RITCHIE & RITCHIE LLP Architecture & Design

# PLANNING & HERITAGE STATEMENT

## PROPOSED DEMOLITION OF EXISTING WORKSHOP/OUTBUILDINGS & REPLACEMENT WITH NEW BUILDING FOR SAME USE

## AT

## SIBSON MILL, WELLSBOROUGH ROAD, SIBSON, NUNEATON CV13 6LR



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## 1.Introduction.

This statement accompanies and supports the full Planning application for the proposed demolition of existing outbuildings and construction of new workshop at Sibson Mill, Wellsborough Road, Sibson, Nuneaton. The Planning and application is submitted on behalf of Mr. M Smith and this planning statement should be read in conjunction with the application and the Design and Access Statement.

The application submission comprises the following documents:

Planning Drawings prepared by Ritchie & Ritchie LLP, Architects;

Design and Access Statement prepared by Ritchie & Ritchie LLP, Architects;

Planning & Heritage Statement prepared by Ritchie & Ritchie LLP, Architects;

This planning statement sets out a description of the site and its surroundings at Section 2.

Section 3 details the proposed development and planning policy is summarised at Section 4.

Section 5 provides an assessment of the development proposals with cross reference to relevant planning policy and other documents accompanying the application submission.

Conclusions are drawn at Section 6.

## 2. Site Description and Surrounding Area

The application site lies predominantly in a rural setting, in open countryside, some distance from adjacent settlements.

The application site comprises Sibson Mill (which is a grade **II** listed building) and associated farm buildings, workshops and offices, together with a single detached cottage. (Separate ownership)

The character is generally rural, with traditional brick and tile type buildings, typical of surrounding areas.

The site does not fall within a Conservation Area and there are no other designations that would act as a constraint upon the site.





Existing Buildings

## 3. Proposed Development

Development proposals are clearly indicated on the Planning submission drawings prepared by Ritchie & Ritchie LLP.

The proposal includes demolition of existing outbuildings, which are beyond reasonable and economic repair or refurbishment and have now architectural merit.

The proposed new workshop building is of brick and tile construction to match adjacent building style and construction, with matching colour materials to integrate fully with the existing development on this site (including re-claimed plain roof tiles).

The new building is positioned within the footprint of the buildings to be demolished and as such lies within a previously developed part of this site.

Nominal landscaping is intended as indicated on the application drawings.

There is an existing access driveway to and along the side of the proposal, which will remain unaltered, providing access to the main development as existing, including all existing parking, garaging and turning spaces.



Existing Rear Elevation



Proposed Rear Elevation

## 4. Planning Policy

Hinckley & Bosworth District Council Local Plan was adopted 1st February 2001.

There are several policies which refer to rural development, reuse or conversion of existing agricultural buildings, general parking provisions and overall design.

Policies BE1, BE2, BE20, NE5, NE25 & T5.

## 5. Assessment of the development proposed

Policy BE1 Design & Siting of Development.

The proposed development has been carefully designed to compliment and enhance the character of the surrounding area, be more energy efficient and minimise impact of the development on the local environment. The proposal sits within the footprint of buildings to be demolished.

Policy BE2. Access to Buildings.

The original outbuildings do not have level access and are not readily adapted to incorporate access for all.

The proposal incorporates level access in compliance with the requirements of Approved Document M and internal areas are readily accessible to all.

Policy BE20. Reuse and adaptation of rural buildings.

The existing outbuildings to be demolished are generally unsound, of poor

overall quality and inefficient in energy terms and incapable of conversion without significant rebuilding.

Demolition and reconstruction to layout indicated on the application drawings is considered the most economic conclusion.

Policy NE5. Development in the Countryside.

The replacement building does not have an adverse effect on the appearance and character of the landscape and is in keeping with the scale and character of existing adjacent buildings to be retained and general

Surroundings.

Policy NE12. Landscaping Schemes.

Nominal provision of landscaping has been included on this proposal, due to the nature of the existing site and its surroundings, which fall within the remit of Policy NE10 and have already been extensively planted, especially between the proposal site and the main Wellsborough Road site boundary.

Policy T5. Highway design and vehicle Parking standards.

Appendix D provisions for vehicle parking are not specifically applicable as this proposal lies within a larger existing development with abundant parking provision. Existing access, turning and manoeuvring space is not compromised.

## 6. Conclusions.

Given the poor condition of the outbuildings to be demolished, together with the design and siting of a replacement building within the original building footprint, designed to enhance and improve the overall site appearance, it would appear to be a reasonable conclusion that this proposal fully complies with all policy guidance for this type of redevelopment in a rural setting.

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