

HERITAGE STATEMENT

5 Fifehead Manor, Middle Wallop, Stockbridge, SO20 8EE

This statement forms part of a planning & listed building application for a single storey extension to replace an existing modern conservatory.

It is not a standalone document it must be read with the plans which constitute the principle information.

1. INTRODUCTION

1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the creation of a single storey domestic extension to be used in conjunction with the main house, known as 5 Fifehead Manor.

2. PROPOSAL

2.1. Planning permission is sought for the creation of a single storey extension.

2.2. The single storey extension will replace an existing single storey conservatory which will need to be dismantled. The new extension will be similar in ground area and built directly on the site of the removed conservatory, located to the rear of the property, and facing away from all the other properties within the existing development of Fifehead Manor.

2.3. The new extension will comprise an enlargement to the existing Living Room, and a small Utility Area between the Living Room and the Kitchen, as shown on plan 5F-03.

2.4. The application includes for an internal change, removing the existing patio door and window opening to the Living Room and making the opening wider to match the width of the new extension.

2.5. The external north-west (side) and south-west (front) elevations of the original two storey house will remain as existing.

2.7. The existing paving slabs around the existing conservatory will be re-modelled to flow around the new extension.

2.8. The existing garden, landscaping and boundary lines will all remain as existing.

3. IDENTIFYING THE HERITAGE ASSET

3.1 5 Fifehead Manor is not listed and dates from around 2006. It is at the northerly end of 3 terraced houses (3, 4 and 5 Fifehead Manor), all built at the same time. There are other, converted outbuildings to the north-west of 5 Fifehead Manor, which are also not listed.

3.2. The terrace lies within the curtilage of Fifehead Manor, which is a Grade II* listed property, (Fifehead Manor Hotel, listing date: 29 May 1957, source ID: 1093165, English Heritage Legacy ID: 140250, sourced from <https://britishlistedbuildings.co.uk/101093165-fifehead-manor-hotel-nether-wallop>).

3.2 The terrace and the other converted outbuildings have elevations of red brick and rendered panels. Fifehead Manor itself is of red brick.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposals and their likely impact and mitigation proposed can be

assessed with regard to the specific elements of the scheme. These are addressed below:

4.2 Removal of the existing single storey conservatory; this is an unsympathetic addition to the property, comprising a uPVC frame and glazed windows over a brick dwarf wall, with glazed roof. The pre-existing patio door and windows from the Living Room open directly into this conservatory.

4.3 The proposed new single story extension will be built on the site of the current conservatory and will form an extension of the Living Room with new sliding or bi-fold doors and window. This will allow natural ventilation into the room, not possible at present.

4.4 At present it is not possible to clean the guttering to the main roof of the house (and part of the roof for 4 Fifehead Manor), nor to maintain the fascia and soffit of the main house roof as the conservatory prevents any access via ladders or extending poles. Use of poles would not allow for rubbing down and painting of the fascia and soffits anyway. The proposed extension will have a flat roof with glazed lantern. It will be constructed specifically so that the maintenance and repair of the fascias, soffits and guttering is possible.

4.5 The appearance of the extension will be sympathetic to the house, with the external walls faced with brick to match those used on the house. The guttering will be of square section and the fascias will be painted white to match the existing roof.

4.6 The new extension, of enlarged Living Room and new Utility Area, will occupy virtually the same floor area as the existing conservatory.

4.7 The view of the extension is limited as it is located on the north-eastern elevation, facing away from the listed Fifehead Manor and all other dwellings within the development. It is not visible from a public open space and is limited to the immediate neighbours.

4.8 The internal works to the house enlarge an existing opening only. All other features remain as is.

5. CONCLUSIONS

5.1 It is considered that the proposed extension is sensibly designed, proportioned and respects the setting, character and appearance of the existing building.

5.2 The new work will replace the unsympathetic appearance of the uPVC conservatory, which also seriously limits the ventilation and ability to appropriately maintain and repair the structure of 5 (and some of 4) Fifehead Manor.

5.3 The proposals do not affect the appearance or utility of the overall Fifehead Manor development, and are not visible from any part of the development other than from the garden of 4 Fifehead Manor. The owner, Mrs. S. Rutland, has been consulted and has no objection to the new extension.

9th January 2024
Andrew Coombes.