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16 September 2021

Reference: KR:365:6.01a

Garden House, No 2 The Lane, Chastleton, Morton in Marsh GL56 0SX  
Design, Access & Heritage Statement

Rev - 19.05.2021 Issued for Planning & Listed Building Submission  
Rev A 19.06.2021 Issued for Planning & Listed Building Re-Submission

## 1.0 INTRODUCTION

The purpose of this report is to provide a supporting Design, Access & Heritage Statement following approval 21/01851/LBC for the proposed new outbuilding extension/alterations to the outbuilding of Grade II Listed Garden House in Chastleton.

This application seeks approval for the internal accommodation to include a new Shower/WC for the Home Office/Guest Bedroom. This is a minor amendment to approved application 21/01851/LBC.

### **Listing details of No 2 The Lane**

List Entry Number:1053339

Date first listed:27-Aug-1957

Date of most recent amendment:15-May-1989

Statutory Address:2, THE LANE (Formerly listed as part of 27.8.57 Row of 7 cottages including "Poultmoor" to W of Splatts Farmhouse) Listed Building Grade:II

*House. Early C18 with late C20 additions and alterations. Roughly coursed marlstone rubble; concrete tile roof with coped verges and integral end stacks. 2 storeys and attic. 2-light chamfered leaded mullion windows to either side of central gabled stone porch with central tie beam end visible below eaves. Two C20 gabled dormers in middle of roof slope. Interior. Ground floor (now knocked into one room) has chamfered ceiling beams, joists and remodelled inglenook fireplaces. Plank doors throughout and wide floor boards to first floor. Collar truss roof in 2 bays with double butt-purlins. Lower ranges to left and right (Nos.3 and 1 respectively), extensively renovated in late C20, and C20 two-storey gabled range at right-angles to rear are not of special architectural interest. [2484].*

### **Site Description**

Garden House was formerly part of a row of seven terraced cottages built in the early eighteenth century situated in the centre of Chastleton village. The Outbuilding isn't explicitly mentioned in the listing but is assumed to be curtilage listed.

The outbuilding/existing shed is set at high level in the tiered garden facing N towards the house. The site is located within Chastleton Conservation Area and the Cotswolds AoONB. The site is not situated in Green Belt. There is no external alteration as a result of this application.

### **Summary of Proposals**

This application seeks to revise the internal accommodation and provide Home Office/occasional Guest bedroom with Shower/WC.

## 2.0 ASSESSMENT: SITE CONTEXT

### **Site Surroundings**

Chastleton lies in the north-west of the District, five miles west of Chipping Norton. A network of narrow lanes connects the village with Cornwell, Evenlode and Little Compton. Chastleton occupies an incised escarpment overlooking the Evenlode valley to the west: an un-spoilt and secluded landscape setting, rich in mature trees and woody hedgerows. The underlying geology comprises cornbrash limestone, oolitic limestone and lias rocks (including ironstone).

### **Site Accessibility**

Garden House is situated in the attractive and unspoilt rural village of Chastleton. It is a thriving and friendly village with an active community. Its long elevation fronts onto The Lane which gives access to the large gravel parking area.

## Site Landscaping and Trees

There is no undue impact on the surrounding landscaping or trees in this application. There is a tree protected by a TPO within 50 metres of this site that is not affected by the proposals.

### 3.0 ASSESSMENT: PLANNING POLICY CONTEXT

The submission is made in understanding of the relevant WODC core policies and the West Oxfordshire Design Guide

The National Planning Policy Framework (March 2012) (NPPF) has replaced the majority of previous national guidance. At the core of the NPPF there is a presumption in favour of sustainable development.

#### Local Planning Policy – Local Plan 2031

##### Policy H2 states:

*Proposals for additional dwellings (including the conversion of existing buildings), replacement dwellings and extensions or alterations to existing dwellings should not:*

*erode the character and appearance of the surrounding area, including important buildings and public and private open space;*

*adversely affect features of historical, architectural, or ecological or geological importance and their setting;*

*eliminate existing useful community facilities;*

*create unacceptable living conditions for existing and new residents;*

*create unsafe conditions for the movement of people and vehicles;*

*set an undesirable precedent for other sites where in equity development would be difficult to resist and where cumulatively the resultant scale of development would erode the character and environment of the area.*

*Proposals for extensions or alterations to an existing dwelling to create a self-contained unit of accommodation may be subject to a condition ensuring the extra accommodation remains ancillary to the main dwelling.*

The submitted proposal addresses all of the important criteria above by ensuring the envelope and character of the existing building (as approved under 21/01851/LBC) is retained whilst maximizing the use of the outbuilding for home office working and occasional guest bedroom accommodation.

##### Policy H6 states:

*....alterations, extensions or sub-division of existing dwellings will respect the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area.*

The submitted proposals preserve the character of the existing Garden House and the surrounding area through the sympathetic use of timber cladding and similar roofing materials. There is no harmful impact on the environment of the immediate or wider local area.

**Policy EH10 states:**

*Proposals for development in a Conservation Area or affecting the setting of a Conservation Area will be permitted where it can be shown to conserve or enhance the special interest, character, appearance and setting, specifically provided that:*

*the location, form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic or architectural interest, character and appearance of the Conservation Area;*

*the development conserves or enhances the setting of the Conservation Area and is not detrimental to views within, into or out of the Area;*

*the proposals are sympathetic to the original curtilage and pattern of development and to important green spaces, such as paddocks, greens and gardens, and other gaps or spaces between buildings and the historic street pattern which make a positive contribution to the character in the Conservation Area;*

*the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area;*

*there would be no loss of, or harm to, any feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area, unless the development would make an equal or greater contribution.*

The proposed alterations allow the building to address a current need without affecting the Conservation Area in which it sits.

The external alterations to the outbuilding have been approved under 21/01851/LBC and are maintained in this application.

Historic England Conservation Principles (4.2) states that; *“Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations”.*

No demonstrable harm to the site is inflicted by the alterations proposed, which respect the historic heritage values of the site in terms of layout & original function.

**The Garden House Planning History**

*Timber clad addition to stone outbuilding to replace existing shed & new doorway to link. Ref. No: 21/01851/LBC Status: Approve*

*New Packaged Water Treatment Plant installation  
Ref. No: 21/01052/HHD Status: Approve*

*Alterations and new stone porch to entrance door  
Ref. No: 21/00325/LBC Status: Approve*

*Alterations and new stone porch to entrance door  
Ref. No: 21/00324/HHD Status: Approve*

*Alterations and new stone porch to entrance door  
Ref. No: 20/02826/LBC Status: Approve*

*Alterations and new stone porch to entrance door  
Ref. No: 20/02825/HHD Status: Approve*

*Erection of two storey rear extension and front porch.  
Ref. No: 18/03168/HHD | Status: Application Withdrawn*

*Erection of two storey rear extension and front porch.  
Ref. No: 18/03169/LBC | Status: Application Withdrawn*

*Erection of single storey rear extension and porch.  
Ref. No: 19/01316/HHD | Status: Approve*

*Alterations and erection of single storey rear extension and porch.  
Ref. No: 19/01317/LBC | Status: Approve*

*Proposed rebuilding the cottage to form study/library to the existing cottage no,2.  
Ref. No: W85/1015 | Status: Approve*

*Installation of air source heat pump, addition of front and rear dormer windows.  
Ref. No: 11/1885/P/FP | Status: APPCON*

*Internal and external alterations to include removal of front porch and rear conservatory, erection of rear porch and garden room, insertion of additional front and rear dormers, installation of air source heat pump.  
Ref. No: 11/1886/P/LB | Status: APPCON*

*New kitchen rear lobby bathroom and bedroom with bathroom over  
Ref. No: W87/0153 | Status: Approve*

*Demolish existing kitchen, etc, construct two storey extension.  
Ref. No: W86/1620 | Status: Refused*

*Demolish existing rear kitchen lobby and toilet/bathroom over build new kitchen lobby bathroom and bedroom with bathroom over  
Ref. No: W87/0154 | Status: Approve*

## **4.0 EVALUATION: DESIGN PROCESS**

### **Introduction/Scale**

The proposals continue to maintain the traditional character of the Garden House outbuilding, whilst replacing the existing shed footprint to create more flexible ancillary accommodation. The proposals continue to have no impact in terms of the scale on their neighbouring properties, location and setting.

### **Design**

A palette of traditional materials (timber & reclaimed) roofing tiles to match existing ensures that the outbuilding continues to sit comfortably within the curtilage listing of Garden House and the parish of Chastleton .

### **Ecological Considerations**

The internal layout has been carefully designed in order that it can benefit from maximum solar gain and use low embodied energy materials such as stone, slate, timber and glass. The development would be submitted to exceed Building Regulations requirements in all aspects of the following fabric/construction:

New Roof Insulation/u-value	Development Target:	0.10 W/m <sup>2</sup> .K
New Floor Insulation/u-value	Development Target:	0.12 W/m <sup>2</sup> .K
New Walls Insulation/u-value	Development Target:	0.20 W/m <sup>2</sup> .K
New Window performance/u-value	Development Target:	1.5 W/m <sup>2</sup> .K
Energy Efficient Lighting provision	Development Target:	100%

### **Access, circulation and parking**

There are no additional access or parking consideration brought about by this application.

### **Flood Risk Management/Biodiversity**

The site is not within an identified area of flood risk and there is no current or future considered risk from flooding on the site.

## **5.0 CONCLUSION**

The submitted proposals do not present any significant effect on the either the host Grade II Listed Garden House or the surrounding village. The aim of the alterations is to continue to improve and enhancing the setting of Garden House and ensure its maximum flexible use for modern life through minor internal alterations of the existing outbuilding.

Where new materials are proposed, these continue to be natural and sympathetic to the surroundings and local and immediate site vernacular.

Due to the limited alterations to the existing outbuilding we trust that this application will be determined accordingly.