



HERITAGE STATEMENT

FOR

PROPOSED CONVERSION OF OUTBUILDING INTO A GYM STORE AND RESIDENTIAL ANNEX,

TO THE REAR OF, CUMBERLAND HOUSE,

WEST PENNARD, GLASTONBURY,

BA6 8NN

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BY

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Heritage Statement

Introduction

The National Planning Policy Framework (NPPF) states in paragraph 189 that: '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. 'Development can affect the heritage assets in two main ways:

- Development in the setting of a heritage asset which might impact on the way in which the heritage asset is experienced.
- Development of a heritage asset - such as alterations to a listed building or development within a landscape of heritage significance.

This statement, therefore, provides a justification and an overall principle for the proposed outbuilding conversion into an annex, including the proposed gym and storage room. The design will not have any detrimental impact on the heritage asset.

Cumberland House, West Pennard, Glastonbury, BA6 8NN is a grade II listed dwelling. From study of Historic England online data, its position in relation to the surrounding context is demonstrated in the below image.

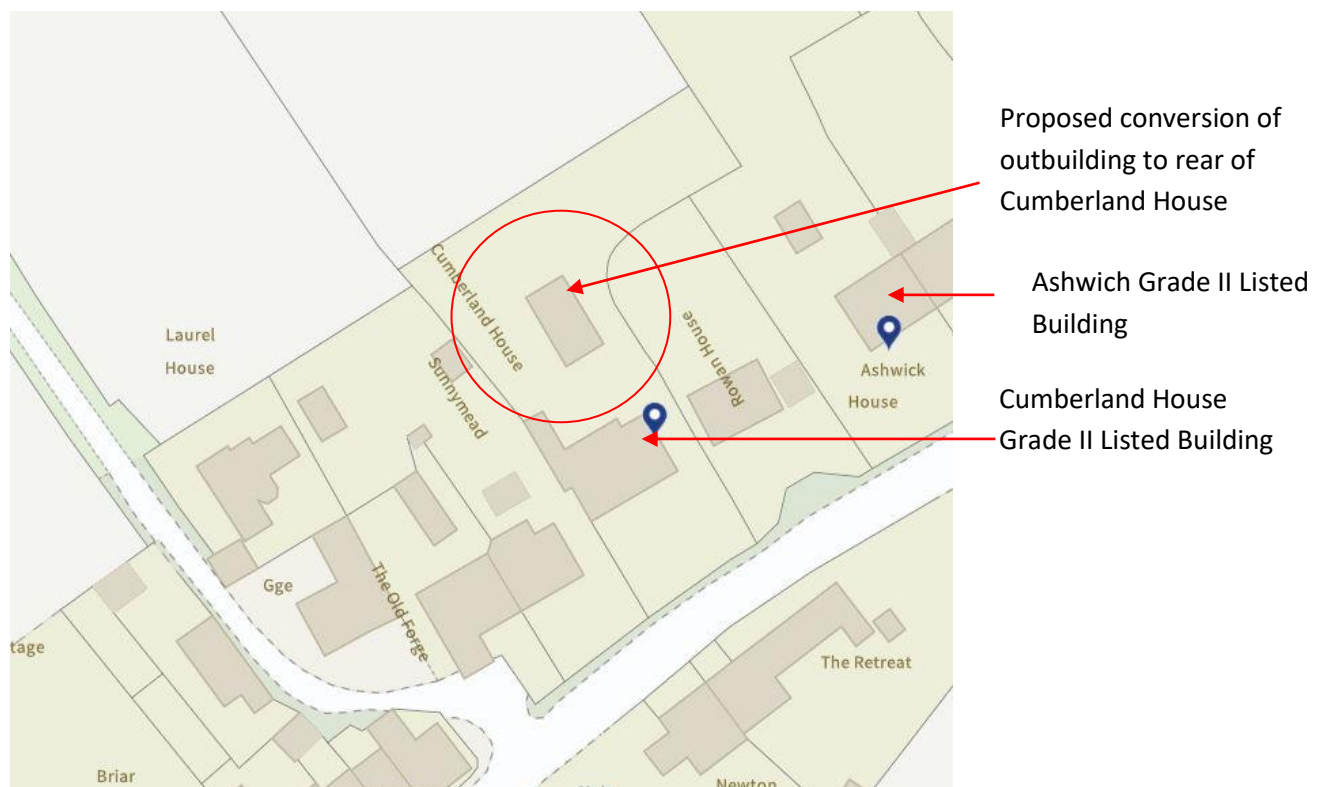


Image 1 - 2023 map identifying listed building position.

Reviewing the 'Historic England' website, the listed building is identified as follows:

“House. C17. Coursed rubble, coped verges, slate roof, end brick stacks on rubble bases. Two storeys, 3 bays, 3 and 4-light ovolo-moulded stone- mullioned windows under stopped labels; left bay with C20 reconstituted stone-mullioned windows. Paired central door openings, dressed stone jambs, that to left blocked with a 2-light leaded casement inserted, that to right with a 4-panelled door, wooden lintol. C20 glazed lean- to right of frontage not of special interest.”

Cumberland House, a Grade II Listed Building, received its listed status in October 1985. Post 1992, the adjacent garage building was erected following planning approval (application ref. 054266/004 dated 25/02/92), which involved the demolition of an existing outbuilding and the erection of a single storey garage. Whilst the new outbuilding is within the curtilage of the listed dwelling, it is NOI curtilage listed by virtue of being constructed post 1948. Additionally, the site is not situated within a conservation area.

It is worth noting that the dwelling has also undergone adaptations in recent times. The planning history of the dwelling is as follows:

- 05 Aug 2002 ref. 054266/008 for replacement of existing entrance door and erection of canopy over (CAT A)
- 23 Oct 2000 ref. 054266/007 for erection of satellite dish
- 13 Oct 1998 ref.054266/006: Alterations including replacing metal windows with timber casements, flat roofs with pitched roofs & demolition of existing single storey utility & erection of new.
- 13 Oct 1998 ref. 054266/005 to replace flat roofs with pitched roofs & erection of single storey extension

Existing Images



Site Photo 01.
Existing South and East elevations of garage viewed from driveway.



Site Photo 02.
Existing North and East elevations of garage viewed from garden.



Site Photo 03.
Existing West and South elevations of garage viewed from patio area to garden.

Proposed Works and Justification

The main principle of the scheme is to convert the existing garage/gym outbuilding to incorporate a new gym, storage, and a small residential annex. The existing garage doors are to be replaced with windows and timber cladding to serve the new gym. It is also

proposed to incorporate a pair of French doors into the gym for easier access from the house. The garage door into the proposed storage bay is to be replaced with a double barn-style door within the existing wall opening. The proposed works are sympathetic to the existing building, with minimal external alterations, and replacing existing windows like for like, with UPVC windows featuring a wood grain effect.

Internally, the proposed layout works with the existing configuration by providing a shower room within the annex of a suitable size (25m²), as well as incorporating a small kitchenette within the main living space. A bedroom is proposed over the storage area, with views into the vaulted living room via a galleried mezzanine. The gym incorporates a cupboard and a WC.

The proposed works will not harm the existing Grade II listed building, as the conversion works are mainly internal, and additionally, the main house has already undergone substantial works to the external and internal fabric over the course of its existence as demonstrated in the planning history.

The proposed works are therefore considered to be minor in terms of the impact on the listed building and its setting, and will not cause harm to the heritage asset.