

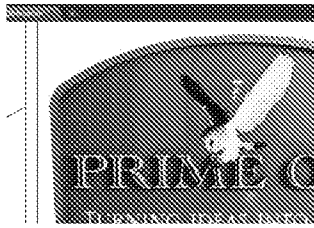
COMBINED HERITAGE, DESIGN AND ACCESS STATEMENT

ERECTION OF AN OAK FRAMED EXTENSION (IN POSITION OF
PREVIOUSLY APPROVED EXTENSION) AT:

PARSONAGE FARM HOUSE, LAKE LANE,
BARNHAM, PO22 0J D

Applicants - Mr & Mrs Miles

June 2018



INTRODUCTION

This combined heritage, design and access statement is submitted in support of the accompanying listed building and planning permission applications for the erection of an oak framed extension to the rear facing elevation of the application property. As noted in the application description, permission has been granted to extend on this elevation of the property under local authority references BN/29/08/ and BN/30/08/L. This allowed development has not been implemented (now expired) and it is the applicant's intention (subject to necessary consents) to proceed with this proposed development.

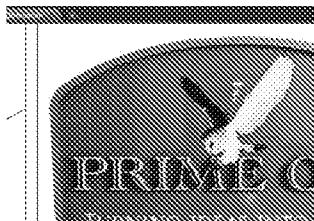
SITE ASSESSMENT

The application property is a detached Grade II listed building sited to the east of Lake Lane within a large garden area. The property is believed to be of 18th Century construction with extensions over its original plan form.

LISTED STATUS

As noted above, the application property is a Grade II listed building, the property became listed on 1 November 1973 and the listed text is as follows:

2 SU 90 SE BARNHAM LAKE LANE 15/432 1.11.73 Parsonage
Farmhouse



II

L-shaped C18 house. Two storeys. Three windows. Main wing red brick and grey headers alternately, north wing flints. Tiled roof. Windows with segmental heads and glazing bars intact. Modern wooden porch.

Listing NGR: S U9613304502

PROPOSAL

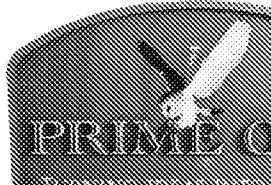
The proposed works comprise the erection of an oak framed extension to the rear facing elevation of the building in the position of the previously approved extension.

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.

PROPERTY HISTORY

The application history (as per the local authority website) is noted below:

Reference	Location	Applicant	Accepted	Proposal	Type	Status
<u>BN/29/08/</u>	Parsonage Farm House Lake Lane Barnham	Mr & Mrs Miles	02-10-08	Single storey extension comprising replacement garage/workshop, hobbies room, garden room, loft area over &	Planning Plan Application	Approved Conditionally



				alterations to existing garage		
<u>BN/30/08/L</u>	Parsonage Farm House Lake Lane Barnham	Mr & Mrs Miles	02-10-08	Application for Listed Building Consent for single storey extension comprising replacement garage/workshop , hobbies room, garden room, loft area over & alterations to existing garage	Planning List Bldg Const	Approve Conditionall y
<u>BN/2/01/</u>	Parsonage Farmhouse Lake Lane Barnham	Mr R Miles	11-01-01	New garage extension	Planning Plan Application	Approve Conditionall y
<u>BN/3/01/L</u>	Parsonage Farmhouse Lake Lane Barnham	Mr R Miles	11-01-01	Application for Listed Building Consent for garage and workshop above. New dormer window to corridor.	Planning List Bldg Const	Approve Conditionall y
<u>BN/1/97/T</u>	Parsonage Farm House Lake Lane Barnham	Mr A R P Simpson	03-02-97	Lop, top and trim 1 Bay tree	Planning Tree Works	Approve Conditionall y
<u>BN/5/96/T</u>	Parsonage Farm House Lake Lane Barnham	Mr Simpson	12-03-96	Lop & trim, remove dead branches of 2 Silver Birch and 1 Magnolia tree	Planning Tree Works	Approve Conditionall y

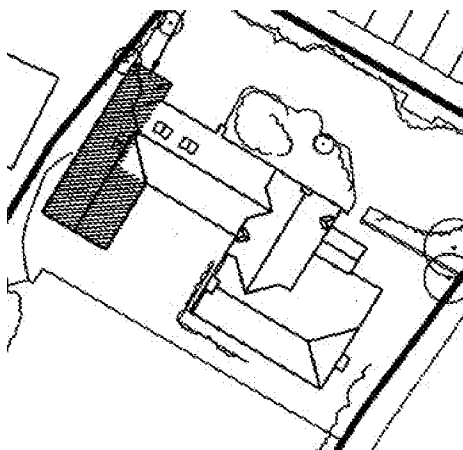
<u>BN/2/50/A</u>	Parsonage Farm Lake Lane Barnham	Access	Planning	Approve Cond
<u>BN/2/50/B</u>	Parsonage Farm House Lake Lane Barnham	Proposed cesspool and drainage	Building	Permitted
<u>BN/23/82/B</u>	Parsonage Farmhouse	Construction of a timber garage	Building	Permitted



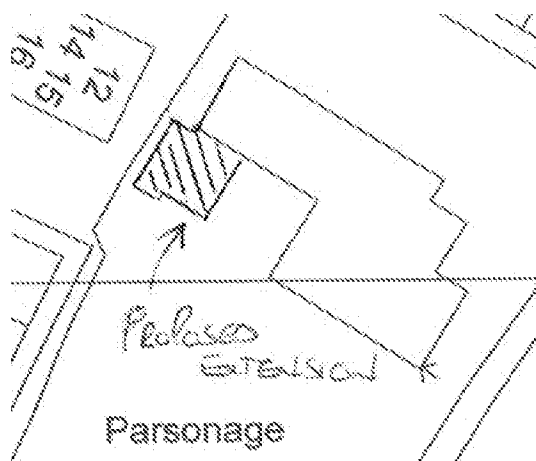
	Lake Lane Barnham			
<u>BN/4/75</u>	Parsonage Farm House Barnham Lane Barnham	Conversion of existing farm house into 3 flats and erection of 3 garages and	Planning	Approve Cond

PRINCIPLE OF DEVELOPMENT

Whilst it is noted that every planning and listed building application is dealt with on its own merits, the following images show the plan view of the previously approved extension in comparison with the proposed extension.



Previous Approval

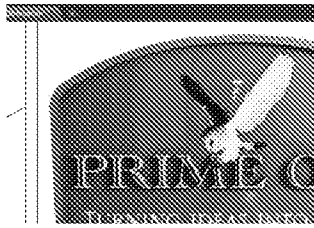


Proposed

It is clearly evident from the above images that the footprint of the proposed extension is subordinate to the host dwelling and in comparison, with the previously approved extension.

MATERIAL USAGE

As noted with the proposed description, the framing for the extension will comprise of oak, which is intended to compliment the host elevation and the existing features of



the property. The walling element for the extension will again complement the host dwelling with the roof tiled as the existing property.

HERITAGE IMPACT

Heritage Asset

The Heritage Asset concerned with the proposal is the Grade II listed building itself. The position of the proposed extension away from the property frontage ensuring it is barely visible from any public viewpoint, the previous approval as noted above confirming the principle of development to this elevation is acceptable.

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.

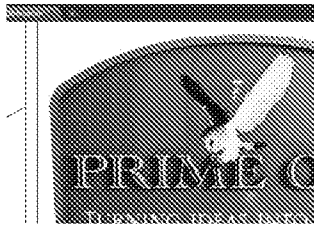
DESIGN

Compatibility:

The use of oak framing also to ensure the host property is not adversely impacted by the extension. The extension design was chosen against any traditional conservatory style to ensure compatibility with the building and surrounding area.

Use:

The extension will be used as additional living space for the applicants and allow all year-round enjoyment of the garden area serving the property.



Layout:

As mentioned above, the proposed extension is to be positioned on the rear facing elevation of the property.

Scale:

The scale of the extension has been considered extensively to ensure uniformity with the property overall and the surrounding area. The whole development ensuring the proposed works are not to the detriment of the setting of the listed building.

ACCESS

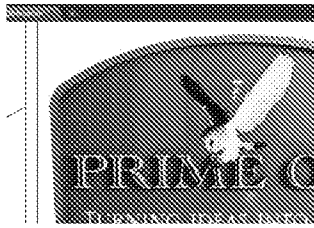
No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required in respect of the proposed works.

IMPACT ON NEIGHBOUR PROPERTIES

The above image below confirming the position of the extension is such that it will have a negligible impact on the amenities of the attached neighbouring properties and the previous approval for extension would confirm this acceptability in respect of neighbouring property amenities.

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 viewed against local and national policy guidelines.



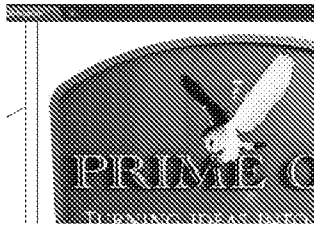
The proposed extension has a high standard of design ensuring compatibility with host elevation and property overall. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the host listed building.

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 not be impacted by introduction of the proposed works. The choice of appropriate materials ensuring a complimentary attachment to the setting of the listed building and surrounding area.

National Planning Policy Framework

Section 12, paragraphs 128 and 136 of the National Planning Policy Framework (NPPF) cover the requirement to describe the significance of the heritage asset affected by development (para. 128) and the weight of public benefit (para. 136) of the proposal against securing the optimum viable use of the building.

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 property 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.



Noted in paragraph 132 of the NPPF is that heritage assets are irreplaceable and any harm of loss should require clear and convincing justification. 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.

SUSTAINABLE DEVELOPMENT

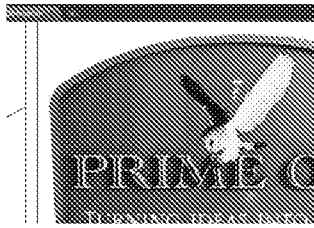
The new extension will be constructed of oak sourced from sustainable/renewable forests, so the construction method of the extension in itself is highly sustainable. Surface water drainage will employ sustainable methods, such as soakaways, should ground conditions allow.

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

JUSTIFICATION

It is our clients wish to enjoy the amenity that these works provide and seeks to achieve this with a structure that has a minimal physical impact on the garden area and wider landscape.

The extension will be erected with oak framed units to compliment the host property, with the fenestration details and the massing being produced in such a way as to



harmonise with the existing building. The style of the extension designed so as to cause little disruption to the nature of the host dwelling and neighbouring properties.

We consider the proposed extension has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting visually or technically to the existing property, any neighbouring property or the surrounding area.