



Planning + Heritage Statement

I The scheme

- I.1 This document comprises a full planning application for alterations to building I adjacent to the Grade II* listed Poston House.
- I.2 The proposals are Phase 2 of a developing restoration programme for the site, aiming to enhance the character and surroundings of the listed building. Phase I, the new heating and storage barn, was approved via app. no 161882 on 05/09/16, and has been constructed.
- I.3 The proposals for Building I are a crucial part of the applicants plan to restore the site closer to its original state. The photograph opposite shows the unfortunate twentieth century addition to this lovely if modest service building, all of which will be removed by this proposal.
- I.4 Building I serves as guest accommodation for the main house, and is seen to require the addition of an external amenity area, to be largely paved with gravel, with modest planting and containers. This is in addition to the modest new garage and WC facilities proposed.
- I.5 The materials to be employed in the new work will be chosen to carefully match the existing brick and slate elevations. Similarly, the timber finishes shown will blend carefully with the existing.

2 Heritage impact

- 2.1 Despite the top-rating status given to the house, this building is a very minor part of the listed grouping, and the face of the building affected by the proposals is remote from the main house, and its approaches.
- 2.2 Thus, any impact from the proposals would be minimal, even if they were unsympathetic to the existing buildings.
- 2.3 As proposed, the scheme seeks, as stated, to restore the building to its earlier form and appearance, and as such, represents a small but sympathetic contribution to the existing heritage setting.

3 Ecological Impact

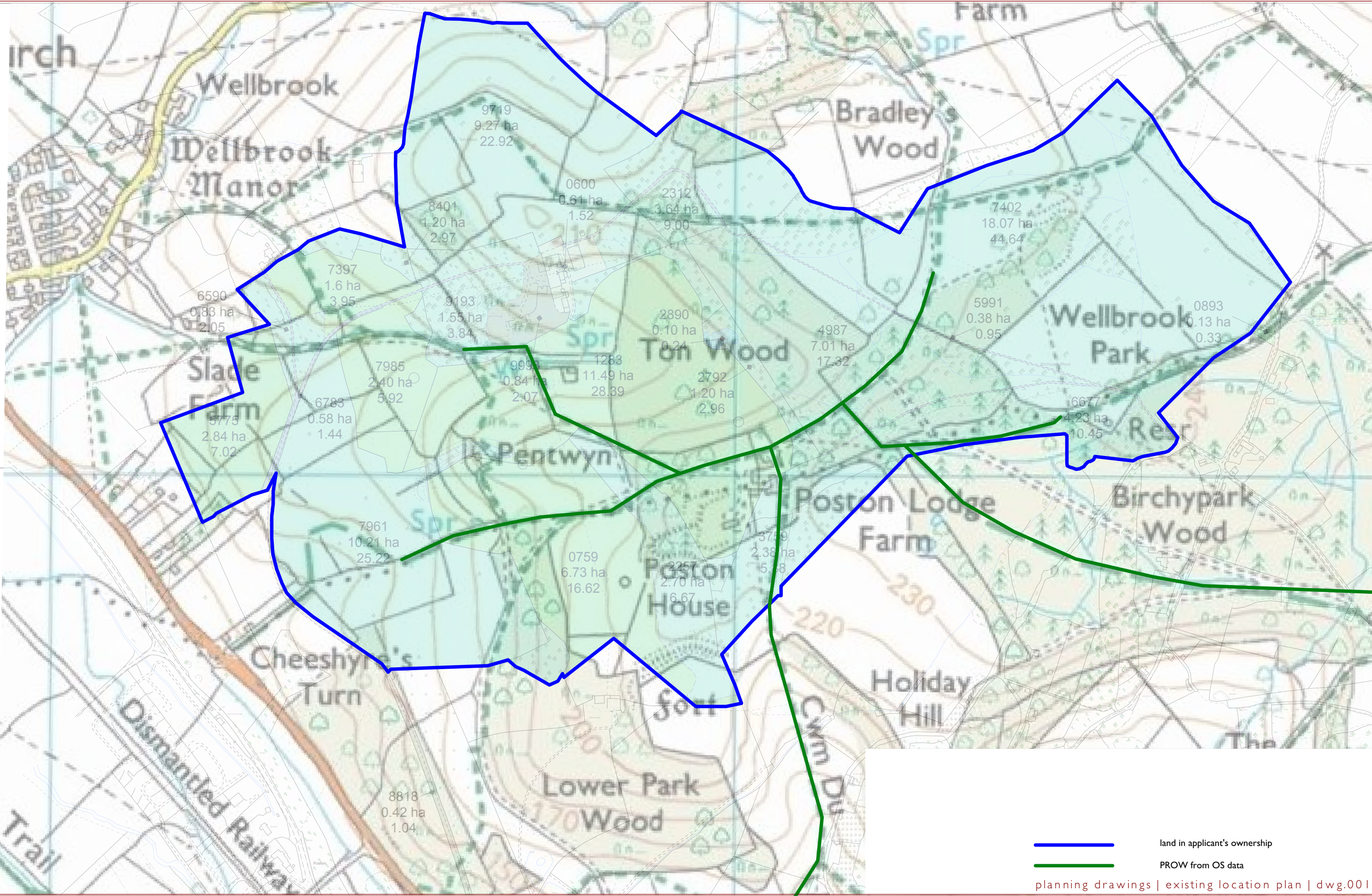
- 3.1 Initial investigations confirm that the proposals will make minimal impact on the ecological context.
- 3.2 The ecological study submitted with the earlier application is appended for information.

4 Drawings Submitted

	existing	scale @ A3
001	location plan showing ownership boundary	5000
002	location plan showing application site	2500
003	block plan	500
005	site plan	200
010	ground floor plan	100
011	first floor plan	100
020	elevations	100
	proposed	
110	ground floor plan	100
120	elevations	100

issued SB | 03.03.18





project: renovation phase 2 | building 1
address: poston house hr2 0rj
issue|scale: 1613-003 | 1:5000 @ A3

Date: 14/5/18
Time: 11:31:18
File name: 1516.003.vwx

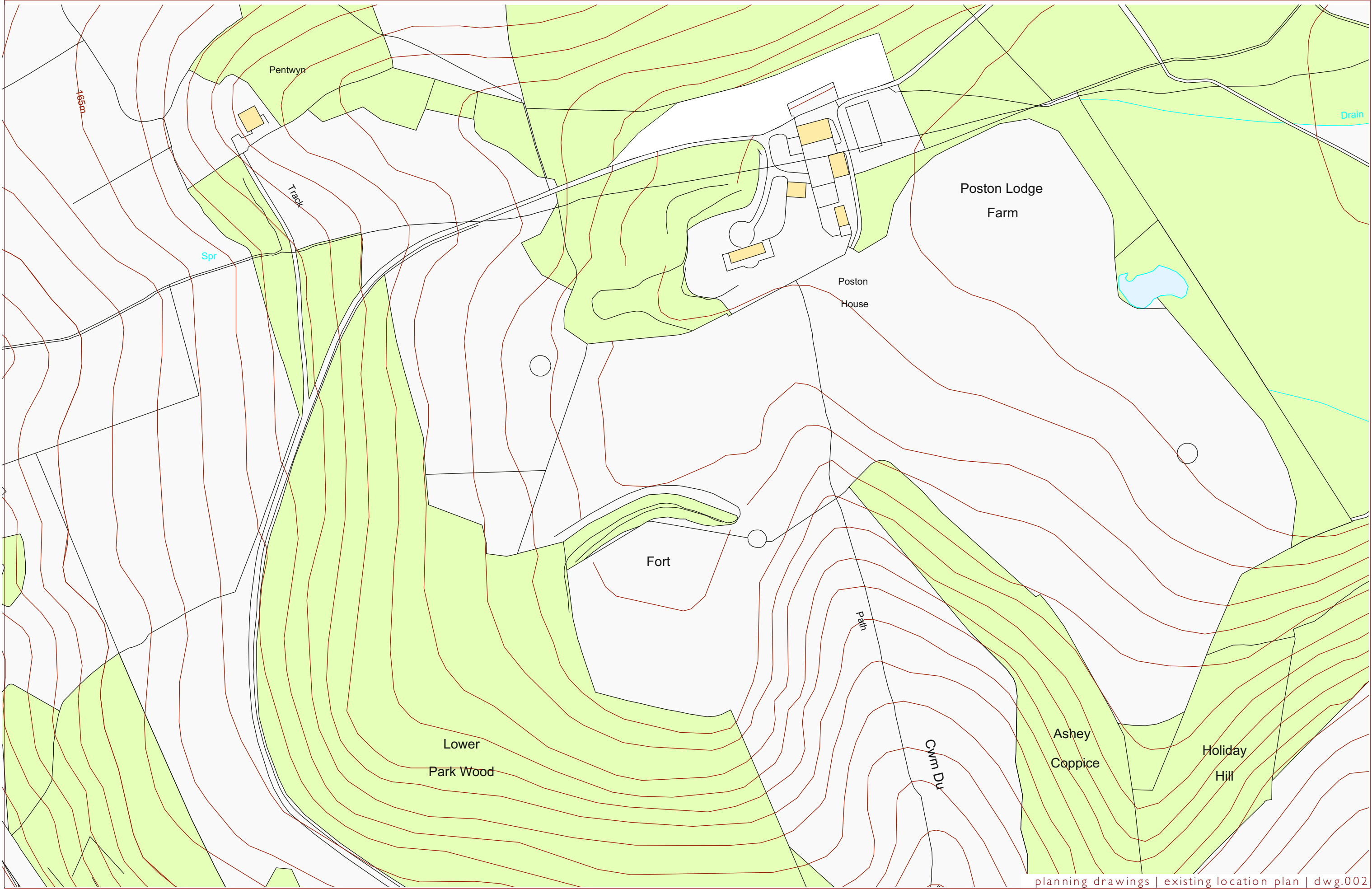


land in applicant's ownership
PROW from OS data

planning drawings | existing location plan | dwg.001

architecture | eco-design | **passivhaus**

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project: renovation phase 2 | building I
address: poston house hr2 0nj
issue|scale: 1613-003 | 1:2500 @ A3

Date: 14/5/18
Time: 11:31:19
File name: 1516.003.vwx

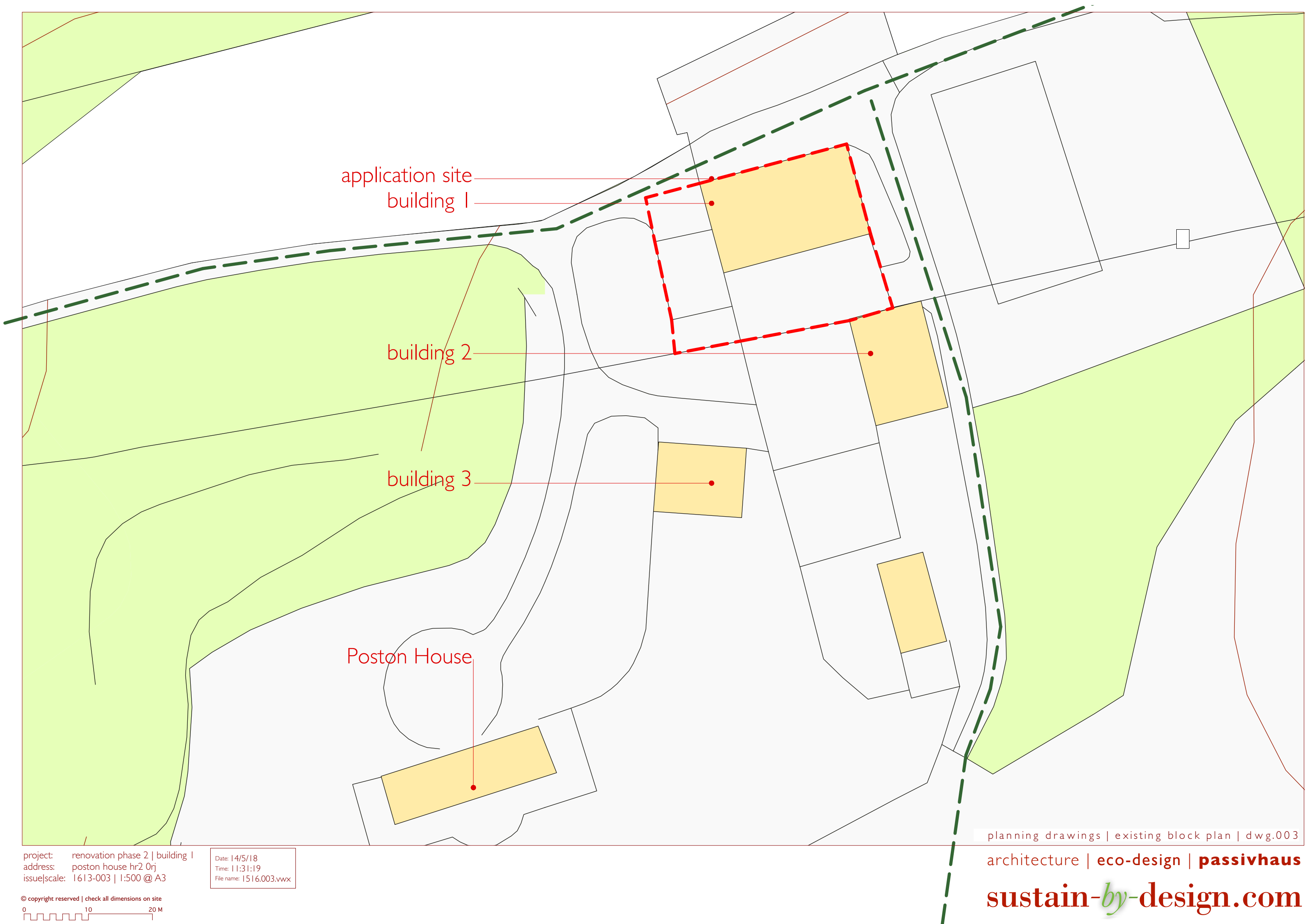


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0 50 100 M

planning drawings | existing location plan | dwg.002

architecture | eco-design | **passivhaus**

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application site
building 1

building 2

building 3

Poston House

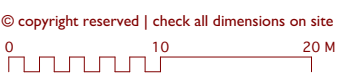
planning drawings | existing block plan | dwg.003

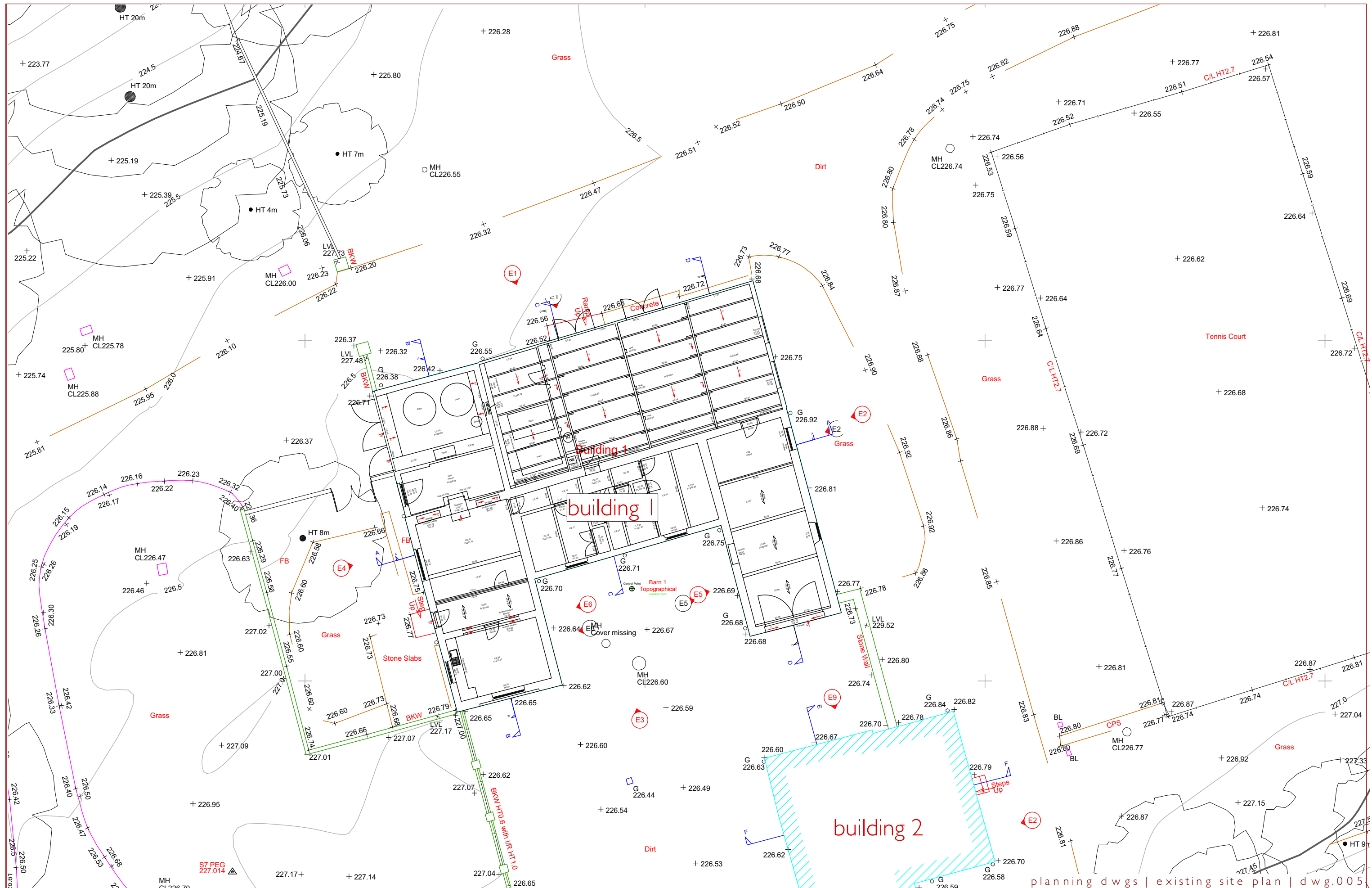
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project: renovation phase 2 | building 1
address: poston house hr2 0rj
issue|scale: 1613-003 | 1:500 @ A3

Date: 14/5/18
Time: 11:31:19
File name: 1516.003.vwx





project: renovation phase 2 | building 1
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issuescale: 1615-003 | 1:200 @ A3

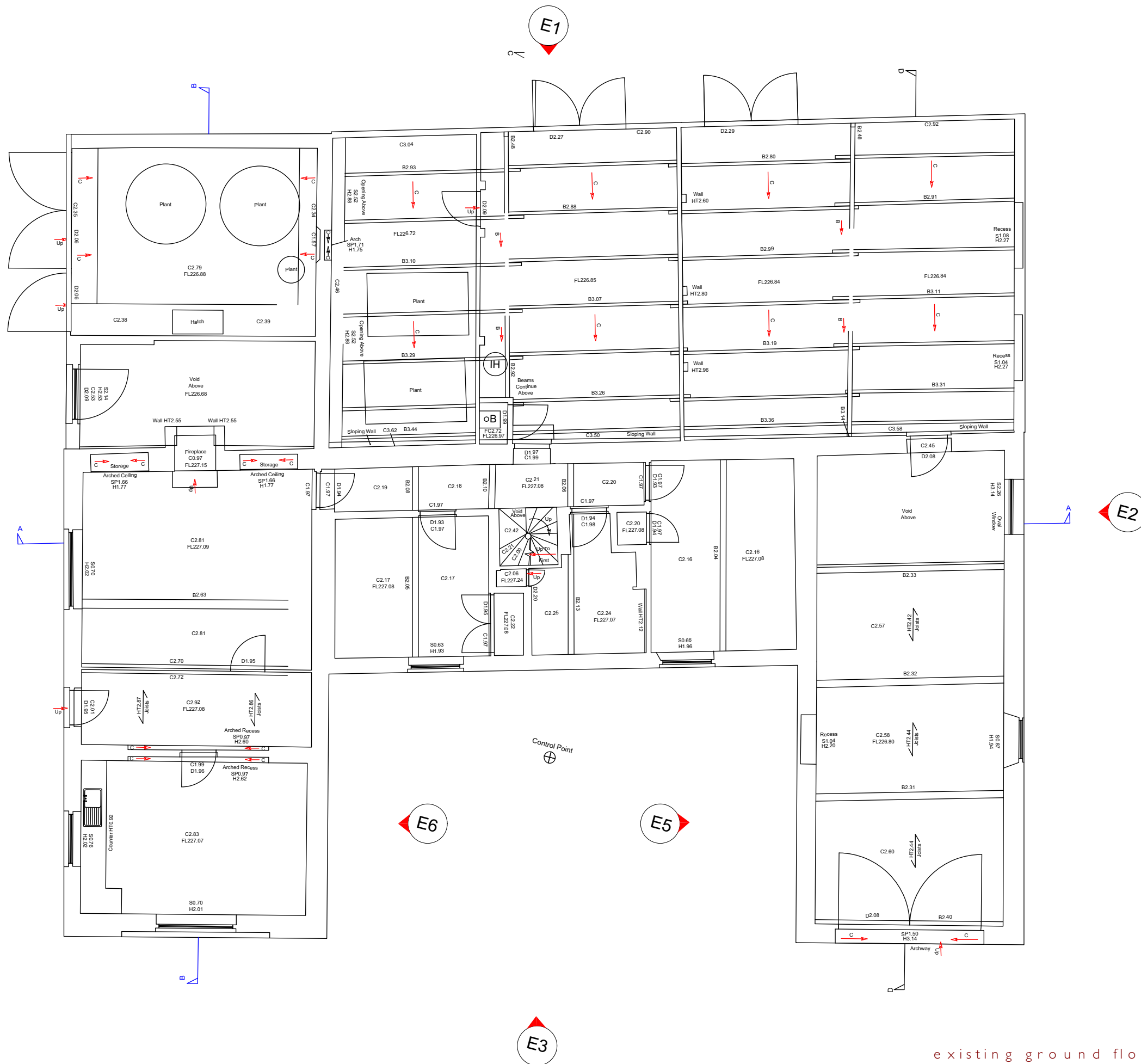
Date: 14/5/18
Time: 11:31:19
File name: 1516.003.vwx



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planning dwgs | existing site plan | dwg.005

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existing ground floor plan | dwg.010

project: renovation phase 2 | building 1
address: poston house hr2 0rj
issue|scale: 1516-003 | 1:100 @ A3

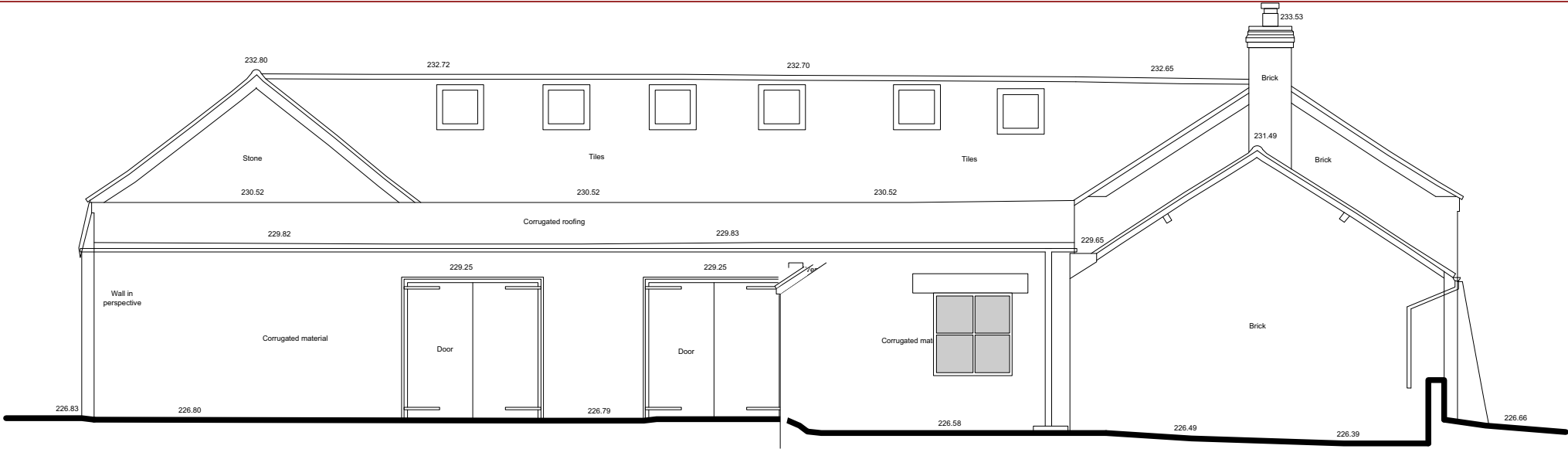
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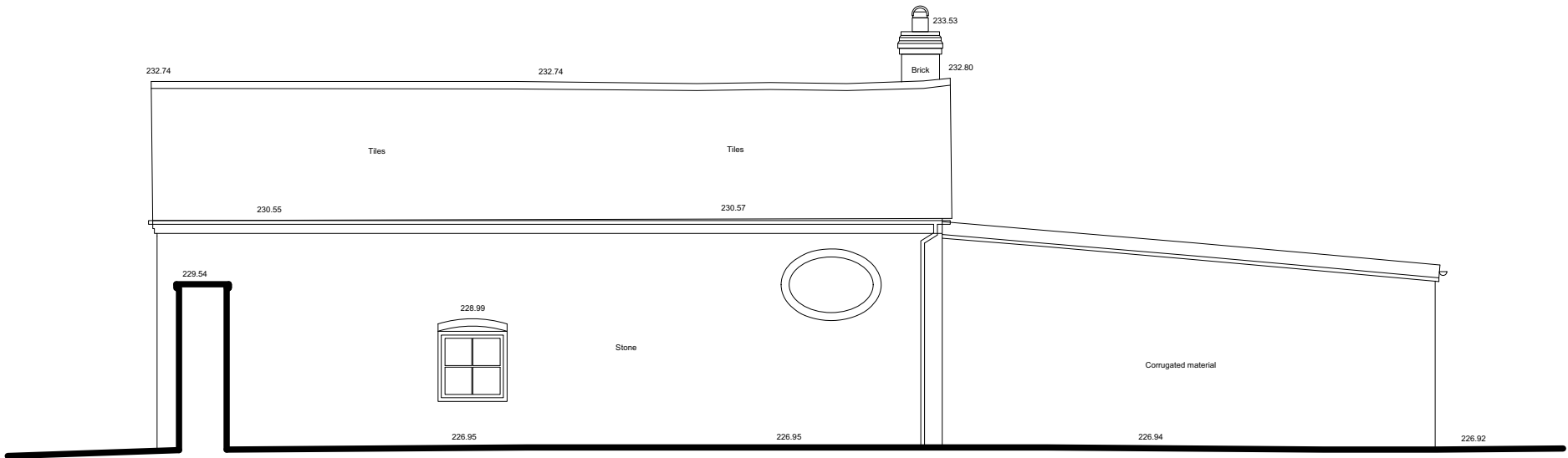
north.E1

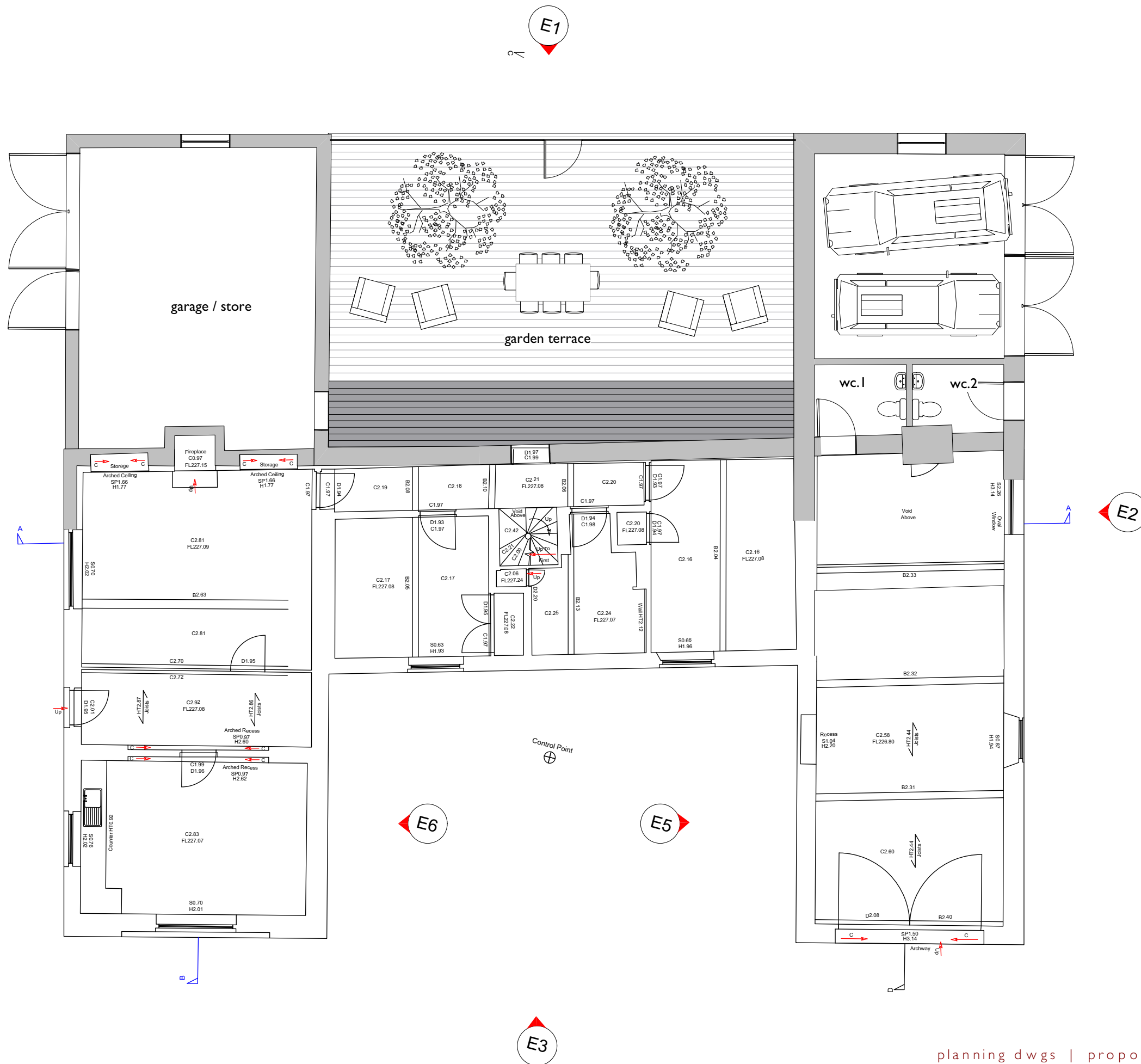


east.E4

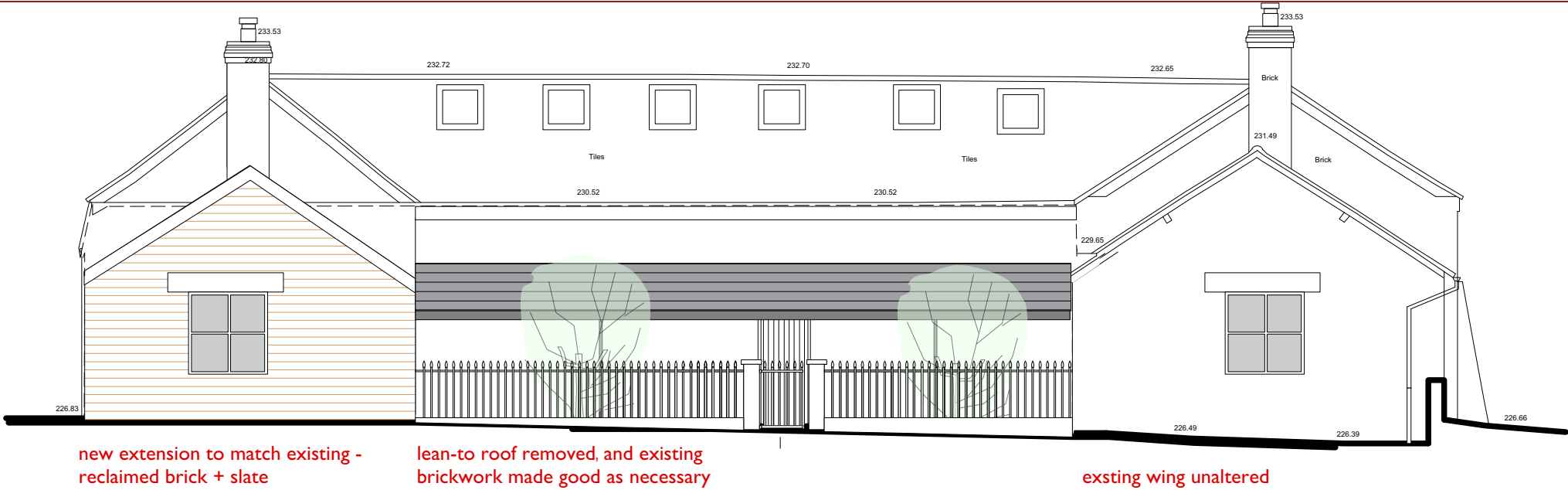


west.E4





north.E1



east.E4 unchanged



west.E4

