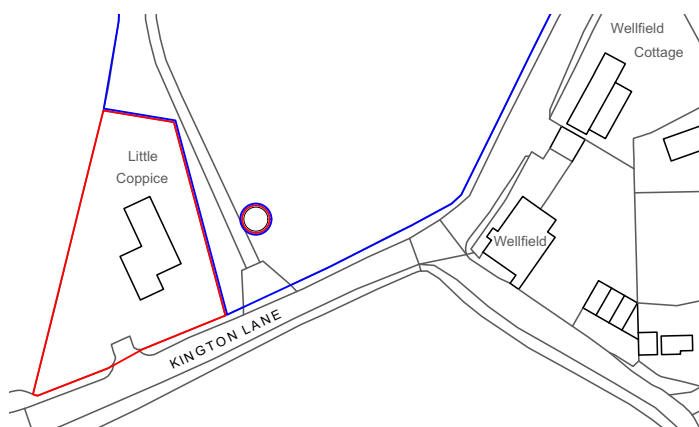


18 March 2024

# STATEMENT OF SIGNIFICANCE

## **Re: P24/00679/F - Little Coppice, Kington Lane.**



This statement of significance is written in conjunction with the application for a replacement dwelling on the site of Little Coppice, Kington Lane, Thornbury.

This is required as the works may impact the setting of the neighbouring 'Wellfield' property which is a Grade II listed building.

The listed building is located approximately 60m to the west of the application site, positioned on the opposite side of the Kington Lane highway at the junction with the Mundy playing fields access lane.

List Entry Number: 1128812  
Date first listed: 17-Dec-1984  
List Entry Name: WELLFIELD  
Statutory Address: WELLFIELD, KINGTON LANE

Listing description: Late C18/early C19. Rendered. Double Roman tiled roof. Two storeys. Three windows; glazing bar sashes; later bays on ground floor. Central 6-panel door beneath modern gabled porch.  
(Source: Historic England)

### Additional comments:

The building occupies a corner plot on the intersection of Kington Lane and an access track leading to the Mundy playing fields. The addition of second 2-storey pitched massing to the rear (SE facing elevation) of the property lends the building its distinctive double-pitched and double-gabled form as viewed from the south and north approaches. Despite the more rear facing aspect of this addition, the site occupies a corner plot and as such the double-gabled form could be considered as a front facing elevation.

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A detached set of three single storey garages exist to the back south-east corner of the plot, which are of a modern timber construction and cladding. The main building otherwise overlooks an open field to the south-west and the paddock site (belonging to 'Little Coppice') to the north-west.

Later additions to the north-west front facing elevation includes a set of bay windows and a central stone built porch to the ground floor. Although the porch is of a contrasting construction to that of the white rendered walls, its overall appearance is in keeping with the landscape character of natural stone walling found around this property, including that of a 2m high stone wall adjoining the main building elevation (running out to the north-east boundary) and forming the backdrop to the front garden. This language of stone walling is a prominent landscape and boundary treatment seen further back along Kington Lane, towards the cemetery and main historic town beyond. The front gardens are planted with thick mature shrubs, ferns and bushes providing a soft foreground to the listed building frontage.

The general setting out and symmetry of the building frontage, presented with 3 bays of windows, a central door access, twin chimney stacks, and larger than considered average sized windows for a cottage of this heritage, lend the building a greater sense of scale and formality than a usual rural workers cottage.



*(above: Wellfield - photo taken from south-west approach)*

The neighbouring 'Wellfield Cottage' property to the north-east is of a similar age to the listed building although has been extended to its rear elevation as recently as 2014. This included the addition of a second pitched roof massing that in-part emulated the character of the listed building form.

#### Assessing Impact on Heritage:

The design and access statement accompanying the main planning application includes for an assessment of its impact on the listed building and its setting, which in summary is considered to be of a negligible level given the distance and detachment of the two sites. It should be noted that the proposals do make a concerted effort to positively engage with the listed building making a direct reference to its overall massing character, and retaining a good set-back from the highway and paddock boundaries. The main outlook of the listed building will remain substantially unaffected with only a small solar photovoltaic array being proposed for the adjoining paddock site, having been selected for its more innovative, sculptural and more visually pleasing design attributes over that of a more standard solar installation.