1125 – Hill View, Wellsborough

Heritage Statement



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This statement has been prepared at the request of Hinckley & Bosworth Borough Council to accompany an application for the demolition of the existing bungalow and the erection of a new build replacement dwelling with an independent two bay garage and improvements to the associated gardens and driveway. The Replacement Dwelling is that currently approved under Alterations and Extensions consent reference 11/00770/FUL.

Planning Policy Context

Planning Policy Statement 5: Planning for the Historic Environment along with the accompanying **Historic Environment Planning Practice Guide** set out the Government's planning policies on the conservation of the historic environment.

Policy HE6 confirms that Local Planning Authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

Policy HE10: **Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset,** states that when considering applications for development, that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

The following saved Hinkley & Bosworth Local Plan policy is pertinent to the application:

POLICY BE5 - THE SETTING OF A LISTED BUILDING

THE SETTINGS OF LISTED BUILDINGS WILL BE PRESERVED AND ENHANCED BY APPROPRIATE CONTROL THROUGH THE DESIGN OF NEW DEVELOPMENT IN THE VICINITY, HAVING REGARD TO THE SCALE, FORM, SITING AND DESIGN OF THE PROPOSAL IN RELATION TO THE LISTED BUILDING AND ITS SETTING. SUBDIVISION OF THE CURTILAGE, AND ANY OTHER PROPOSAL, WILL BE DISCOURAGED WHERE IT WOULD THREATEN THE FUTURE ECONOMIC VIABILITY OF A LISTED BUILDING. WHERE APPROPRIATE, REGARD SHOULD ALSO BE HAD TO THE PRESERVATION OF TREES AND LANDSCAPE FEATURES.

Assessment of Significance

The existing bungalow is of no historical merit and is of poor design and construction. The existing and proposed replacement development does however fall within close vicinity to the Grade II listed

Manor Farm Cottages. A description of Manor Farm Cottages and their listing is contained in Table 1 below.

Table 1: Description of Manor Farm Cottages and Listing Information

Designation	Heritage List Reference	LBS & HER Reference	Description
Listed Building (Grade II)	1074281	LBS 188100 MLE 12119	**Manor Farm Cottages, Wellsborough Road** Pair of cottages, probably formerly a single dwelling. Late medieval (C15 to C16) and later. Partly timber framed, part limestone rubble, part brick. Plain tiled roof. 2 storeyed. The range divides into 3 sections: left hand part of 2 units seems largely an early C20 rebuild in brick, with jettied upper floor: gabled porch to right, pair of 2 light casement windows to left. Central section is a blank rubble wall, and beyond this a recessed short section of brickwork. Right hand part is jettied, and some exposed timber framing, an ornate criss-cross of struts, with post and rail is visible in one corner. The wall plate oversails the brick section and continues into the limestone rubble. Low projecting gable to right, and small window beyond. Doorway inside gable. Gable and axial stacks

The Proposed Development

The proposed replacement dwelling is sited on the existing location of the bungalow, and has been located so as to minimise the impact from the highway and the neighbouring properties whilst still relating to the form of the current bungalow.

The proposed extended dwelling is entirely 2 storeys in height. The roof over the existing footprint of the house has been raised to facilitate first floor accommodation. The land to the rear falls away from the house enabling us to allow more natural light into the property.

The double garage is further reduced in height and detached from the main building to visually reduce the overall width of the building on the site. The neighbouring site rises steeply where the garage is positioned therefore reducing its impact on the setting.

As this building is proposed as a new-build utilising much higher quality materials than the current bungalow, it is intended that a high performance render will be utilised to give the whole house a unified language of materials the roof finish will be to match existing colour. Windows frame finish will be in a colour (to be confirmed) to complement the render and roof finish. The finished floor levels of the existing ground floor will remain broadly the same however the main rear element floor level is likely to step down due to the falling site at the rear.

Assessment of Impact

The Grade II listed Manor Farm Cottages are situated in a slightly elevated position, 30 metres south-west of the existing and proposed replacement dwelling at Hill View. The cottages are heavily screened along their western border facing the property at Hill view by a number of mature trees that run along the border of the two properties. In this respect no significant views or vistas into the property will be affected by the additional roof height of the proposed new dwelling.

In regard to the location of the proposed double garage as has already been stated above, "the neighbouring site rises steeply where the garage is positioned therefore reducing its impact on the setting". In this respect it should also be noted that at present part of the site is occupied by a disused stable block. It is therefore considered that when allowing for this along with the aforementioned drop in heights, and the existing mature screening upon its border that no negative impacts would ensue from the proposed garage block.

The setting of Manor Farm Cottages would therefore not be detrimentally affected by the collective impact of the development, and would instead directly benefit from the improved design and higher quality building materials utilised as part of the proposed scheme.

Appendix A: English Heritage Listing



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IoE Number: 188100
Location: MANOR FARM COTTAGES, (2 DWELLINGS), BOSWORTH ROAD (south side) SHEEPY, HINCKLEY AND BOSWORTH, LEICESTERSHIRE
Photographer: Mr Peter J Ellis
Date Photographed: 26 August 2004
Date listed: 07 November 1966
Date of last amendment: 13 October 1986
Grade: II

SHEEPY SK30 SE WELLSBOROUGH ROAD, WELLSBOROUGH (South side) 4/104 Manor Farm Cottages (Formely listed as Manor Farm Cottages, 7.11.66 Bosworth Road, (2 dwellings, II Pair of cottages, probably formerly a single dwelling. Late medieval (C15 to C16) and later. Partly timber framed, part limestone rubble, part brick. Plain tiled roof. 2 storeyed. The range divides into 3 sections: left hand part of 2 units seems largely an early C20 rebuild in brick, with jettied upper floor: gabled porch to right, pair of 2 light casement windows to left. Central section is a blank rubble wall, and beyond this a recessed short section of brickwork. Right hand part is jettied, and some exposed timber framing, an ornate criss-cross of struts, with post and rail is visible in one corner. The wall plate over sails the brick section and continues into the limestone rubble. Low projecting gable to right, and small window beyond. Doorway inside gable. Gable and axial stacks.