

HERITAGE STATEMENT

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Project: 3 Langston Close, Churchill

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1.0 INTRODUCTION

1.1 Purpose

- 1.1.1 This Heritage Statement has been prepared to inform alteration proposals at 3 Langston Close, Churchill which is a detached house located at centre of the Churchill Conservation Area.
- 1.1.2 The document provides an outline description of the historic area and the significance of the house and its proposed alterations to assess the impact of the proposals. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, Revised 2021).

1.2 Nature of the proposals

- 1.2.1 The proposals are for:
- an enlarged front dormer
 - the blocking up of one of two front integral garages
 - the insertion of two rear rooflights and 3 side rooflights
 - the insertion of ground floor side glazed folding doors
 - the installation of a ground level side air source heat pump

1.3 Heritage designations

- 1.3.1 The Churchill Conservation Area was defined and designated in 1989. To date WODC have not undertaken a Character Appraisal nor put forward any Proposals for Preservation and Enhancement for this conservation area. A Parish Council task force was formed in October 2017 to undertake this work. Nothing has been published as yet.
- The village has 27 listed buildings (as per the Historic England map below) including the adjoining Chequers Pub opposite no. 3 across Langston Close and Well End house opposite Langston Close across Churchill Road. Both have a Grade II listing.

1.4 Planning history

- 1.4.1 The relevant planning history for 3 Langston Close is as follows:
- W89/1978 - 2 dwellings & garages. – Approved

W92/0147 - Construct new dwelling (modification to planning consent ref 1978/89). – Approved

W94/1573 - Conversion of part of double garage to form study. – Approved

23/02124/PREAPP - Works to shared driveway to build dividing wall and new entrance and access point. Materials and fixtures to match existing walls and gates

23/03121/PREAPP - Conversion of existing double-garage to single garage and utility and toilet

1.4.2 This last preapp was made by the owners before they realised that the original consent withdrew all pd rights for the house and that their other proposed alterations would need consent.

The planner dealing with the preapp commented that Highways would have to consider parking provision and that ‘should the existing garage door be removed, matching materials should be used to make good the space as well as any fenestration/doors to match the existing dwelling.’

2.0 POLICY CONTEXT

2.1 NPPF (Revised 2021)

2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications ‘*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to 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 (paragraph 194).*

2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being ‘*a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.*’ No. 3 is neither an individual Heritage Asset nor a non-designated Heritage Asset.

2.1.3 Paragraph 200 by states that ‘*any harm to, or loss of, the significance of a designated heritage asset (in this case caused by alterations to a property in a Conservation Area), should require clear and convincing justification.*’

Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and or its setting, the significance of the heritage asset and the impact of the proposals must be fully assessed and supported in the submission of an application.

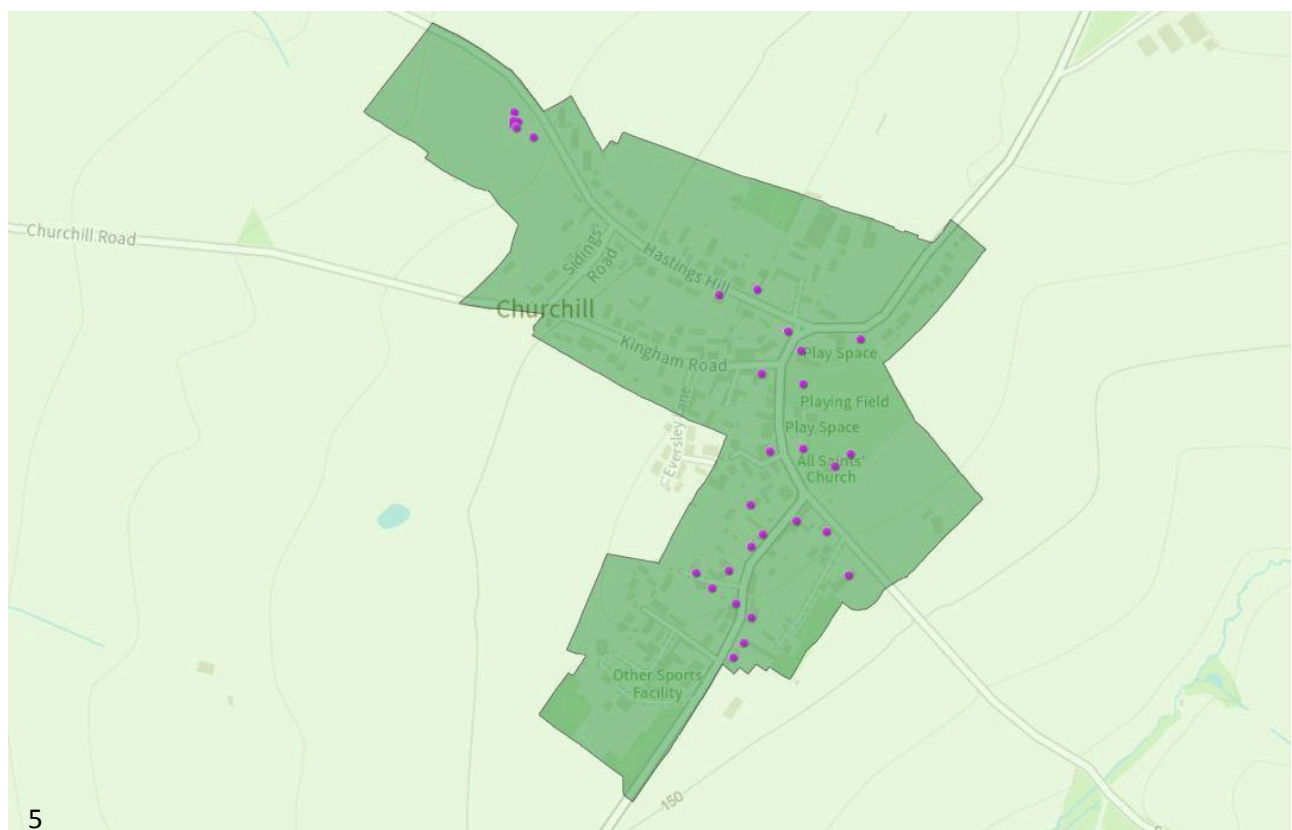
3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

3.1 Understanding the history of the heritage asset

3.1.1 The conservation area map below shows the organic layout of a typical Cotswold stone-built village with listed buildings marked in purple. The layout of predominantly two storey buildings is loose knit. The upper floors of the Lanston Close houses are partly built into the roof to reduce their scale and presumably to provide a more Cotswold idiom with dormers to first floor rooms. Roofs are clad with artificial 'stone' tiles.

Langston close is a residential cul-de-sac built in the 1990's with a meandering layout of the two storey stone built houses. All the buildings adjoining the close are new apart from the Chequers Pub on the north corner located at the entrance to the close. The back half of the close is outside the conservation area

Natural stone walls have been used as a plot boundary treatment adjoining the close as well as between houses



Plan of Churchill Conservation area



Historic England map of Churchill

3.2 Understanding the form of the heritage asset

3.2.1 Consent was given to the construction of the Langston Close houses after the Conservation area designation so it is assumed that their design and materials were deemed appropriate for their conservation setting. Although there is no published Character Appraisal for the village, the WODC Design Guide in appendix 4.1 sets out recommendation for conservation areas as https://issuu.com/wodc/docs/whole_document_-_web. This makes the following relevant recommendations

- consideration should be given to the design, scale and use of materials
- proposals should preserve and enhance the area or at any rate not do harm to the area
- proposals should be sympathetic to their surroundings

- 3.2.2 Policy E10 in WODC's 2031 Adopted Local Plan sets out Conservation area policies. Relevant policies are
- Proposals for development in a Conservation Area or affecting the setting of a Conservation Area will be permitted where it can be shown to conserve or enhance the special interest, character, appearance and setting, specifically provided that: the location, form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic or architectural interest, character and appearance of the Conservation Area
 - The proposals are sympathetic to the original curtilage and pattern of development
 - There would be no loss of, or harm to, any feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area.

4.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT

4.1 Proposals

- 4.1.1 Installation of ground level air source heat pump to side elevation. This is a subsidiary elevation and is screened from the street by a high stone wall.
- 4.1.2. Enlarged front dormer: This is visible from Lanston Close. The enlarged dormer copies the detailing and style of the previously approved dormer. It is 50% larger than the existing but remains subsidiary to the roof that it sits in with 350mm vertical height between dormer and roof ridges.
- 4.1.3 Installation of side ground floor folding doors: These look out onto a side garden that is screened from the Langston Close by a high stone wall so the doors will not be visible from the street
- 4.1.3 Enclosed garage doorway: To be blocked up with matching stone and a single casement window that will match the existing windows
- 4.1.4 Proposed side (west) and rear rooflights: Neither will be visible from Langston Close (the former by virtue of the kink in the cul-de-sac road). There are existing rooflights on both elevations which are in a projecting style. The proposed rooflights flashings will create more flush rooflights.

5.0 CONCLUSION

- 5.1: All alterations apart from the front dormer alteration are largely invisible from the public domain. In this case these public domain views occur in a modern

side street and are not embedded in the conservation.

- 5.2 The front dormer change is the most sensitive proposal in that it is first floor, close to the heart of the conservation area and close to the listed pub. In practice it is screened from Churchill Road by no 1 Langston Close and faces across the back of the pub where the cul-de-sac road kinks towards the north. The dormer would copy the detailing of the existing dormer and would visually merge into the taller main house roof to the west of it
- 5.3 On the basis of the above comments, it is felt that the alterations would not harm the conservation and would preserve it.



Front elevation



View of front elevation from Chequers Pub



Rear elevation



Side elevation (west)



Obscured view of rear elevation from All Saints Church