

Heritage Statement

in support of a planning application for

Proposed erection of 24 new houses with associated parking and creation of new vehicular access on land between Pine Cottages and Streamside at Harpers Road Ash GU12 6DB – Full Application

Prepared by



October 2023

Site and Proposal

The site does not include any listed buildings; neither does it lie within a Conservation Area or any other special character policy area.

On the opposite side of Harpers Road from the northern element there is a listed building – York House [Grade 2].

A TPO has been imposed on the northern part of the site.

There are 2 parts of the site, each has a different character. The scheme has been designed to reflect their intrinsic character and the various constraints. The extensive tree belt separating the 2 individual compartments is to be retained.

2 points of access are proposed. A new vehicular and pedestrian access is to be created for the northern site at a point where the tree cover comprises dead or poor specimen trees and adequate sight lines can be gained. The southern part of the site is to be served by the existing access widened to Streamside.

The layout has been designed to:

- Make effective use of the land
- Protect the amenity of Orchard Cottage – by keeping the proposed houses away from the flank elevation and providing a landscaped buffer
- Provide landscape buffer to Harpers Road
- Work with natural constraints
- Provide the required parking and other storage facilities – see plan below



Extract from current scheme [Plan PL-02 Rev A] – not to scale

The scheme comprises **24** dwellings on a site of **1.256 ha**.

Assessment of significance

The only designated heritage feature adjoining the proposal site is York House which is a Grade 2 listed building.

OS map extract – not to scale from the Historic England website showing the location of York House [small blue marker].



The data entry for this property states:

SU95SW ASH C.P. HARPERS ROAD

Date first listed – 13 December 1984

4/13 York House

II

House. C16 with early C19 extensions to right. Timber framed, frame partly removed and rebuilt in red brick across the front, brick cladding and infill to rear; incised render cladding on extension. Plain tiled roof with catslide across rear. L shaped plan. Two storeys, with large ridge stack to left, central stack on extension to right. Irregular casement fenestration on the older half, one window on the first floor, two below. Regular fenestration to right, two windows on each floor. Planked door to re-entrant angle. Interior: Framing visible, cut into ground floor. Ceiling beams visible on ground floor, some windbracing visible on first floor.

Listing NGR: SU9045850889

[It is also seen from an early postcard that a former use of the property was as the Duke of York Public House].

The proposed scheme only indirectly impacts on one designated heritage asset which is York House.

In designing the scheme, we have had the following objectives and principles in mind (inter alia):

- creating a viable residential development which meets national and local planning policy
- designing a layout which respects environmental assets on the site and generally maintains the rural character of the street scene on this stretch of Harpers Road
- ensuring the layout creates an attractive living environment for future residents and one which respects the amenity and privacy of adjoining neighbours

This is illustrated in the extract from our proposed layout which would be closest to York House:



Extract from Block Plan – not to scale

The positive reaction we have had from the LPA officers affirms that these objectives are supported and have generally been achieved in the scheme design.

The Impact of the Proposal on the Setting of the Listed Building

York House is a detached property located on the other side of Harpers Road to the application site. The aerial photography available on Google Earth shows that the site of York House has mature vegetation on the western boundary separating it from Harpers Road and from our site:



Image date 2021 Courtesy and copyright ©Google 2021

This is also seen in Google Street view:



View looking southwards down Harpers Road, at the point of the access into York House –
Image date 2019 Courtesy and copyright ©Google 2021



View looking southwards down Harpers Road, a little further down Harpers Road, showing the brick wall, pedestrian gate and then stone wall with iron railings above –
Image date 2019 Courtesy and copyright ©Google 2021

These images all show that York House is well protected in both visual and character terms by its own boundary treatment. The landscaping strategy for our application is designed to maintain and reinforce a landscaped buffer between Harpers Road and the proposed housing scheme.

York House is a single historic building with outbuildings located on its own in what was originally a roadside setting in open countryside. The nature of its location and strong boundary treatment has protected its character and setting over subsequent years from nearby housing to the north built in the late 19th and early 20th centuries. Those very features will continue to protect the listed building and its setting from our current proposals.

Overall, we consider that we have worked proactively with the Council's officers to strike the right balance between developing the site to create new homes and yet still protecting the setting of the adjoining designated heritage asset.

This approach complies with the National Planning Policy Framework [NPPF].

At paragraph 194, the NPPF states:

"194. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary....."

At paragraph 195 it states:

"195. 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 the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

As indicated earlier, Bourne Homes sought both professional advice and the advice of the Council's officers in formulating these proposals. The previously refused application 17/P/02616, found the proposal acceptable in relation to York House.

The submitted layout illustrates the scheme evolution and the care that has been taken to respond to officer advice and no harm will be made to the heritage asset.

The previous application, reference 17/P/02616 and 22/P/00977, found the relationship to York House to be acceptable.

Further, we believe that our proposals meet the relevant tests in paragraphs 194 and 195 in the NPPF as they lead to [much] less than substantial harm to the designated heritage asset.

The proposals will ultimately incorporate design features that echo the character of the area and uses traditional materials and detailing. The proposals respect the adjoining listed building and are unlikely to intrude on its setting, any more than the existing buildings.