises the secure outdoor space available for our grandchildren to play.

We will remove the current stones, pillars and fencing that sit in public view. We will level the area up to the existing external grounds at the rear of the property and replicate the existing combination of walling and fencing at our land boundary (500mm in from the pedestrian walkway).



Figure 5

Conclusion

We hope that this statement addresses all of the points required to comply with your request.

We really hope that you will look favourably upon our application and accept this statement as evidence that our intention is to ensure that we maintain and improve upon the current public view that rightly designates this part of our village Conservation Area status.

We are happy to discuss further and answer any questions you may have.

Yours sincerely

Brian Oliver
Property Owner and applicant
14th August 2018