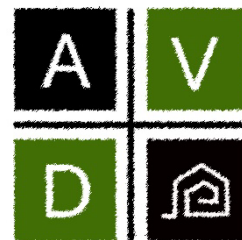


DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

AUGUST 2026



ERECTION OF AN ANNEXE AT
THE OLD HOUSE,
CONGERSTONE LANE,
SHACKERSTONE

REF. AVD-891-CLS-DAH

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168.7
RRACE

CHURCH TERRACE

CHAPEL STREET

ST. JAMES STREET

PORTFIELD

GEORGE STREET

1.0 INTRODUCTION & PURPOSE

- 1.1 Architectural Vistadesigns Ltd have been instructed to prepare this supporting Design & access statement with supporting Heritage Statement to accompany a planning application for The Old house, Congerstone Lane, Shackerstone.
- 1.2 The application is for a Full Plans application for the erection of a single storey detached Annexe.



2.0 SITE ASSESSMENT & LOCATION

- 2.1 The application site is located on Congerstone Lane and falls within the conservation Area of Shackerstone itself.
- 2.2 The Old House comprises of a detached dwelling with associated outbuildings (originally the Farmhouse of Arnold's Farm) and sits within generous grounds that allows views over a Parkland setting. The Old House was likely to have been built c 300 years ago and it is considered to be a building of Historic importance.
- 2.3 Shackerstone village and civil parish in the Hinckley and Bosworth District of Leicestershire, England. It is situated on the Ashby-de-la-Zouch Canal and the River Sence. Shackerstone Is located 11.4miles North of Hinckley and 4.5miles from Markest Bosworth.
- 2.4 The Property has a typical Farmhouse cottage appearance with cottage timber windows and doors with brick arches over openings, brickwork to elevations and a tile roof finish along with original brick chimneys within the roof scape.
- 2.5 The Old House is accessed off Congerstone Lane and it has its own private access gates and With a well established tree lined road.
- 2.6 The South, East and West site boundaries are established with mature trees and bushes, and to the North of The Old Cottage is established with existing settlement of buildings such as Croft Cottage, Dove Cottage and Blossom Barn, which may have been part of The Old House being originally known as Arnolds Farm.



Fig. 1 Location Plan



Fig. 2 The Old House Front Elevation



Fig. 3 The Old House side Elevation



Fig. 4 The Old Privy – Historic Building on the land



Fig. 5 Brick Stable – Front & Side View



Fig. 6 Brick Stable and Boundary wall - Side View



Fig. 7 Brick Stable and Boundary wall – Field View (rear)



Fig. 8 Brick Stable, Boundary wall and Neighbouring dwelling - Field View



Fig. 9 View of the Old House from the Brick Stable



Fig. 10 View across the gardens from the Brick Stable



Fig. 11 View from Orchard of the hard standing area running back to the house



Fig. 12 View of the Orchard area



Fig. 13 Access to The Old House

3.0 DESIGN PROPOSALS

- 3.1 The proposed Annexe primary function is for the use of Mr & Mrs Churchill to support their retirement and more importantly Mr Churchill requires wheelchair access and support from a carer. It would be a good opportunity to include written email text from Mrs Churchill in support:

My husband and I have lived in The Old House for 48 years and it has been a wonderful family home. Recently we are finding it all a bit of a struggle. The house is 300+ years old and with that brings quite a few issues. We are finding that it is extremely draughty, cold and expensive to heat with all single glazing and no cavity walls.

There are many steps around the house and we both have mobility issues especially my husband who requires a carer to help him shower and get to the bathroom.

We have added all sorts of aids to the house, a lift , grab handles, a hospital bed but we are starting to find that this is insufficient for our needs. James requires wheelchair access and the bathrooms aren't accessible.

Myself am I blude Badge Holder and require a walking frame to support my daily needs on day when required.

Our daughter and son-in-law are planning to move down from Scotland to live in The Old House in order to provide us with care and support and we would like to build a single-storey Annex adjacent to the house that could provide us with a warm, energy-efficient accessible home.

- 3.2 The proposed Annexe would be designed to be Part M compliant of the Building Regulations offering wheelchair access throughout to assist with Mr Churchill making best use of the spaces and generally providing a secure, safe and energy efficient retirement home for Mr and Mrs Churchill.
- 3.3 The internal spaces would comprise of an open plan kitchen and living area, Utility and Laundry room (to support the cleaning of Mr Churchill soiled clothes and bedsheets) Part M compliant Accessible Bathroom, main bedroom and an additional small bedroom for a carer who may stay over to assist with Mr Churchills needs.

- 3.4 Externally there shall be a ramp provided at the entrance to provide wheelchair access and the rear Laundry / utility door and Bi-fold doors to the lounge / kitchen space shall have level thresholds leading to patio areas providing wheelchair access once again to support Mr Churchill.
- 3.5 The Annexe external envelope would comprise of brick and tiles to match the existing Host house to give the character that the structure will have an old barn look with brick detailing at the eaves line and rise and fall brackets supporting black guttering. However, the approach is to also modernise the structure by introducing good amounts of glazing to promote lots of natural light. The living / kitchen area shall incorporate double sided black finished Bi-folds (crittal style) and within the upper section of gable wall shall be a fixed panel of glazing to respect the appearance of old barns which would normally have access doors for such use for Hay storage.
- 3.6 Generally glazing shall be in a black finish and where roof windows are provided, they shall be conservation roof style windows.
- 3.7 The annexe will incorporate a log Burner with the external pipe finished in black and there shall be proposed PV's to the roof in providing sustainable heating source. Downpipes proposed to the building will also be in a black finish.
- 3.8 Refer to the Plans submitted with the Planning application.

4.0 HERITAGE STATEMENT

4.1 INTRODUCTION

This heritage statement is regarding The Old House, Congerstone Lane, Shackerstone in the Conservation area of Shackerstone itself.

The Old House (formally Farmhouse of Arnolds Farm) is not a Listed Building but the existing house is a building of Historic interest.

A heritage statement is required for all applications affecting listed buildings; unlisted buildings in conservation areas or locally listed buildings, including applications affecting the setting for any of the above.

This statement assesses the impact of proposals with Heritage assets in the immediate area.

The historic environment is central to England's cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of future generations. In the wider framework of environmental management and spatial planning, an understanding of the heritage values a place may have for its owners, the local community and wider communities of interest should be seen as the basis for making sound decisions about its future.

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning authority when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The heritage assets include both designated heritage assets - such as listed buildings, scheduled ancient monuments and conservation areas - and non-designated heritage assets, a sometimes subjective category that includes locally listed buildings, field systems, buried archaeological remains and views.

The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's Conservation Principles and Informed Conservation, and recent material from Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. Understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. Understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

4.2 DEFINITION SETTING

Setting, as a concept, is described in the NPPF as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (GPA3) of 2017 - suggests a five-step approach. The steps are:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: explore the way to maximise enhancement and avoid or minimise harm;

Step 5: make and document the decision and monitor outcomes.

4.3 DEFINITION OF SIGNIFICANCE

The glossary of the NPPF defines significance as:

The value of a heritage asset to this and future 72 generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

4.4 DEFINITION OF HARM

Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF effectively distinguishes between two degrees of harm to heritage assets-substantial and less than substantial. Paragraph 201 of the revised NPPF states that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) *the nature of the heritage asset prevents all reasonable use of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use'.*

Paragraph 202 of the revised NPPF states that:

Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use'.

4.5 HISTORIC ASSESSMENT

The character of Shackerstone Conservation Area is derived from the agricultural origins of the settlement and its close links to the countryside. All of the farms, the houses and the land around were part of the Gopsall Estate and their appearance reflects the traditional qualities favoured by the Howe family. These include eyebrow windows, hood mouldings, back service ranges, even the provision of a pigsty for each family, many of which have survived to reinforce the unity of the settlement. Today, despite the pressure for infill buildings, modernization and greater living accommodation, the visual quality of the village remains high, encompassing groups of old red brick buildings, many with low roof lines, mature trees and several tracts of open space which add to its general charm and open character but which need protection.

Vernacular buildings in the village are farming orientated. These properties are simple in plan and appearance. Houses are between two and two and a half stories high and have steep gabled roofs with either clay tile or slate coverings. Brick chimneys are restricted to residential properties and normally sat astride the ridge. They do not project beyond the gable. They are narrow buildings being only one room deep. Elevations are also plain and lack most forms of decoration including dentil courses, bay windows and projecting gables. Traditional windows are made from robust cream painted timber sections and take the form of three or four full height side hung casements beneath a shallow segmental arched lintel of soldier courses with brick plinth sills. Doors are of simple appearance and formed from jointed vertical planks which have been painted in a similar manner. Service facilities were always provided separately to the main property in small single storey brick buildings which included a wash house, privy and coal store. They are easily recognised by small projecting chimney's projecting through the roof. In recent times these have often been incorporated into the main house to create additional space. Local bricks from the Shackerstone brickworks off Allotment Lane have provided a unifying appearance throughout the settlement while a mixture of clay tiles, welsh slates and occasionally swithland slates provided additional interest in the roofscape. The consistent use of these natural materials together with unifying impact of the brick boundary walls coalesce into the distinctive character of Shackerstone village.

Arnolds Farm was the largest and most important of the village farms. Although some distance from the end of the avenue of trees leading to Gopsall Hall, it is sited to act as its visual end stop. Historically it had an extensive farmyard which included cowsheds, fodder store, trap house, chaff house, foul house, granary, pigeon loft, pigsties, a duck pen, cart hovel and walled rick yard. The farmyard stood between the house and Church Road. Since the sale of the Gopsall Estate in 1925 most of the farmyard buildings have been demolished and replaced with modern houses in a similar agricultural style. Now only a few small stables, a pump and a three hole privy remain within its setting. The farmhouse itself is of brick and tile construction, two storeys high with attic rooms and a basement. Recent owners have improved the property to modern standards. Changes have included the loss of its Victorian twin bays, the integration of the two southern frontage blocks into a single elevation and the introduction of new windows and a porch. However it is still possible to recognise that it was constructed in three separate phases.

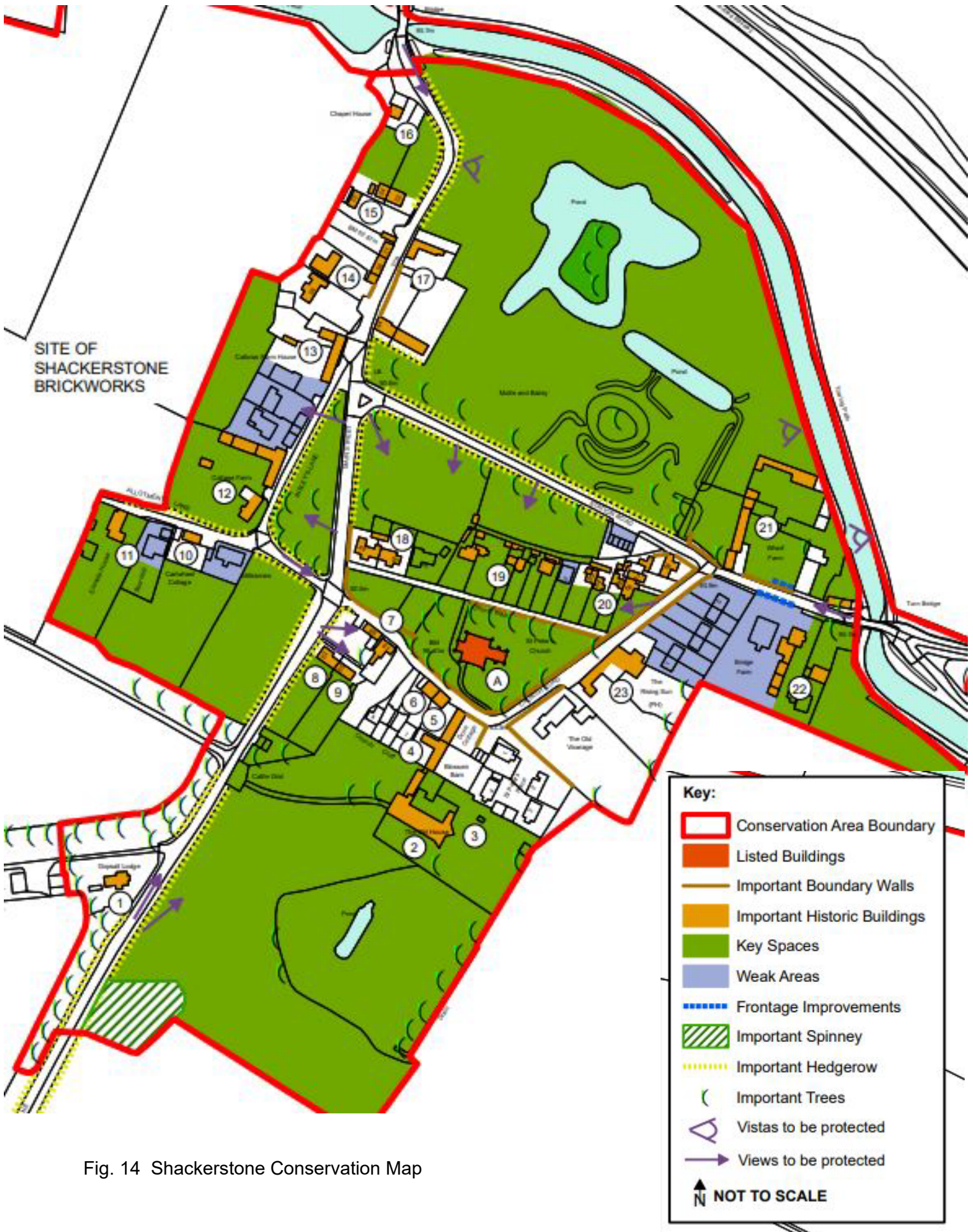


Fig. 14 Shackerstone Conservation Map

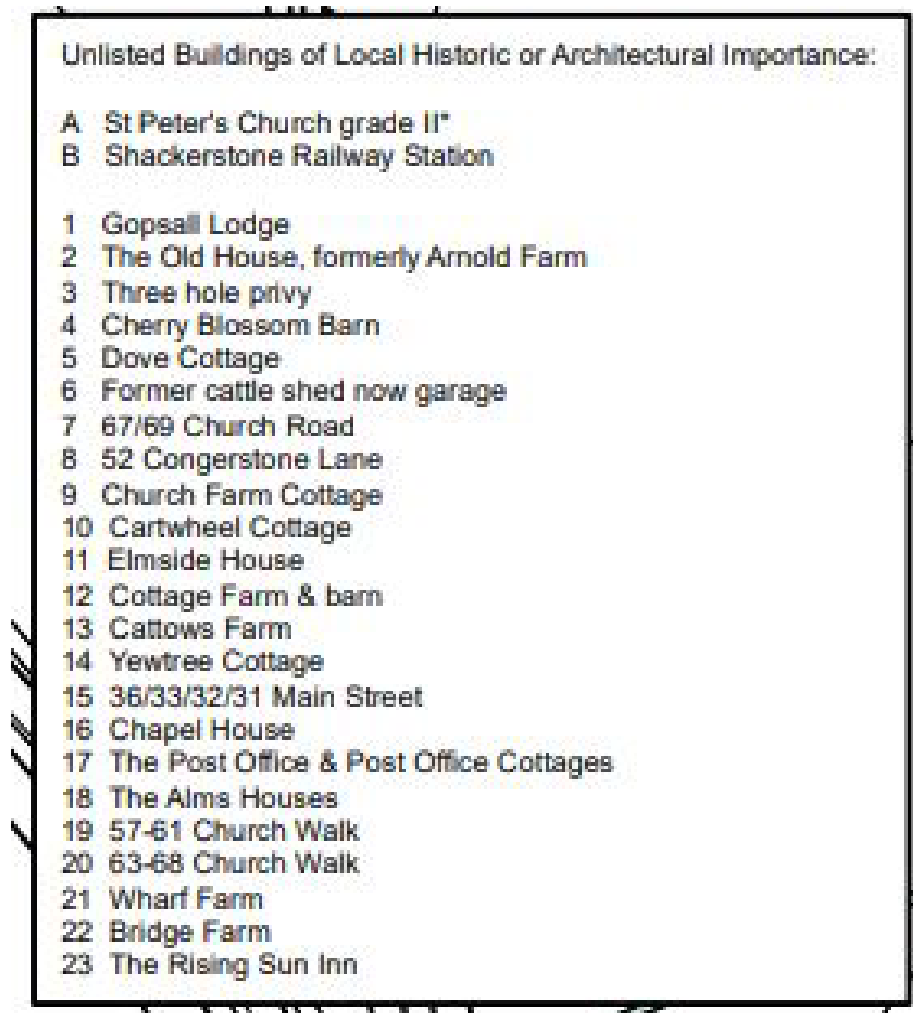


Fig. 15 Shackerstone Conservation Map Legend

Key listed buildings of great significance and close to The Old House:

- St. Peters Church – Grade II

The late C15 grade 2* listed parish church of St Peter's built in ashlar blocks is the only listed property in the conservation area. The church is a prominent landmark feature in the village surrounded by traditional brick walls which are a common feature in Shackerstone.



Fig. 16 St. Peters Church

The existing Old House is sited at the entrance to the conservation area providing excellent views across a parkland setting. This property was previously the farmhouse of Arnolds Farm. The frontage was originally two buildings which have been linked in the past. See Fig. 17.

The other remaining existing building of Historic interest on the site is The three hole privy at the former Arnolds Farm is an important historic feature in need of repair. See Fig. 18.

Demolition of the existing Brick stable is not of any great significance and would minimal impact on the Conservation area. See Fig. 19.



Fig. 17 The Old House



Fig. 18 The Privy



Fig. 19 The Brick stable

4.6 PROPOSAL

- a) The proposal is for a single storey detached Annexe.

5.7 HERITAGE IMPACT ASSESSMENT

- a) This section of the report assesses the individual elements of the proposed developments in relation to the architectural and historic interest of Shackerstone. The assessment will address impacts and where necessary provide justification for the proposal in reference to the significance of the historic building and in relevance to national, regional and local policies and guidelines.
- b) The objective is to provide an Annexe within curtilage of The Old House with the primary function is for the use of Mr & Mrs Churchill to support their retirement and more importantly Mr Churchill requires wheelchair access and support from a carer.
- c) The proposed Annexe as described under section 4 will be in keeping with materials to match that of the host house, such as Brick and tiles, black guttering and downpipes, Eaves brick detailing and, Rise and Fall brackets supporting the guttering. These architectural features would harmonise with the Conservation area and more importantly the host house and outbuildings.
- d) The proposed Annexe location would be relatively hidden from view if coming into Shackerstone via Congerstone Lane and there is quite a dense hedge with mature tree line along Congerstone Lane to further buffer the views.
- e) Given the existing built settlement North of the proposed site, which consist of Cottages, Barns and also with a later infill development of housing at Peters Place, and further considering the position of the Brick Stable, it is considered the proposal would be in keeping of the existing grain of development. Also, it would be less likely to be a detrimental impact to the countryside in comparison to the infill development of housing located North of the proposed site.

5.0 CONCLUSION

- 5.1 The proposed Annexe does not appear to impact on any Heritage assets within the Conservation area and proposals have been designed to be sympathetic to the existing Old House and neighbouring Heritage assets, and the conservation area as a whole.
- 5.2 It is considered that the proposals comply with local and national policies regarding heritage protection.
- 5.3 The proposals do not impact on neighbours in terms of being overbearing or loss of light.
- 5.4 The general overarching principle in conservation area legislation is to encourage sympathetic development and to prevent any development that does not either preserve or enhance the special character of a conservation area. The NPPF recognises that not all elements found within a conservation area contribute to its overall character and significance, which states:

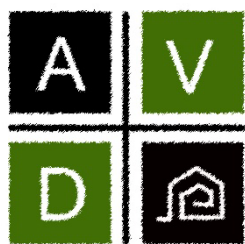
Not all elements of a Conservation Area [..] will necessarily contribute to its significance loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area [..] as a whole.'

- 5.5 Given the importance that the primary function is for the use of Mr & Mrs Churchill to support their retirement and more importantly Mr Churchill requires wheelchair access and support from a carer, we trust that the proposal can be supported in light of this.

- 5.6 The applicant has not intentions to separate the proposed annexe from the main dwelling and would remain at all times to be ancillary to the residential occupation of the main dwelling. Architectural Vistadsigns Ltd have secured many other similar approved Planning applications and agreed such conditions as part of the Planning Permission as outlined below:

The occupation of the proposed annexe to form residential accommodation hereby approved shall at all times be ancillary to the residential occupation of the main dwelling at 9 Station Road, Elmesthorpe and shall only be occupied by the immediate family and resident dependents of the occupiers of the main dwelling at 9 Station Road, Elmesthorpe. It shall not be occupied as a separate living unit and shall not be sold, let or otherwise disposed of.

- 5.6 In summary, the proposed development would significantly outweigh any adverse effects that are attributable to the application with the scope of works being minor as outlined above. We therefore request that planning permission should be formally granted.



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Notes

References:

Shackerstone Cosnveration area appraisal and maps