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Heritage Statement

Proposed Single Carport with Two Ancillary Rooms

Property: Ayling House, Ayling Lane, Aldershot, GU11 3LZ

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent and Planning Permission for the construction of a detached single carport with two attached ancillary rooms within the grounds of Ayling House, Ayling Lane, Aldershot.

Ayling House is a Grade II listed building. The purpose of this statement is to demonstrate that the proposal has been designed to preserve the significance, character and setting of the listed building in accordance with national and local heritage policy.

2. The Heritage Asset

Ayling House is recognised as a Grade II listed building because of its special architectural and historic interest. The building contributes to the local historic environment through its traditional form, materials and craftsmanship.

The significance of the property derives from:

- Its historic fabric and architectural detailing.
- Its traditional relationship with its surrounding grounds.
- The contribution the building makes to the historic character of the locality.
- The survival of original materials and traditional construction methods.

The setting of the listed building forms an important part of its significance, and any new development should be sympathetic in scale, appearance and materials.

3. Proposed Development

The proposal comprises:

- Construction of a single-bay open-fronted carport.
- Two attached ancillary rooms for domestic storage and associated residential use.
- One traditional timber entrance door.

- One traditional timber sash window.
- External joinery constructed in oak with a natural finish.
- Roof finished with reclaimed handmade clay roof tiles to match the traditional character of the existing property.
- Traditional timber framing and detailing appropriate to the age and character of the listed building.

The ancillary rooms are not intended for independent residential occupation and will remain incidental to the use of Ayling House as a single dwelling.

4. Design Approach

The proposal has been deliberately designed as a modest ancillary structure that is clearly subordinate to the principal listed building.

Its scale, proportions and traditional detailing ensure that it does not compete visually with the historic house.

The choice of oak joinery and reclaimed handmade clay roof tiles reflects the traditional materials commonly associated with historic buildings of this period and helps integrate the new structure into its historic setting.

The use of traditional timber sash windows and timber doors reinforces the historic character while ensuring compatibility with the existing building.

5. Impact on Heritage Significance

The proposal has been designed to minimise any impact on the significance of the listed building.

The works:

- Do not involve alteration to the principal historic fabric of Ayling House.
- Preserve the architectural character of the listed building.
- Respect the historic setting through careful siting and modest scale.
- Use high-quality traditional materials appropriate to the heritage asset.
- Are readily identifiable as a sympathetic modern ancillary structure while remaining visually compatible with the existing building.

Overall, the proposal results in no harm, or at worst less than substantial harm, to the significance of the Grade II listed building. Any limited impact is outweighed by the benefits of providing a well-designed ancillary structure that supports the continued long-term residential use and maintenance of the heritage asset.

6. Planning Policy

The proposal has been prepared with regard to:

- The Planning (Listed Buildings and Conservation Areas) Act 1990, particularly Sections 16 and 66.
- The National Planning Policy Framework (NPPF), which requires great weight to be given to the conservation of designated heritage assets.
- Relevant local planning and heritage policies adopted by the local planning authority.

The proposal preserves the significance of the listed building through sensitive design, appropriate scale and the use of traditional materials.

7. Conclusion

The proposed single carport with two ancillary rooms has been carefully designed to respect the architectural and historic significance of Ayling House.

Its modest scale, traditional detailing, oak joinery, timber sash window, timber door and reclaimed handmade clay tiled roof ensure that it sits comfortably within the setting of the listed building.

The proposal preserves the significance and setting of the Grade II listed building and accords with national and local heritage policies. It is therefore considered appropriate for the grant of Planning Permission and Listed Building Consent.