

Introduction

This statement is written following recent Full Householder Planning Permission ref 23/02865/FPH and Listed Building Consent 23/02866/LBC. This revised application is to regularise limited changes to elevations in terms of materials and a modest increase in footprint.

These applications follow a detailed initial design process intended to fully assess the sensitive setting of the residential property known as The Old Bakery, located on Chapel Street within the Hinxworth Conservation area. This full application for householder planning permission and listed building consent is put forward in respect of the proposal for a single storey annex to the side and rear of the property.

This statement is submitted following various previous applications for alterations required in connection with the residential use to provide adequate living accommodation.

Planning Permission was obtained in 2021 for the extension of an existing catslide projection to the side. This application includes the approved extension utilising it as a link to a new proposed single bedroom annex and study space. This ground floor annex will also provide adaptable living accommodation that is commensurate with modern living standards required for the applicant's elderly parents, and themselves later in life.



Site Location – Aerial Map

Site Context

The Old Bakery, as it is now known, is listed as a designated Grade II heritage asset, the list entry reads as follows:

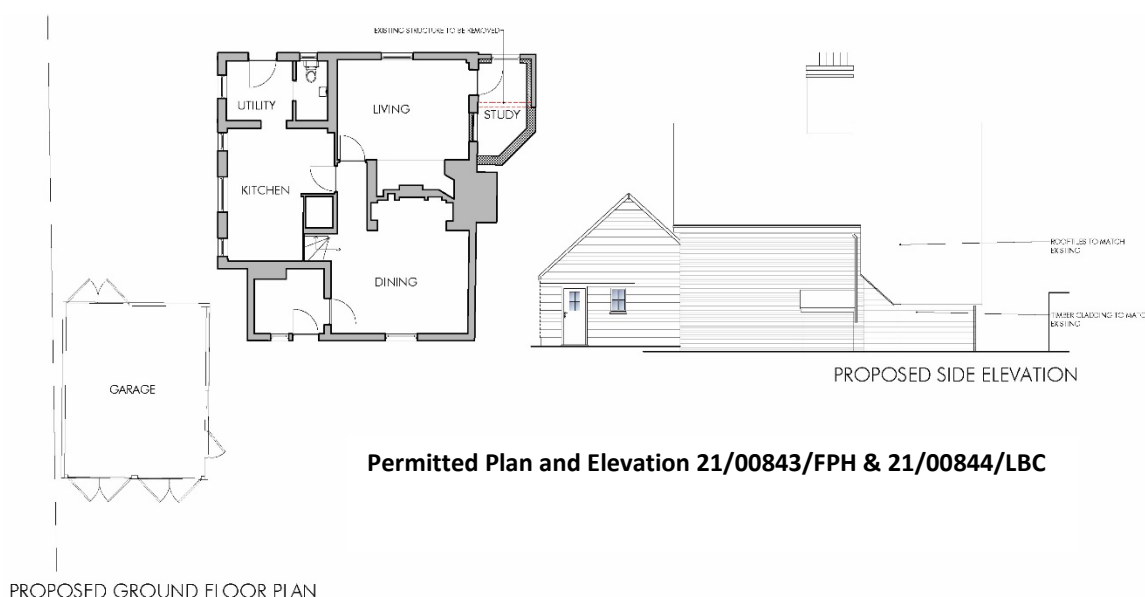
House. C16 or earlier gable-ended range with C19 left extension forming L plan. Timber frame on right. Painted brick casing. Later C17 red brick ridge chimney stack with vitrified brick dressings. 2 storeys. The gable end has C19 sash windows to ground and 1st floor and a door on left, all with thin flattened-arch hood moulds. Inside this range is evidence of an extensive scheme of wall paintings in a ground floor room. Probably late C16, only surviving on studs. Floral pattern in black, white and red. (RCHM Typescript).

A single storey double garage has been constructed to the south of the main house and does not form part of the original listing. The garage sits forward of the principal elevation of the property with access from Chapel Street. The boundary positions around the property have moved over time, the

northern boundary is staggered wrapping around the northern elevation of the main listed building. The existing single storey catslide projection is located on the northern corner of the property. A large single storey timber garden shed sits in line and to the side of this projection. The north elevation and immediate garden space, including the existing shed, are screened from view by the existing property, the neighbouring property to the north, and the common boundary treatments between the two.

Planning: History Analysis, Opportunities and Constraints

The main purpose of this statement is to assess the impact on the Heritage Asset. As previously outlined, the property has been subject to a large number of householder planning permission and listed building consent approvals. For the purposes of this application, we will focus on application references 21/00843/FPH & 21/00844/LBC. Conditional permission and consent was given on the 19th July 2021 for a single storey side extension to enlarge the existing side timber lean-to.



Permitted Plan and Elevation 21/00843/FPH & 21/00844/LBC

The current householder planning permission and listed building consent have not yet been implemented but remain valid until July 2024. This application originally included a link extension to the southwest corner of the property which would sit behind the double garage. This element of the scheme was omitted following Conservation Officer comments summarised as follows:

"In my opinion, the space around a listed building can be important to appreciating its context and form. On this occasion, due to site boundaries, there is a tight space to the west of the listed building. As demonstrated in the enlarged photo from the Heritage Statement front cover, there remains a clear visual connectivity between The Old Bakery and the grade II listed Corner Cottage in the background and to the south-west ensuring that the character of the conservation area prevails.

I consider that the current arrangement of appreciating the rear of the garage in the image above and below left is reasonably positive although the sense of detachment from the house would have been greater if the gables had run south-east to north-west. I note that the annexe would be connected to the existing dwelling via a 'link' access to the recent rear extension and will sit behind the garage, thus, will not be visible from the public highway. Although subservient to the main dwelling, the annexe is proposed to be built in contrasting buff brick with a creasing tile parapet detail and flat roof. The Heritage Statement says that the proposed building will therefore be a distinct later addition. I have supported contemporary additions to listed buildings previously but on this occasion I consider that the removal of the rear door and smaller window from the 2011 scheme, together with forming the link and parapet roof annexe

addition, will detract from the existing composition and there is no convincing justification for the additional accommodation.

The Heritage Statement acknowledges that the aesthetic significance is medium in that the asset sits within a conservation area and makes a positive contribution to the place. Although the annexe is smaller in scale when compared with the first-floor extension and large garage undertaken by the same applicant, and whilst unable to be seen for the public highway, therefore, will be discrete, the annexe would represent a further consolidation of built form on site and the use of buff facing brickwork with a creasing tile parapet detail and Crittal style double glazed metal doors and windows, will convey a contemporary but not necessarily complementary appearance or form.

I find the study addition unobjectionable."

It is clear from the comments that the study addition (extension to the catslide roof projection) can be supported in this case. This proposed application seeks to retain this but omits the chamfered wall and replaces this with a right-angled corner.

The proposed extension will be located to the northern side, behind the main house, and would therefore be located some distance from the grade II listed Corner Cottage. It could also be deemed from the officer report that the proposed positioning to the rear of the property, would be seen as positive and subservient to the main house ensuring that the character of the conservation area prevails.

The annex will be located in the space currently occupied by the existing timber shed. Whilst the officer comments on the juxtaposition with the boundaries of the site, the proposal here will be replacing an existing structure. The siting of the of the new structure has also been pulled slightly away from the boundaries when compared to the existing timber frame shed structure. The design of the extension has also been considered in terms of massing and infilling. The eaves of the proposed extension are reduced to below the height of the boundary fence, and rises in the form of a shallow pitch roof, away from the common boundary and towards the double height massing of the main house.

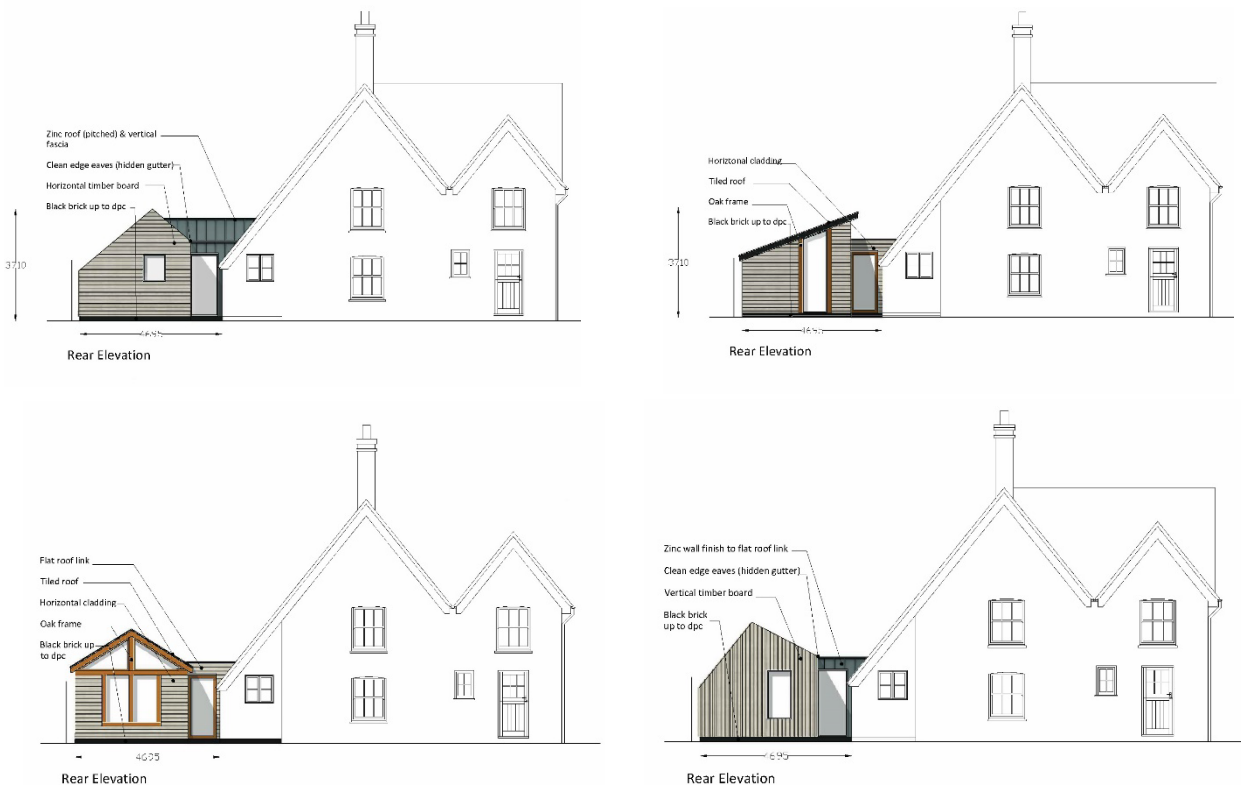
The officer comments that contemporary extensions can be supported in the right context, provided justification can be given that the addition will not have an adverse impact on the Heritage asset.

In terms of the Heritage asset, it is accepted that the listed building is considered to have 'high evidential and historical significance, that its aesthetic significance is medium whilst its communal significance is low.'

This proposal is intended to provide adaptable living accommodation for the applicant's and their family. Historic England provides technical guidance on adapting historic buildings for improved accessibility with the emphasis on a balanced approach to accommodate needs, whilst working within the context of building conservation.

The NPPF advises local planning authorities' should support new development that will make a positive contribution to local character and distinctiveness. There are multiple examples of contemporary additions achieving this across the local authority area and country wide.





Design Approach

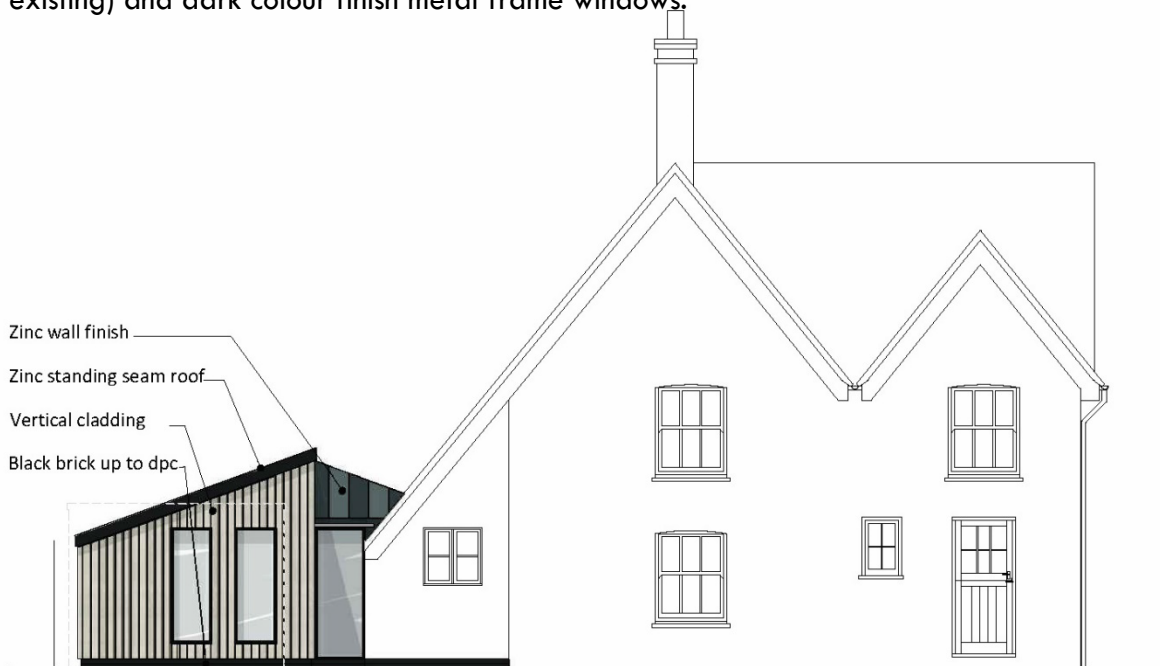
This scheme has been designed with the site setting and Heritage Asset at the core of the design intentions for the project. The layout and massing have been considered carefully in respect of the existing building form on the site and relationship with neighbouring properties.

A number of design options were considered in terms of form, massing and external appearance, to fully consider the impact of the new addition. The following visuals are provided to help demonstrate the design process from concept through to the proposed scheme as submitted.

The siting of the proposed extension makes use of the position of the existing timber shed structure. The siting and massing of the proposal is proportionate to the existing built form and does not appear dominant when view from the front or rear aspects of the site. The form and proportions of proposal also reflect a simple mono-pitch light weight structure, meant to appear as an ancillary purposefully design later addition to the listed building. The design of which, in terms of finish and materials, have been considered to the highest level, to be in contrast but compliment the listed building.

The design makes use of the existing approval for the extension of the catslide projection to the side. The chamfered wall has been replaced with a right-angled wall. The tiled catslide roof is maintained with the link roof finished in zinc. The extents of the link roof are set back from both the front and rear elevations to ensure the new roof structure is subservient to the original catslide roof slope.

The external appearance has been designed to reflect the more rural setting, with the use of timber cladding board, standing seam zinc roof covering, low level black painted brick plinth (to match existing) and dark colour finish metal frame windows.



Rear Elevation

Conclusion

Our design philosophy for this project has been to ensure the important heritage asset, and setting, is at the forefront providing the design parameters for this scheme. The proposed changes to the scheme are modest and proportionate to the permitted and consented scheme. The extension will provide important adaptable living accommodation for the applicant and their family. The new linked structure has been designed sensitively in terms of siting, massing and external appearance to ensure there is no harm to the special character and appearance of the listed building and the conservation area. This report concludes that the scheme is viable and accords with the relevant policies and standards set both locally and nationally. We therefore consider the proposed development should be supported and endorsed by way of granting planning permission and Listed Building Consent.