



**COMBINED HERITAGE, DESIGN AND
ACCESS STATEMENT**

ERECTION OF AN OAK FRAMED GARAGE REPLACING
EXISTING GARAGE AT:

**MERRYMOONS, HIGH STREET, GREAT
ROLLRIGHT, OX7 5RH**

Applicants - Mrs S Glasson

June 2021



INTRODUCTION

This statement accompanies an ongoing planning permission application for the 'Erection of an oak framed garage replacing existing garage'. This application is prepared by Prime Oak Ltd. on behalf of the applicant Mrs S Glasson. 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 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 both the Cotswolds Area of Outstanding Natural Beauty and the Great Rollright Conservation 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.

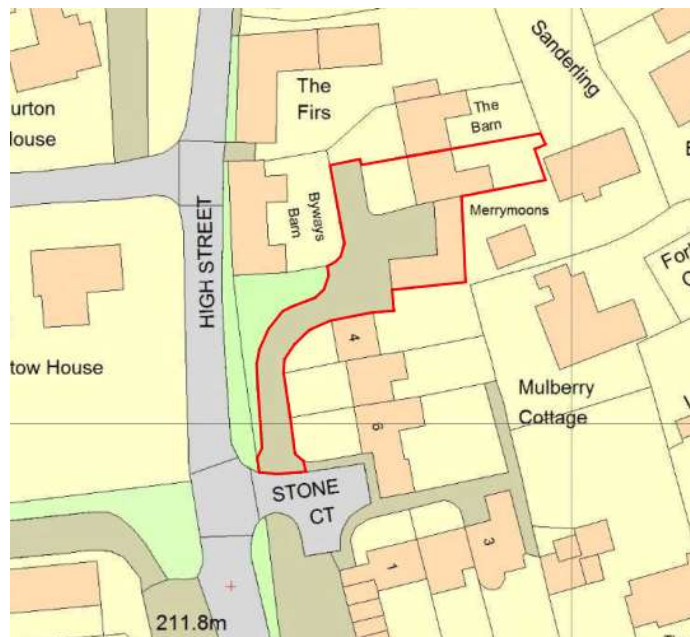


POINT OF NOTE

The existing garage structure is under the ownership of three properties, Merrymoons, The Barn and Byways Barn. The replacement of the existing garage complex is a joint operation by the owners of all three properties. This application for the demolition of the existing garages and a replacement structure to serve Merrymoons and The Barn, a separate, concurrent application underway for the erection of an oak framed carport on the site of the existing garaging provision for Byways Barn.

SITE ASSESSMENT

The existing garages are set back from the High Street and access via a driveway as shown on the submitted location plan and the OS extract below. The garages attaching to the southern end of Merrymoons which again is demonstrated on the submitted OS plans and shown below. As noted previously, the properties are situated within both a Conservation Area and Area of Outstanding Natural Beauty.





PROPOSAL

The proposed works comprise the replacement of the existing garage structure with an oak framed garage complex. The rationale behind the proposal is to retain the parking provision for the properties with an improvement on the current structure and introduction of enhanced floor-space.



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.

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

The Heritage Asset concerned with the proposal is the sensitive area in which the property is located. Whilst AONB's and Conservation Areas are to be



viewed as a whole and not just from public viewpoints, the scale and deliberate positioning of the replacement building is such that it will have no detrimental impact on the surrounding area. The works have been designed to accord with the surrounding area and the material usage appropriate to the style of outbuildings found within the locality.

IMPACT ON NEIGHBOUR PROPERTIES

The position and scale of the works are such that they will have no detrimental impact on any neighbouring property.

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

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.

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 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 houses, providing improved and



modernised usage 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.

We consider the proposed works have sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting visually or technically to the existing property, any neighbouring property or the surrounding area.