



FRONT ELEVATION

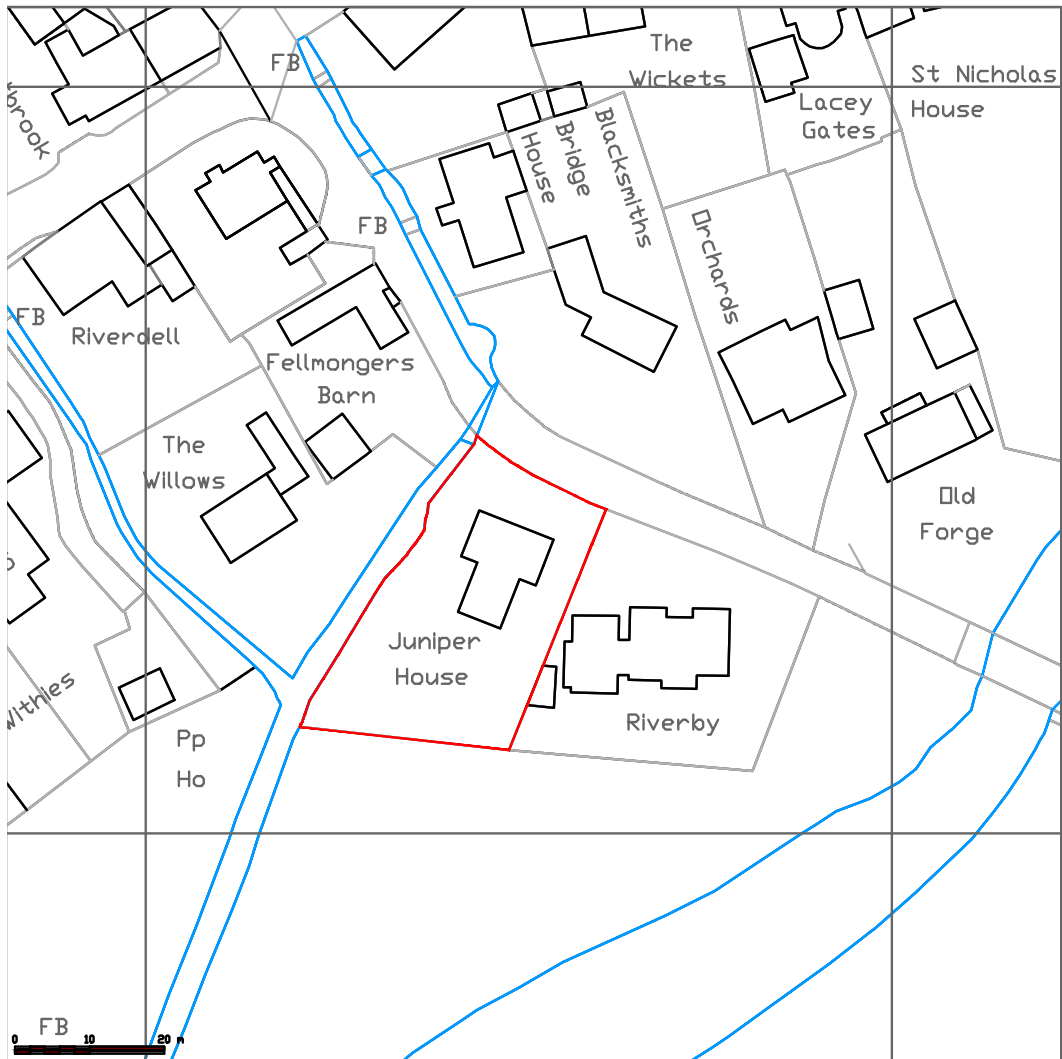
Design Access and Heritage Impact Statement  
Juniper House  
Southside Road, Middleton, Longparish, SP11 6PQ  
August 2022

**DESIGN TEAM**

Client: Mr and Mrs Priestly  
Architect: Temple Ford Design



## INTRODUCTION



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## SITE AND CONTEXT

1. Mr and Mrs Priestly have appointed Temple Ford Design architects to prepare a design for the conversion of the existing garage into a kitchen and morning room. This Design, Access and Heritage Impact Statement identifies the relevant heritage, the historic development of The Juniper House, a statement of significance in proportion to the importance of the asset and the effect on the Longparish Conservation area
2. Longparish has developed in a linear pattern along the west side of the River Test, a meandering river system with small tributaries, between Hurstbourne Priors and Wherwell. Longparish connects four historic settlements, Forton, Middleton West Aston and East Aston, and as the name implies, has become a village without an obvious centre. Juniper House is in Middleton



3. Until 1940 most of the people living in Middleton were employed locally working on farms or for the big estates, Middleton House and Longparish House, A majority now commute to the towns and cities but the village still has good facilities



OS 1895



OS 1961

4. The village is unspoilt and the pattern of historic development to the North is fine-grained. Houses are characterised by a mix traditional timber-framed cottages and large detached brick houses, pitched roof forms, which contribute to the traditional character of the area



## CHRONOLOGY

5. In the Domesday book only 'Middletune' is mentioned, There are references to the other hamlets of Forton, West Aston and East Aston in medieval documents held by Wherwell Abbey, which owned Middleton. Henry VIII dissolved the abbey in 1536 and the Manor was granted to Thomas West Lord de la Warr. It remained with the family until 1695 and since then has passed through several hands
6. The OS maps of 1895 and 1961 show that there was little change to the plot until the end of the 20th century. There was a small dwelling and annex on the site of the present Juniper House, circled in red. It was demolished in 1996 but there is no evidence of this today.

## THE HERITAGE ASSETS

7. The Test Valley Local Plan, SPAB, English Heritage Principles and English Heritage Principles guide the historic assessment of Juniper House
8. Reference is made to the NPPF189, namely, to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportional to the asset's importance, sufficient to understand the potential impact of the proposal on their significance. The relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Juniper house is not listed

## SIGNIFICANCE OF THE HERITAGE ASSETS

9. This statement recognises that the heritage and sense of place are closely linked to the community and that conservation calls for a prudent approach. This principle determines the mode of action to deliver change and enhance the quality of life for the client. It focuses on four value-rational questions:
10. The categories of significance are: **A\*** ~ Exceptional Significance; **A** ~ Outstanding significance; **B** ~ Considerable significance, **C** ~ Some significance, **D** ~ Little significance, **N** ~ Neutral and makes no contribution and **I** ~ Intrusive and detracts
11. Significance of the site in general: the site has some significance as it is historically part of the old village of Middleton ~ **C**
12. Areas of archaeological potential: The plot was previously developed in 200 and it is unlikely that there is any further potential for archaeology ~ **D**
13. Architectural significance: Juniper house is modern building of interest ~ **C**



- 14. Historical and cultural significance: Although Juniper house is a modern dwelling and the irregular shaped plot has been subdivided it has some significance in the historical development of Middleton ~ **C**
- 15. Construction and features: the fine Flemish bond brickwork, knapped flint walls, and traditional styled windows may a positive contribution to the street scene ~ **C**

**RELEVANT CONSTRAINTS**

LCT 5 River Valley Floor	Landscape character types and Areas	1.5C Upper Test Valley floor
Flood Zone 1	Flood Zone 1	Council to consult relevant authority on development greater than 1 hectare
Village Design Statements	Village Design Statement	Longparish Village Design Statement
Longparish Conservation Area	Conservation Areas	This property is located in the Longparish Conservation Area

**PLANNING POLICIES**

- 16. National Planning Policy framework: Reference has been made to the NPPF189
- 17. The Test Valley Adopted Local Plan (2011 - 2029) (RLP) is the principal planning document in the Local Development Framework and sections COM 2, E1 High quality development, E2, E5 Biodiversity, E7 Water management, E9 are the relevant Policies and T2 Parking standards
- 18. Policy COM2: Settlement Hierarchy “Within the boundaries of the settlements identified in the hierarchy and identified on Inset Maps (26) the principle of development and redevelopment will be permitted provided that It is appropriate to the other policies of the Revised Local Plan
- 19. Settlement Boundary: Juniper House is within the Rural Village settlement boundary of Longparish and the principal of development is acceptable provided it is appropriate to other policies of the Local Plan
- 20. Policy E5 Biodiversity and Ecology: states that “Development in the Borough that will conserve, and where possible restore and/or enhance biodiversity will be permitted”
- 21. Policy E9 Heritage: Juniper House is within the Longparish Conservation Area, which states that “Development and/or works affecting a heritage asset will be permitted provided





that it would make a positive contribution to sustaining or enhancing the significance of the heritage asset"

## CONSULTATIONS

22. Planning History: A previous application, 17/01933/FULLN to extend Juniper House and build a separate garage was approved but never implemented.
23. Conservation: The conservation officer at that time commented that Juniper House, built in 2000, *"is a modern house and built from flint and brick, with a plain tiled roof, and the appearance is generally sympathetic to the local character. Fellmongers Barn, to the north-west is listed at Grade II. It is considered that it is sufficient distance away, especially given it is set back on its plot, that the relatively modest alterations proposed at Juniper House should not affect its setting. Further, The Willows, also a 20th century building lies between Juniper House and Fellmongers Barn. The proposed alterations to the house are to the rear of the dwelling, and are effectively screened from most public views by the building itself. Therefore the effect on the appearance of the conservation area should be very limited"*
24. Flood risk: from The Environment Agency states that Juniper House is in Flood Zone 3. There is a high risk of flooding from rivers, but a very low risk of flooding from surface water. The floor level is set 375mm above the ground level and the driveway finished with gravel to mitigate against flooding
25. Biodiversity: a phase 1 and 2 biodiversity and bat survey was carried out by Vesper Conservation and Ecology Limited. Bats were observed emerging from the hanging tiles on the gables of the main house but not from the single storey plain tile roof of the rear extension. The proposed works will not affect the roost locations and the disturbance from construction will be minimal. It is proposed that mitigation will be in the form of a detailed method statement to limit disturbance and restrict the work outside the maternity season between April and August
26. Trees: there are two trees within the property which are covered by a TPO. The trees are not affected by the proposals
27. Landscaping: the existing front and rear gardens are laid to lawn, flower beds and hedging
28. Parking: there is adequate parking for three cars on the site and a fourth outside the gate
29. Drainage: there will be minor alterations to the drainage but no change to foul discharge or surface water run-off

## DESIGN STRATEGY



30. Desired conclusion: to create a larger family living space to raise a young and growing family, with quieter rooms for home-working ~ necessary and desirable
31. Benefits: The young family brings a social and economic benefit to the village ~ desirable
32. Aim of the Proposals: to provide well-designed alterations that are in keeping with the architectural style of the house and in context with the village. The landscaping and extension are designed to improve the privacy with the property on the north side of the water course ~ necessary and desirable
33. Desired Actions: The construction will be designed to improve the sustainability and resilience of the dwelling and reduce carbon emissions ~ necessary and desirable

### ASSESSMENT OF IMPACT SIGNIFICANCE

34. National Planning Policy Guidance/Statements: NPPF, paragraph 124: (UK Government, 2018) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people
35. The changes to the rear of Juniper House and small single storey extension either side of the existing boiler room are less than harmful to the significance of the dwelling or the setting within Longparish Conservation Area, and will be a positive enhancement to the property
36. The proposed changes are designed to meet the requirements of Local Plan Policies, and the impact of the alterations is less than harmful upon the significance of the Longparish Conservation Area. The historic setting will be sustained and there is no harmful impact on important views within the conservation area

### CONCLUSION

37. This Heritage Statement has been prepared by Temple Ford Design on behalf Mr and Mrs Priestly to assess the effects of the proposed alterations upon the significance of heritage assets and a building of local interest
38. The Planning and Conservation Officers supported the previous application, 17/01933/FULLN. This is a more modest proposal and excludes a new dormer and double garage
39. The relatively modest proposals are to the rear of the main house, use the same materials and follow the form of the building, and will give rise to 'less substantial harm' to the significance of Longparish Conservation Area. On balance, any such harm will be outweighed by the benefits which contribute positively to making places better for people and sustaining the significance of a heritage asset (UK Government 2018)



40. Based on a less than harmful impact upon the significance of the historic environment and general design of Juniper House, Planning and Listed Building Approval is kindly requested



East elevation



South elevation



Southwest elevation



West elevation



West boundary to the watercourse



Rear garden





The Willows



West boundary