

BUILD Architects

DESIGN, ACCESS & HERITAGE STATEMENT

May 2023

Proposed Works to Gates & Boundary Fencing

Glebe House
Frome Road
Buckland Dinham
BA11 2QW

1.0 LOCATION

Glebe House is a Grade II listed property on the edge of the village of Buckland Dinham in the rural area between Radstock & Frome.

2.0 BACKGROUND TO THE REPORT

This report has been prepared in support of the planning / listed building consent application submitted to the local authority in order to obtain approval for the proposed works, the application includes the following:

- **New estate fencing inside the existing boundary to improve safety & security**
- **Entrance gates to be located on the existing driveway**

The design proposals have been prepared following discussion and development of a brief with the client and are considered to be a high-quality design which is sensitive and in proportion to the existing building, its neighbours and the wider context. Materials have been carefully chosen to maintain the character of the area and to reflect the setting.

The proposals do not seek to overdevelop the site and, in our opinion, offer harmony, proportion and balance all elevations, massing and appearance.

In addition to these general principles the proposals have been prepared to reflect the information given in the planning advice documents from the local authority. Attention has been paid to similar developments in the area which have previously been approved.

3.0 THE EXISTING SITUATION

The existing house has been in private ownership for a number of years, the house has been occupied as a private dwelling for many years and is now in the process of being sold to the applicant.

The proposals are based around safety & security concerns raised by the new owners in particular referring to the boundary of the property & access along the existing driveway.

Boundary Treatment

The existing boundary wall is formed in rubble stonework which runs along the northern & eastern boundaries, this wall has had a series of like for like repairs carried out by the current owners in recent years.

Currently the boundary wall is around 1.2m when measured from the adjacent highway on Frome Road and Lower Street, the ground level within the boundary / behind the wall is actually level to the top of the wall meaning that there is a 1.2m drop from ground level down to Lower Street. The new owners have identified this as a risk to their family, including young children & pets, as well as to the general public with nothing to stop items from the garden falling into the highway.

Gateway & Drive

The existing gateway from the main highway is a narrow pair of stone piers with dressed stone capitals, this gateway has been left open for a number of years to allow for the easier passage of vehicles.

Currently there are no gates in place to secure the property and this is the situation we are seeking permission to alter.

The existing access from the property to the highway is onto a busy road which connects the towns of Radstock & Frome.

4.0 THE PROPOSALS

The proposals are addressed in the attached package of drawings with additional detail noted below relating to specific works & their impact upon the listed building, its setting & the historic fabric.

The works are intended to provide a family home which is comfortable as well as sustainable for the new owners and their family.

- **New estate fencing inside the existing boundary to improve safety & security**
- **Entrance gates to be located on the existing driveway**

New estate fencing inside the existing boundary to improve safety & security

It is proposed to install new estate style fencing inside the existing boundary wall, this will be set slightly back from the wall to avoid damage to the stonework & to allow the original boundary to remain as the dominant feature.

This new fence will provide safety for the family, with the drop from ground level inside the garden protected from the lower level of Lower Street & also provide security on the long, exposed boundary.

Such estate fencing is a traditional style material for a country property so is in keeping with the character of the house & its wider setting, the lower sections of the fencing will be infilled with mesh to stop animals & family pets being able break through.

The use of estate fencing is seen as being less visually intrusive when compared to a post & rail timber fence or any effort to increase the height of the existing stone wall which would require major renovation work to stabilise before any efforts of matching materials could be proposed.

Entrance gates to be located on the existing driveway

A pair of painted timber gates are proposed to be set back from the existing gateway; this will allow a modern car to be able to fully leave the highway before moving into the private driveway of Glebe House.

The history of the house does not refer to any agricultural use, indeed it seems to have been occupied by the parish curate rather than as a farm house or similar.

We believe that the design being of a more formal tone is truly in keeping with the historic status of the house rather than a gate pattern of a more agricultural vernacular which may be favoured in other rural properties such as farm houses.

The new gates will be a traditional pattern with open sections, refer to the associated design drawings, which are in keeping with a property of this type.

5.0 APPEARANCE & MATERIALS

Careful consideration has been given to the design and how it will impact on the house and its wider setting. As part of the design process, we have reviewed and responded to information provided by the local authority and believe that the proposed design offers the following in terms of its justification;

- **The design is well considered and of high quality**
- **Relationship between existing and new elements are complimentary / well proportioned**
- **Traditional materials and construction methods will be specified**
- **New materials will be selected to match or complement the existing material palette**

6.0 ENVIRONMENT & SUSTAINABILITY

Where economically feasible it is intended to use sustainable materials and employ environmentally friendly techniques. The efficient use of water will be promoted during the building phase and all disposable materials will be collected by a reputable local firm for recycling where possible.

Local materials such as timber will also be specified for the proposed works and it is hoped to appoint a local builder to carry out the works thus helping to maintain and sustain the local economy.

7.0 REFUSE & RECYCLING

It is proposed to construct a small covered shelter for the secure storage of waste & refuse including separate areas for recycling in line with current council provision for such waste management.

This area is to be located close to the new gates thus making it easier for waste collection by the local authority, the provision of bine is to be maintained as per the existing situation. The covered area is to be constructed in painted timber & finished in a colour to match the gates & estate fencing.

8.0 ECOLOGY & PROTECTED SPECIES

To our understanding there are no ecological assets or protected species present on the site with any trees or bushes being of no ecological importance.

9.0 LISTING INFORMATION

Grade	II
List Entry Number	1366302
Date first listed	16-Nov-1984
List Entry Name	GLEBE HOUSE
Statutory Address	GLEBE HOUSE, LOWER STREET
County	Somerset
District	Mendip (District Authority)
Parish	Buckland Dinham
National Grid Reference	ST 75479 50836

SE75SE BUCKLAND DINHAM CP LOWER STREET (North side)

4/141 Glebe House

GV II

House. Late C18. Coursed and squared rubble, triple roman tile roof, 2 rubble and one brick ridge stacks, 3 gabled casement dormers. Two storeys and attics, 4:2 bays, 12-pane sash windows in bead moulded stone surrounds to left bays, 16-pane sash windows in plain block surrounds to right 2 bays, except casement to extreme right of ground floor. Door opening to centre of left 4 bays in a bead moulded stone surround, door with 2 fielded panel to base, above 6 lights, the glass in each light bevelled around its edge; moulded semi-circular stone hood on cut stone brackets. Further door opening to extreme right, paired three-quarter glazed doors. Once the house of the parish curate.

Listing NGR: ST7547950836

10.0 FLOOD RISK

The property does not lie within a flood risk area as confirmed by the Environment Agency Flood Map.

11.0 ACCESS

The proposed works seek to improve safety, security and access to the property for pedestrians & vehicles using the gateway & drive as well as protecting residents & the general public in terms of the boundary treatment.

12.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework National Planning Policy Framework (NPPF)

Paragraph 17 states 'Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both planmaking and decision-taking'.

The most relevant of these principles are number 6: planning should 'support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).' And number 10: Planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.' NPPF Paragraph 128 states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Significance is defined in the National Planning Policy Framework Glossary as: 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The over-arching aim of the National Planning Policy Framework (NPPF), which is expressed in the Ministerial foreword, is that: 'Our historic environment - buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.' Regarding preserving the significance of a heritage asset, the NPPF Paragraph 129 states that: 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of available evidence and any necessary expertise.

They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.' NPPF Paragraph 131 states the following: 'In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to the sustainable communities including their economic vitality

- The desirability of new development making a positive contribution to local character and distinctiveness.’

NPPF Paragraph 132 states the following:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I grade II* listed buildings, grade I and grade II* registered parks and gardens, and world Heritage Sites, should be wholly exceptional.’

NPPF Paragraph 133 states the following:

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following:

- The nature of the heritage asset prevents all reasonable uses of the site
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible
- The harm or loss is outweighed by the benefit of bringing the site back into use

NPPF Paragraph 134 states the following: Where a development proposal will lead to less than substantial harm to the significance of the of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

NPPF Paragraph 137 states the following:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Although the proposals will involve carrying out works to the gardens & entrance drive of the listed building including new openings & other alterations, we believe the following should also be taken into consideration;

- There are no works proposed to the main house
- No decorative features other than skirtings and architraves will be lost as part of the work
- This work will help ensure the future of the house however, as part of this, it is important that the house is able to meet the requirements of a modern family home
- If required in the future, it would be possible to reverse much of the work
- As part of the work, the room has been fully recorded by photographs and a measured survey, which will provide a record of the area

With regards to national planning policy the following should be considered;

- There are no works proposed to the main house
- The proposals seek to comply with NPPF Paragraphs 129 and 132

The proposals will involve limited alterations to the historic fabric, which will result in less than substantial harm to the historic significance of the building, this complies with NPPF Paragraphs 132 and 133.

The proposal form part of wider plans to return the building back to its original use as a single private home at the heart of the surrounding community; this complies with NPPF Paragraphs 134

The less than substantial harm caused by the proposals has been carefully considered to have a limit the impact on the historic significance, and forms an important part of overall plans to restore the building from the point where it could go into serious decline. This will ensure the long-term future of the building and complies with NPPF Paragraphs 131 and 134.

13.0 CONCLUSION

It is our belief that this statement addresses the mandatory requirements for a Design, Access & Heritage Statement.

It has been also been demonstrated that the proposals would secure a number of planning and heritage benefits which will enhance the appearance and character of the listed building, while meeting the objectives of development plan policy and the NPPF. In addition the proposals seek to improve access arrangements as well as safety & security for users of the property as well as the general public passing by.

The proposed work throughout the house has been carefully considered to be sensitive to the historic fabric and will enhance the historic significance of the house. Where changes are proposed these proposals have been fully described and justified in this document and if additional information or justification is required, we are happy to provide this.

The proposal has been carefully developed and designed to be relative to its location and the wider site. It is our belief that the proposed development will work in harmony with the existing house, the neighbouring buildings and the surrounding landscape.

As a result, we hope that we have justified the development and that this application will be supported by the authority.