



Lee Fenton

Planning Services Ltd

HERITAGE STATEMENT

Full Planning Application

SITING OF TIMBER FRAMED GARDEN BUILDING FOR USE AS HOME GYM

at:

BLEACH GREEN FARM COTTAGE

WEST ROAD

OVINGHAM

NE42 6BL

INTRODUCTION

This heritage statement accompanies a full application for the siting of 1no modular timber framed garden building for use as a home gym at Bleach Green Farm Cottage.

Listing Status

Not listed but set within the Ovingham Conservation Area



Conservation area status is not intended to stifle new development nor is it intended to preserve areas as museum pieces. Listed buildings & conservation areas will be allowed to evolve to meet changing demands although the Council when taking development control decisions will take extra care to ensure that the special architectural and historic qualities of listed buildings are not eroded.

Conservation area status should not therefore be viewed as a barrier to change. However, designation brings many positives, for example there is an assurance that neighbouring

development will need to be more carefully thought out and designed than perhaps it would in other areas.

Design Approach

The proposed building is modern in appearance, using materials typical of it's garden setting. The design is not contrived and does not attempt to replicate any original features of any nearby buildings within the conservation area. It will present an obvious addition which will blend subtly into the garden space over time.



Our proposed building is 3.5m in height at the apex. This is due to it's proposed use as a home gym and the subsequent need for sufficient head height for the lifting of weights overhead. However, due to the proposed position at the end of the garden immediately adjacent to established tree cover, the proposed materials and the fact it replaced an existing structure, we believe this should be viewed favourably as it will have no detrimental impact on the conservation area.

Existing garden (above)



Existing summer house to be removed & replaced

The new building



The new building is of modern appearance and is not contrived or awkward in design. The materials are suited to it's treelined backdrop and rural setting, being natural timber and stone cladding.

Examples of the materials proposed are shown here (left).

The scale of the building is appropriate when compared to the extensive garden in which it will be set and the height of the existing woodland backdrop when viewed from vantage points within the garden.

In summary this application is consistent with the thrust of current planning policies and should be viewed favourably by the local authority.