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COMBINED HERITAGE, DESIGN AND ACCESS STATEMENT

Erection of a timber framed garden room

at:

OLD HALL, PENLEY, LL13 OLU

Applicants - Mr H Wilson

April 2021



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INTRODUCTION

This statement accompanies a planning permission and listed building application for 'Erection of a timber framed garden room'. This application is prepared by gdmrplanning on behalf of the applicants, Mr H Wilson. The proposed works will be provided by Nicholson Joinery who are specialists in the design and construction of bespoke timber framed buildings and the manufacture of bespoke timber products for all kinds of domestic and commercial usage. Nicholson Joinery pride themselves in utilising traditional construction and carpentry techniques, and on the high quality of their products.

By reference to relevant legislation it is apparent that the application site is a designated heritage asset as the property is a Grade II listed building. Therefore this document aims to highlight and assess such assets and the historical context connected to the property.

SITE ASSESSMENT

The application property, Old Hall is a detached, substantial dwelling situated to the northern side of A539 with a large land ownership as shown on the OS plan within this submission.

As confirmed within the listing text for the property is believed to be of late medieval origin with a 2-bay open hall, which became a storeyed house in the 17th Century, at which time the original house became the cross wing of the extended house. The property was originally timber-framed and it was rebuilt in brick c1785, with the present fenestration dates from that phase of rebuilding.



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A rear wing was added behind the cross wing in the C19, which is shown on the 1837 Tithe map, and was later extended with a dairy and cheese room, which is shown on the 1873 Ordnance Survey. The house underwent major restoration in 1992.

Application Property



LISTED STATUS

As noted above, the property enjoys Grade II listed building status. The property became listed on the 16 November 1962 and the full listing for the property is at Appendix I to this statement.

As confirmed within the listing text, the property is listed for:

'Its special architectural interest as a house of definite architectural character, showing many additions and alterations from the late medieval period to the C19, and retaining good interior detail.'



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PROPOSAL

The proposed works comprise the erection of a timber framed 'infill' garden room to the western elevation of the property as shown below:



The design of the proposed works has been produced to ensure compatibility with the host property and surrounding area and in compliance with the relevant local and national policies for this type of domestic development.

The rationale behind the proposal is to increase the habitable floor-space but without detrimental harm to the sensitive nature of the property.

MATERIAL USAGE

As noted previously, timber framing and matching walling material will be utilised to compliment the host elevations and ensure compatibility with the setting of the listed building.



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HERITAGE IMPACT

Heritage Asset

The Heritage Asset concerned with the proposal is the host Grade II listed building itself. The design of the extension has been kept to a simple structure with matching (and appropriate) material to blend in with the host elevation and property, to which it is clearly subservient.

IMPACT ON NEIGHBOUR PROPERTIES

The position of the proposed works is such that it will have no impact on the amenities of any neighbouring property.

ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required in respect of the proposed works.

POLICY CONSIDERATION

Planning Policies, both local and national, have been given serious consideration so as to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.

The proposed extension has a high standard of design ensuring compatibility with host elevation and property overall. The scale and massing of the proposed



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works are subservient in nature and therefore cause no harm to the setting of the host listed building.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will be improved by introduction of the proposed works. The choice of appropriate materials ensuring a complimentary attachment to the setting of the listed building.

The applicant is conscious of the custodianship which ownership of a listed building brings and are keen to ensure any development to the listed building meets the needs of family life whilst also sympathetic to the listed building.

As noted above, the property has had various alterations through the ages and this proposal is designed to ensure the significant heritage asset involved is not damaged within the proposal development. The nature of the works serving to improve the heritage asset with a sympathetic and unassuming modest development.

The less than substantial harm to the significance of the heritage asset ensuring the viable use at present as a slightly extended family dwelling and for future occupiers. The proposed works are not to the detriment of the heritage asset and would not result in any harm or loss to the listed building.



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Furthermore, the provision of the proposed works will improve the practicality, adaptability and longevity of the main house, providing improved and modernised living space for the present and future occupiers. This will help to maintain the appeal of this listed property as practical accommodation into the future.

JUSTIFICATION

The proposal is considered to quite low, impact on historic fabric is limited or non-existence and impact on surviving historical character is negligible.

There will be negligible impact on any other heritage assets. In the recent past, planning guidance has recognised that change to historic buildings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings, is anticipated in the government's National Planning Policy Framework but more clearly outlined in earlier guidance from 1996, Planning Policy Guideline No.15 (PPG 15), which stated - in relation to listed buildings that: 'Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'