



Combined Heritage Design and Access Statement

For the erection of a timber garden room

At

Millers

Westonbirt

Nr Tetbury

Gloucestershire

GL8 8QH

On behalf of

Mr and Mrs Fletcher – Hall

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## **1.0 Introduction**

This Combined Heritage Design and Access statement has been prepared as part of a Planning and Listed Building Consent application for the erection of a timber garden room at Millers, Westonbirt, Nr Tetbury.

By reference to relevant statutory legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this section aims to highlight and assess such assets and the historical context connected to the property.

### **1.1 The Site and surroundings**

#### **Westonbirt**

Westonbirt is a small village located approximately 3 miles south of Tetbury.

The village is predominantly residential and is located within the Cotswold Area of Outstanding Natural Beauty.

Westonbirt also has a Conservation Area, designated on 21 March 1989.



The above map (courtesy of Cotswold Council) shows the boundaries of the Westonbirt Conservation Area and the location of Millers (highlighted red).

## **Millers**

Millers is one of four dwellings created from the conversion of the buildings in 2000.

It is constructed from stone with a slate roof.

Millers lies within 750 square metres of private domestic curtilage.

## **2.0 Planning Background and Development Plan Framework**

### **Planning History**

No available planning history

### **National Planning Policy Context**

*The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.*

*The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.*

### **12. Achieving well-designed places**

*126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

*127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.*

*128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*

*129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.*

*130. Planning policies and decisions should ensure that developments:*

*(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 49 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined 50 , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*

*132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and*

*local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

*133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life 51 . These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

*134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design 52 , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:*

*(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or*

*(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

*135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

*136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

## **16. Conserving and enhancing the historic environment**

*189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value 66 . These assets are an irreplaceable resource, and should*

*be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations 67 .*

*190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

*(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

*(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*(c) the desirability of new development making a positive contribution to local character and distinctiveness; and*

*(d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

*191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

*192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

*(a) assess the significance of heritage assets and the contribution they make to their environment; and*

*(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

**Proposals affecting heritage assets**

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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

*198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

#### *Considering potential impacts*

*199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

*(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

*(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional 68 .*

*201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*(a) the nature of the heritage asset prevents all reasonable uses of the site; and*

*(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*(d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

*205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 69 . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

*206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

*207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## **Cotswold Planning Policy**

### **POLICY EN1 BUILT, NATURAL AND HISTORIC ENVIRONMENT**

New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;*
- b. contributing to the provision and enhancement of multi-functional green infrastructure;*
- c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;*
- d. seeking to improve air, soil and water quality where feasible; and*
- e. ensuring design standards that complement the character of the area and the sustainable use of the development.*

### **POLICY EN2 DESIGN OF THE BUILT AND NATURAL ENVIRONMENT**

*Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.*

### **POLICY EN4 THE WIDER NATURAL AND HISTORIC LANDSCAPE**

- 1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.*
- 2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.*

### **POLICY EN5 COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)**

- 1. In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.*
- 2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance.*

#### **POLICY EN11 HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS - CONSERVATION AREAS**

*Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:*

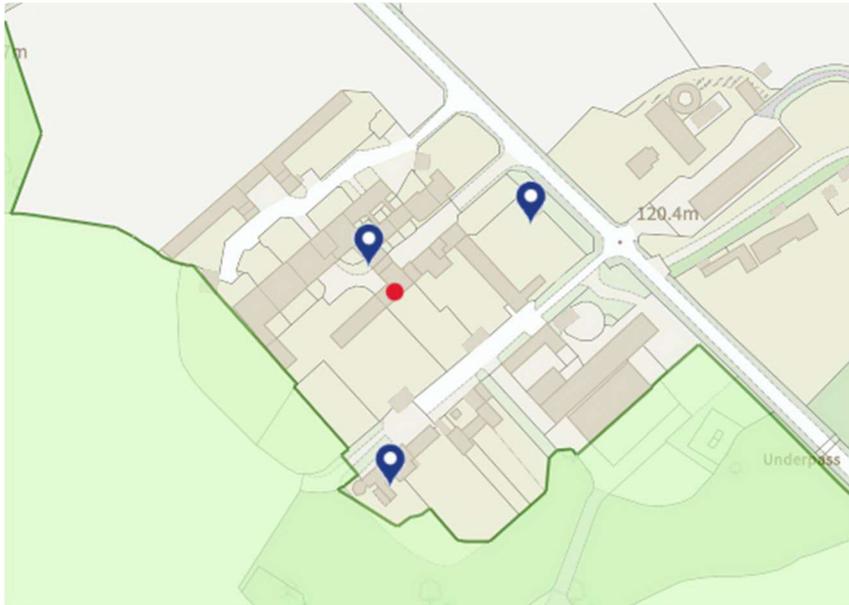
- a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;*
- b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;*
- c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;*
- d. have regard to the relevant Conservation Area appraisal (where available); and*
- e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.*

#### **POLICY EN12 HISTORIC ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS**

- 1. Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.*
- 2. Where possible, development will seek to enhance the character of the non-designated heritage asset. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.*
- 3. The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset, will be guided by the criteria set out in Table 6.*

### **3.0 Historical context and location of Heritage Assets**

#### **3.1 Listing details**



The above is a map (courtesy of Historic England) showing the listed buildings within close proximity to Millers (highlighted red).

The listings are detailed below, from left to right.

#### **The Home Farmhouse, Easton Grey Road**



GV II

Probably C18 and restored as a farmhouse in the mid C19. Random coursed rubble on plinth, stone slate roof with coped verges, and finials to gables, stone stacks mostly single

polygonal ridge flues. Long single range of three gables to left of two storeys and attic, and two to right of single storey and attic, with central gable projecting. Main three-bay section to left has single stone framed light over two-light on each gable, all with leaded casements and square hoodmoulds. Ground floor has gabled porch in angle with Tudor archway and double margin half glazed doors, three-light and additional plank door in flush stone surround to left and small canted bay with panelled parapet on projecting gable. Lower wing to right probably originally a dairy and service wing with similar two and three-light fenestration and two adjacent plank doors in flush stone surrounds.

**Westonbirt with Lasborough Westonholme, The Bothy, Mill Cottage, Holford Barns and attached sawmill (formerly listed as: Westonholme, The Bothy, Mill Cottage and attached sawmill and farmbuildings)**

GV II

Bailiff's house, sawmill and farm buildings. 1852-4; sawmill expanded 1881. Designed by E Rich, agent for the Westonbirt estate. Squared and coursed limestone with ashlar dressings; upper floor of granary range in rat trap bond brick; asbestos, corrugated iron, stone slate and Welsh slate roofs. PLAN: Westonholme, The Bothy and Mill Cottage form T-plan with Westonholm facing NE; sawmill range adjoins N side of cottages and then extends in long rectangular range to SW with right-angled return forming cartshed to SE; attached to rear of sawmill and at right angles to rear (SW) gable of cottages is the engine house connected by a throughway to the mill barn which is flanked by ranges to SW and NE making T-plan and which form a granary/cartshed block parallel and to the S of the cottages and sawmill; the latter granary/cartshed has been partly converted into housing, and is now known as Holford Barns. EXTERIOR: Cottages of one storey and attic with stone ashlar stacks.

Westonholm has symmetrical 3-window range with flat stone arches over 2/2-pane sashes flanking gabled porch with carved barge boards and round-arched doorway, and 8/8 pane sashes in gabled half dormers; side elevations to cottages at rear have 8/8-pane sashes to gabled half dormers and under flat stone arches, with entry and mullioned canted bay window to right. SAWMILL range of one storey facing north: to centre is gabled bellcote set on wide gable with stone stacks to rear, terminal capped piers and keyed round window above 2 gauged ashlar flat-arched entries (infilled to right); to right is 5-window range with similar blocked central archway, one 4-light and 4 two-light chamfered mullioned and transomed windows and corbels to ogee cast-iron gutter. On left of central gable is 2-window range, with similar archway flanked by similar 4-light windows. Long 1850s range under same roof further to left, with finials to stone-coped gables, left gable end dominated by tall semi-circular arched entry to sliding double doors, flanked by gauged stone flat-arched entries with lunette to top right. FARMBUILDINGS: Large semi-circular arched entry

to engine house; sliding doors and segmental-arched entries to throughway; gabled front of mill barn facing-south has 2-storey, 3-window range, has flat stone arches over 9-pane cast-iron windows and semi-circular stone arch over similar window above flat-arched central doorway with sliding door. Mill barn/engine house is flanked by cartshed/granary ranges, of 8 bays to NE and 6 bays to SW, the latter having barn adjoining mill barn; the N elevation has flat arch over doorway (sliding doors missing) to barn; cartsheds have cast-iron columns to transverse beams, shaped at ends, supporting granaries above with 2-light windows. South elevation has flat stone arches over entries, formerly with sliding doors, flanking mill barn; lean-to to NE infilled 7-bay cartshed with cast-iron columns adjoins SW end of sawmill at right angles. INTERIOR: iron trusses to sawmill. Stone straight-flight steps to granaries and first floor of mill barn which have composite iron and softwood trusses, and flywheel connected to drive shaft running to engine house; iron crane to first floor of mill barn over throughway. HISTORY: One of 6 "model" farmsteads erected on the Westonbirt estate by the mid 1850s, Home Farm being the most technologically advanced for its date. The cattle yards to the south have been demolished and the farm had a gas works in 1881. (J C Morton, *The Farmer's Calendar*, 1862, p95; C. Miller. "The Model Farms of Victorian Gloucestershire". *Gloucestershire History*, Vol 4 (1990), pp11-13).

No images available.



Weigh house. 1852-4, by E Rich, agent for the Westonbirt Estate. Squared and coursed limestone with ashlar dressings; gabled stone slate roof. Rectangular plan. One storey. Elevation facing road has central sliding door; other elevation has sliding doors flanking window. Weigh bridge to NE. Interior includes original weighing machinery with cast-iron beam and fluted post.

## **Westonbirt Model Farm**

The term 'model farm' as applied to buildings rather than farming method appears to be Victorian, but the farms themselves date from the late eighteenth and early nineteenth centuries. They were built by improving landowners, with formal plans in a defined architectural style, sometimes utilising experimental materials and incorporating the latest technology, and expressed in their plans the latest theories of architectural and agricultural progress. This was the first time that farm buildings, as opposed to farmhouses, were designed rather than just being erected, and using them as a canvas for showcasing new ideas and styles meant that they could be quite grand in scale and style. The well-to-do tenant farmers who lived in the farmhouse and provided the working capital for the farm, also wanted to look out on pleasing buildings.

There were many books written about farm buildings in the eighteenth and early nineteenth centuries. Much of the advice in them was contradictory – e.g. circular plans versus linear, decorative versus utilitarian. These pattern books included villas, temples, pavilions and park and garden ornaments as well as the farm buildings, and the styles included Palladian, Classical, Chinese and Gothic. Although there were some influential designers, many were amateurs and some followed the ideas or whims of their landowner customers more than others.

However the 18th century improvers were almost unanimous in their belief that some sort of enclosed courtyard layout was best, whether quadrangular, circular, trapezoidal or octagonal. This design protected cattle from westerly winds and made day to day chores easier. The farmyard was the gathering place for manure from cattle and horses, and it was common practice to have the midden in the centre of the yard, with drains from the buildings leading into it.

The function of the barn in the model farm was to create an artificial environment where the work of the farm could be carried out all year regardless of the weather. They had to be large enough for farm workers to wield their flails, and ventilation was also important. Some barns were so grand that they were criticised for their extravagance. Stables were also of superior quality and design, reflecting the status of the horse as a superior animal.

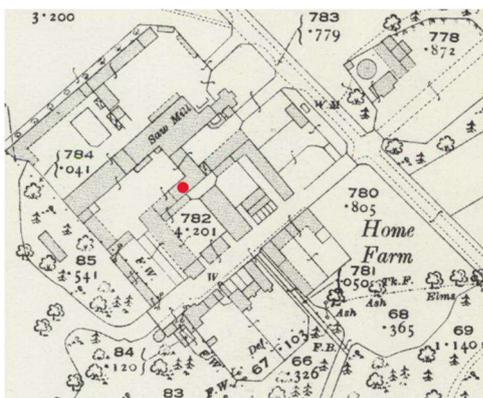
**Celia Miller, a local historian wrote:-**

### **THE WESTONBIRT ESTATE**

*The Westonbirt estate of Robert Stayner Holford, orchid grower and creator of Westonbirt Arboretum, contained five model farms by the mid-1850s. Earliest in date are a group of four farms designed by Lewis Vulliamy, the architect of Westonbirt House: Nesley Farm (1844), Bowldown Farm (1846), Down Farm (1848) and Elmstree Farm (1848). "" The farms are more Georgian and decorative than Victorian models and represent an interesting transitional stage between the two concepts. The houses and farm buildings are beautifully designed and executed but, whilst they contain elements of high farming-inspired design, they are otherwise unremarkable.*

*Home Farm, Westonbirt comes as a total contrast. Built in 1842 as the agricultural hub of the estate, it was designed by E. Rich, Holford's land agent. 'll Here, the emphasis is completely on the functional and efficient and the decorative element is confined to minor establishments. The design was based on an ambitious five-yard layout: a single storey cattle fattening house with a yard for loose cattle on either side; a large bam and steam engine house with a rick yard to one side and a wagon yard to the other, both yards bordered by open fronted implement and wagon sheds with granaries built over them and enclosed by estate workshops and cottages; a yard for dairy cattle with open-fronted milking sheds lay to one side of the farmhouse, which had a model dairy adjoining it.*

*Ancillary buildings included a weighbridge and office, isolation boxes for sick cattle and a smithy. Built of brick with slate roofs, the buildings exhibit a wealth of prefabricated iron fittings: pillars, trusses, guttering and downpipes – typical features of the model farm. Most of the buildings are still in reasonably good condition, but like all Victorian model farms they are woefully redundant. Restoration would be an unthinkable expensive undertaking for the farmer in today's economic climate.*



A 1919 OS extract showing the model farm and its footprint. Millers is highlighted red.



The above is an extract from the site plan that accompanies the application. Many of the agricultural buildings have been demolished, presumably when planning permission was granted for the conversion to residential properties in 1996. At this point the model farm development took on a domestic appearance.

Interestingly, an application submitted to and approved in 2018 for an extension at The Old Stables was approved. This was dealt with under reference 18/02363/FUL.

The officers notes recorded the following:-

The Old Stables is a residential property located within the Westonbirt Conservation Area and the Cotswolds Area of Outstanding Natural Beauty (AONB). It previously formed part of a cluster of listed buildings however, Historic England (HE) has confirmed that the structure that is the subject of this application has been specifically removed from the original listing and that this element is considered by HE to be technically de-listed. Due to the specific delisting, the building cannot be considered to be covered by any curtilage listing status. There is an existing detached timber single storey structure located at right angles to the parent building. The application site is bounded by a mature hedge so that only the roof of the timber structure is visible from outside of the site.

We are unsure as to whether the de-listing covered the four properties that form 'the cluster' Wheelwrights, Millers, Skillings and The Old Stables.

## **4.0 Proposed Development and Potential Impact on the Heritage Asset**

### **4.1 The Proposal**

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The alterations proposed are needed to meet the needs of today's family life rather than the needs of the typical family for whom the house was built.

The proposed garden room will:-

- preserve the significance of the heritage asset;
- cause minimal harm;



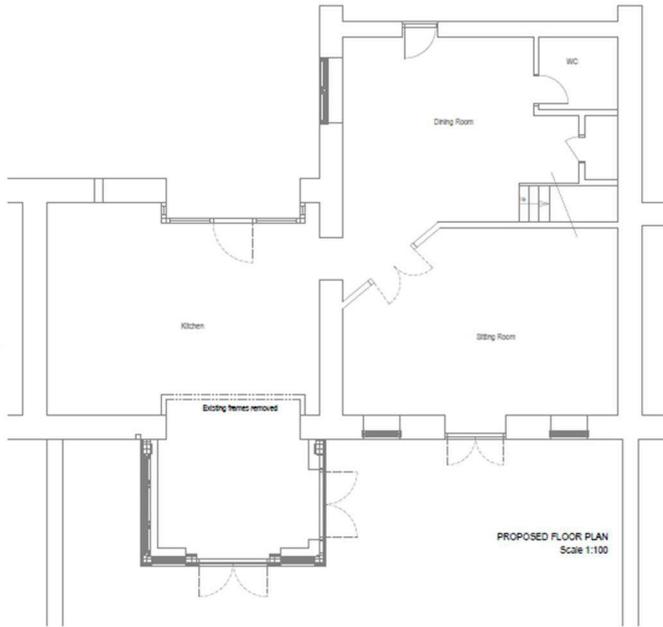
The above is a view of the rear of Millers and the location of the proposed garden room.

The garden room will be located over the arched doorway shown to the left.



The existing frames shown above will be removed to form an opening.

It can be assumed that all the fenestration is new and therefore has no historic value. The same principal applies to the infilling of the coach arches.



The proposed works are shown above.



The above is a 3D image (for illustrative purposes only) showing the proposed garden room in-situ.



The above is an internal view (for illustrative purposes only) demonstrating the view over the private garden area shown below.





As is evident, the proposed garden room will not impact upon the amenities of the adjoining neighbours due to the walling and landscaping along the boundaries.

The proposed works do not adversely affect any important architectural or historic features of the property, as demonstrated above. The extension is at the rear of the building. The proposed works do not adversely affect the buildings setting. The works are in scale with the host dwelling, being subservient to the main dwelling.

The garden room has been purposefully designed to reflect the proportions and design detailing of the host dwelling.

The choice of materials are sympathetic to the property. Whilst the works are intended to compliment and blend with the property, it is purposefully designed to allow the subtle distinction between the original architecture and the latest 21<sup>st</sup> century addition.

English Heritage in their publication *Constructive Conservation* support the change and adaptation of historic buildings:-

*“Historic buildings and places help to define our nation. Even so, change, adaptation or development will often be the key to securing their future. ‘Constructive conservation’ is the term used by English Heritage to describe the protection and adaptation of historic buildings and places through actively managing change. The approach is positive and collaborative, based upon a shared understanding of the qualities which make a place or building special. The aim of constructive conservation is to achieve a balance which ensures that those qualities are reinforced rather than diminished by change, whilst achieving a solution which is architecturally and commercially deliverable.”*

#### **4.2 Mass and Impact on the listed building:**

The conservatory will have a footprint of 14 square metres.

#### **4.3 Roof Design and Glazing**

The roof of the proposed garden room will be flat and incorporate a welded single ply membrane.

#### **4.4 Materials, finishes and construction details**

The materials ensure that the proposals will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for an extension of this nature on a heritage asset. The extension will appear as a lightweight, predominantly glazed structure.

The use of timber and glazing will ensure that the proposal respects and complements the heritage asset but does not mimic it.

#### **4.5 Design**

The proposed garden room will be sited on the south east, rear elevation of the property. As already stated the works are intended to compliment and blend with the property, it is purposefully designed to allow the subtle distinction between the original architecture and the latest 21<sup>st</sup> century addition.

We are of the opinion that the new design complements the listed building and is aesthetically pleasing.

#### **4.6 Impact on the listed building and it's significance**

The proposal will have minimal impact on the host dwelling. No new openings are to be formed.

#### **4.7 Materials**

##### **Existing**

Walls – Stone

Roof – Slate

Doors and Windows – Timber

##### **Proposed**

Wall/Base – Stone

Roof – Flat roof – single ply welded

Doors and Windows – Timber

#### **4.8 Compatibility:**

The proposed design is subordinate to the host elevation and will not detrimentally affect the host property, the setting of the property or the area in which the property is situated.

The design materials, timber and glazing are appropriate for this style of development.

#### **4.9 Landscaping**

No landscaping works are proposed.

#### **4.10 Access**

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

#### **4.11 Impact on neighbouring properties**

The proposed works will not impact on the amenities enjoyed by the neighbouring residents, nor will it impact on the street scene

## **5.0 Summary and conclusions**

We believe that the proposed garden room satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed garden room will result in an improvement in the quality of the residential amenity for the applicants and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building; the timber lightweight glazed appearance being typical of a small-scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

The proposals will not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed works have sufficient integrity to contribute to the amenity of Millers without detracting away from the beauty and character or conflicting visually or technically to the existing property.

## **Conclusion**

As the owners and custodians of this property, Mr and Mrs Fletcher -Hall are keen to make certain changes to enhance their enjoyment of this area. The applicants also want to ensure that when the work is completed, the finished project will be both high quality and allow light into the existing area. The applicants are also keen to have a structure that preserves the fabric and significance of their home whilst also conserving the property as a family home for future generations. It was also important to design a structure that would have the minimum impact upon the setting and surrounding area.

In conclusion we feel that the brief has been fully met.

