

## HERITAGE, DESIGN, ACCESS & PLANNING STATEMENT

Full Planning Application  
New Build Art-Building  
November 2023

Twycross House School,  
Main Road,  
Twycross,  
Leicester,  
CV9 3PQ,



### Introduction

This Full Planning & Listed Building Application relates to the construction of a new-build detached art building at Twycross House School. The application is made on behalf of Mr & Mrs Assinder, Twycross House School.

This Heritage, Design, Access & Planning Statement illustrates how the design of the development responds to the context of the surroundings, more specifically Twycross House School [*Grade II Listed*].

### The Existing Site

The application site forms part of the extensive grounds of Twycross House School. The school is an independent, co-educational day school for children aged 8-18 years. The school is centered upon Twycross House, a Grade II listed building dating back to the early 19<sup>th</sup> century [List Entry Number 1188386]. Within the grounds of Twycross House there are a substantial number of buildings built more recently and serving as further classrooms, specialist purpose science laboratory, theatre and dining hall. The school is associated with the neighbouring Twycross House Pre-Preparatory School as a co-educational day school for pupils aged 4-8 years. The two schools are in the same ownership and operate in association with one another. They share certain facilities such as the swimming pool and sports hall.

The site of the proposed development is an area of undeveloped land lying to the south of Twycross House and to the west of the extensive and attractive landscaped grounds which extent to the rear of the school. The site currently comprises of Green-House and garden-kitchen used solely by the school. The site is bound on three sides by existing hedgerow/conifers that separate the site from the playing fields and The Follies [bungalow] to the west of the site. There is currently access through the conifers to The Follies which is within the same ownership as Twycross House. The Follies was occupied by Honor Kirkpatrick, the founder of Twycross House school until her passing this year.



The site is located to the rear of Twycross House school, adjacent to the main school building. The rear of the building has previously had a two-storey extension incorporating a first-floor orangery over a brick first-floor. This incorporates a brick staircase down to the courtyard linking the rear of the school building to the landscaped grounds. There is an existing footpath linking the main building to the theatre, dining hall & swallows hill to the east. These buildings project further south than Twycross House school. Between the proposed site and these buildings is a lawned area and footpath leading to the sports fields to the south-east, south and south-west. There is currently a detached storage shed located to the south of the site that is utilised for sports equipment. There are several mature trees further to the south of the site and one tree to the south-west of the site within the grounds of The Follies.

To the north-west of the site lies a bungalow, The Follies. This residential dwelling is associated to the school and comprises of a large detached more modern single-storey property. This is separated to the school by dense coniferous hedgerow and brick walls with the access being provided through the school or off a shared driveway adjacent to the Cricket Club. There is a further dwelling to the west of The Follies that comprises of a large detached two-storey dwelling. This has been altered/extended also over its lifetime.

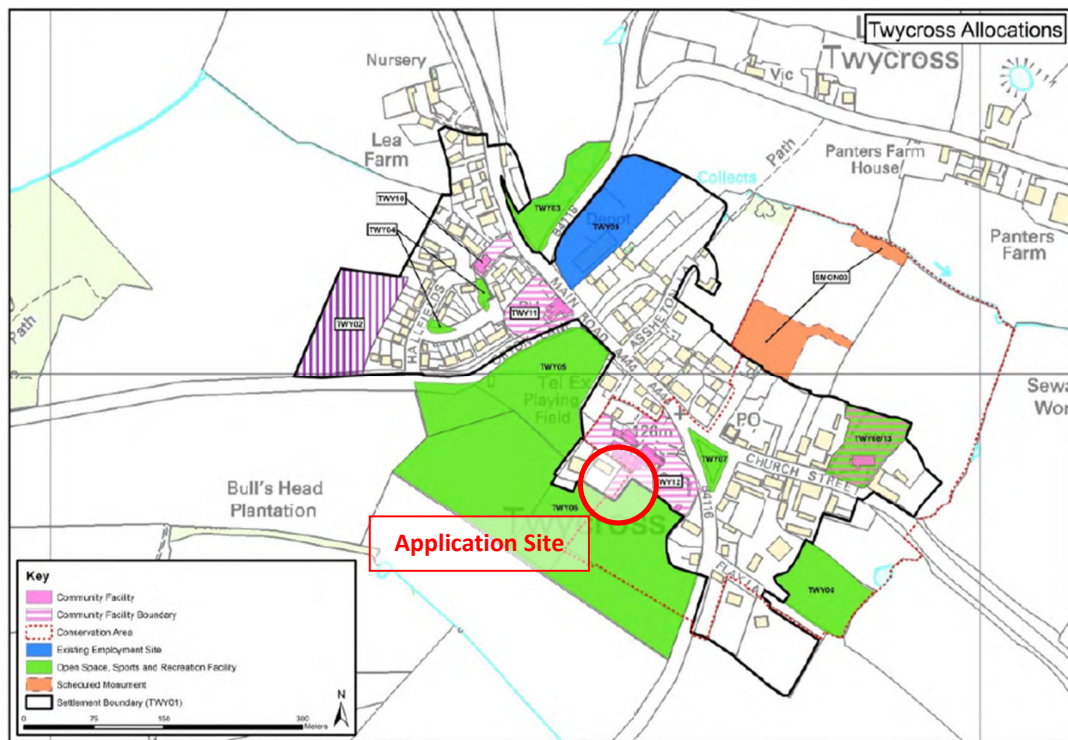
The existing school ranges from two/three storey to single storey. The various buildings associated to the school range in size/scale but are all of a similar architectural style incorporating traditional brick detailing and where possible clay roof tiles. The only more modern additions that are visible relate to solar panels incorporated to help the school seek to become as sustainable as possible. The school has undergone several extensions/alterations over the years to look to maintain a high level of education for its pupils, with extensions/new buildings sympathetically designed/located within the grounds of Twycross House School.

## Google Earth



## Local Area Evaluation

Then site is located outside of the Twycross Conservation Area, albeit along the southern and eastern boundaries, and is located within the Twycross Settlement Boundary [TWY01]. The site is also located within the Community Facility Boundary for Twycross House school and adjacent to the Open Space, Sports & Recreational Facility for Twycross House school.



Twycross Site Allocations and Development Management Policies DPD.



Twycross Conservation Area Appraisal.



## Heritage Statement

The main school building Twycross House school, 1 Main Road, Twycross is a Grade II Listed building. The building was first listed on 7<sup>th</sup> November 1966.

The listing entry on Historic England is as follows:

*House, now school. Dated 1703. Extended in the C19. Red and blue brick chequer with plain tiled roofs and central brick ridge stack. Lobby-entry plan with service wing to right. 2 storeys on stone plinth, with plat band and wooden modillion eaves cornice. Regular 5-window front with single-bay pedimented central projection, made slightly irregular by a deep gabled 2-bay projection to the right with end gable stack. Early C18 wooden cross-windows with lead lattice glazing, now painted, all in segment-headed surrounds. 2 small garret windows in end of right hand wing. Date plaque inscribed W H S 1703 in pediment over entrance. Wide segmental pedimented entrance with shallow fanlight and 6-panelled door, the panels being raised and fielded. Interior: Remains of an early C18 splat baluster two-flight return stair; square newels, corniced upstanding rail and closed string. Hall with chamfered and stopped spine-beam, fireplace with heavy reused bressumer. Panelled piers to arches and corniced window-sills. Later C18 wooden fire surround in the drawing room with heavy volute side supports. Sitting room with marble bolection moulded fire surround set in dado panelling continued as mantel-shelf with egg and dart decoration over fire surround. Study with 3 arched cupboards with doubled panelled doors. Various bolection-moulded door surrounds with raised and fielded panelled doors throughout the building.*

There is another recorded asset within the surroundings, firstly Twycross War Memorial on the green adjacent to the school at the junction of Sheepy Road & Main Road. The second is The Hollis located to the east of the site on the opposite side of Sheepy Road which forms part of the neighbouring Twycross House Pre-Preparatory School which is associated to Twycross House school. This is separated to the site via existing buildings [refer to the separately submitted PL-06\_Proposed Site Context Plan]. These separate listings would not be affected by the proposals.

The proposed development is located to the rear of Twycross House [Grade II listed] building. The proposed building will be detached from Twycross House and separated by an existing area of hardstanding, green-house and existing two-storey extensions to the west of Twycross House. The existing hedgerows will be reduced in height to provide a visual link of the proposed building to the surroundings. The existing Twycross House building is extensive with a large number of extensions located to the west of the building. The site will be located directly opposite a two-storey extension to Twycross House which comprises of a brick ground floor structure and glazed orangery type structure over. There is a brick-built external staircase to the east of this structure that is linked to the listed part of the building. The proposed building would be in keeping with Twycross House, its extensions and the new buildings surrounding the site given its design, scale and positioning. The existing hedgerows and conifers are to be retained, albeit reduced in height in some areas and removed to the south, however the proposed building will be set within the existing green landscape and off-set from the listed area of Twycross House. No works to the listed structure are involved given that the building is detached. Therefore, it is considered that the setting of the listed building will not be harmed by the proposed development.





View towards Twycross House Travelling North Along Sheepy Road [Google Street View].

The application site isn't located within the Twycross Conservation Area but the application red-line does run along the boundary. The area around Twycross House school [excluding the site of this building] has been identified as a 'Key Space'. Given the siting of the building, its scale and design, and proximity of existing buildings to the west and north, it is not considered that this particular proposal would be harmful to the character and appearance of the designated Conservation Area. It is worth noting that the Theatre building, dining facility and language laboratory have been permitted in close proximity to Twycross House school, all of which are substantially larger and taller than the proposed building.

The design proposals and reasons for the building are discussed and analysed further in the document.

## Planning Policy – National Planning Policy Framework [NPPF]

The National Planning Policy Framework (Framework) sets out the Government's planning policies for England and how they are expected to be applied by local planning authorities. The policies contained within the NPPF are a material consideration in the determination of planning applications.

The NPPF identifies the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three overarching objectives are economic, environmental and social.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

When decision taking, para 38 advises local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

### **Planning Policy – Hinckley & Bosworth Local Plan 2006 - 2026**

The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan 2006 – 2026 providing the vision and spatial strategy for the borough. The Core Strategy is the key Development Plan Document for the borough. The Strategy relates to the period 2006-2026. The following policies are considered relevant to the determination of this application:

- Policy 12 – Rural Villages [Twycross]
- Policy 14 – Rural Areas: Transport

### **Planning Policy – Site Allocations & Development Management Policies DPD**

The DPD forms part of the Local Plan 2006 – 2026. The following policies are considered relevant to the determination of this application:

- DM1 – Presumption in Favour of Sustainable Development
- DM2 – Delivering Renewable Energy & Low Carbon Development
- DM4 – Safeguarding the Countryside and Settlement Separation
- DM10 – Development & Design
- DM11 – Protecting & Enhancing the Historic Environment
- DM12 – Heritage Assets
- DM13 – Preserve the Boroughs Archaeology
- DM19 – Existing Employment Sites
- DM25 – Community Facilities

### **Planning Policy – The Good Design Guide SPD [2019]**

The SPD encourages high quality design and ensures that consistent rules are applied to the assessment of design by the Council.

### **Planning Policy – Twycross Conservation Area Appraisal**

The village of Twycross is subject to the Twycross Conservation Area Appraisal including a number of Important Buildings & Listed Buildings. It is a key document published in January 2008 that should be read in conjunction with the Local Plan, Policies DPD & Good Design Guide SPD.



## Planning Policy & Design Assessment

Planning law requires applications to be determined in accordance with the adopted development plan unless material planning considerations indicate otherwise. The NPPF does not alter the statutory status of the development plan as the starting point for decision making.

The development plan identifies a settlement hierarchy for the provision of new development. The site located within the development boundary of Twycross and is classified as a Rural Village within the Core Strategy. There is a presumption in favour of sustainable development [DM1]. There are bus stops in close proximity to the school with bus routes providing links between Twycross, Bilstone, Newton Burgoland, Snarestone, Appleby Magna, Measham, Sheepy Magna, Mancetter, Fenny Drayton & Atherstone.

Policy 12 identifies development will be supported if it complies with Policy 17 Local Needs and/or support development to small scale employment uses within Rural Villages. Within the Site Allocations & Development Management Policies DPD outlines Twycross House School as a Community Facility. The policy further states that small scale developments that meet a 'local need' will be permitted provided that the development is of a scale and design which fully respects the character of the settlement concerned. Policy 12 also outlines the requirement for new development to respect the character and appearance of the Twycross Conservation Area by incorporating locally distinctive features of the conservation area into the development.

Policy DM4 seeks to protect the intrinsic value, beauty and open character and landscape character of the countryside. Policy DM10 seeks to ensure that new development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. The site is located within the Development Boundary to Twycross and is located outside of the Conservation Area, albeit along the Conservation Area boundary and adjacent to Twycross House [Grade II Listed]. The site currently comprises of a Green-House and garden-kitchen used solely by the school bound on three-sides by hedgerows. The building will be located to the rear and side of Twycross House school [Grade II Listed]. The building has been designed to reflect the character and appearance of Twycross House school and the extensive extensions/new buildings associated with the school. The building will be single-storey located adjacent to an existing single storey dwelling. To the east are larger two-storey buildings on the opposite side of the extensive landscaped grounds which extend to the rear of the school. The building design has been discussed further in the report but is to reflect the character and appearance of the surroundings. The scale and appearance of the proposed building will be in keeping with the surroundings and will not materially impact Twycross House school to the north east, which has had extensive alterations over its lifetime with a large number of linked extensions to the west.

The land to the south of the site comprises of the playing fields associated to Twycross House school as set out in the Twycross Allocations plan within the Site Allocations & Development Management Policies DPD. This extends further to the south of the site with built form projecting further south along Sheepy Road to the



Policy DM10 requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. There is an existing dwelling located to the west of the site, The Follies. This property is a residential bungalow that is associated with the school and has been used as a residence associated to the school for many years. Currently there is a footpath access from the application site to the bungalow. This will be retained as part of the proposals with an additional fire-exit door located facing The Follies. Currently there is not set boundary to the property with no fenced garden given that this is utilised by the school. The door will be glazed with frosted film and only used as an emergency escape route when required. There are no windows proposed to overlook the garden amenity area to the bungalow and therefore the proposal would therefore not have any adverse overlooking impacts into the neighboring habitable windows. Fencing could be introduced to separate the properties if required but the applicants are happy with the current arrangement.

The proposed building has been designed to be a stand-alone art block for the school. The current set-up isn't adequate and additional space is required. The building will become the sole art block for the school allowing for separation/splitting into 2 no. classrooms internally and also walls removed to provide a large open plan art exhibition space for external and internal moderating of students work. The building will allow for the school to enhance students current experience.

The proposals seek to incorporate solar panels to the building to continue Twycross House schools commitment to sustainable development. The school has previously incorporated solar panels to various existing buildings in an effort to be as sustainable as possible. The proposed building would seek to incorporate solar panels and air source heat pump along with insulation values to comply with the enhanced current building regulations standards [Policy DM2 ]. Policy DM12 states that planning applications for the development of renewable energy and low carbon development installations at the domestic, community and commercial scales will be supported where all reasonable steps have been taken to avoid or mitigate any adverse impacts. The proposed development will need to have specific regard also to Policy DM11– Protecting & Enhancing the Historic Environment & Policy DM12 – Heritage Assets.

As outlined within the Heritage Statement the site is located adjacent to the Conservation Area and located directly to the south [visually linked] to Twycross House school [Grade II Listed]. The proposed development seeks to incorporate a single storey building as a dedicated art block for the school. The current site is bound on three sides by tall dense hedgerows [to be mostly retained and reduced in heights in areas]. The proposed building has been designed to reflect the architectural character/design of Twycross House school and surrounding buildings. There are intermittent long-distance views of Twycross House to the south east. These will be retained due to the building being off-set to the west and single storey. To the south of the application site there are a number of dense trees and hedgerows. Existing views of the school will be retained from public views, albeit new-build theatre and dining hall [both significantly larger], have been built to the east of the site.



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**Proposed Side Elevation**  
Scale 1:50

1.8m high Treils Fencing With AGP's Located Behind

Brick Veneer - Exposed to Match Existing School With Black PVCU Windows/PVCU with White PVCU Frame Board Between Windows to Match Existing

Brickwork Facade with Bricks to Match Existing (Also Incorporating Blue Brick DPC)

Flash Salar Panels to Enhance (Customised for New Classroom Including AGP's)

White PVCU Windows With Features Brick Arch Headers to Match Existing School

Traditional Clay Roof Tiles to Match Existing School (Uniform 20 Degree Roof Pitch Required)

New Steel Equipment Store to Replace Existing Room + 15000 Litre Bore to Rear

Valley Panels

Hedge Retaining at 1m High To Rear

Hedge Reduced From 2.4m High to 1m High

Existing Ground Level

**Proposed Side Elevation**  
Scale 1:50

Hedge Retained at 1m High To Rear

Existing Ground Level

New Steel Equipment Store to Replace Existing Room + 15000 Litre Bore to Rear

1.8m high Treils Fencing With AGP's Located Behind

Hedge Removed for Art Building + Fire Escape

AGP's Fire Room Recessed Doors

**Proposed Front Elevation**  
Scale 1:50

White PVCU Doors With Features Brick Arch Headers to Match Existing School

Hedge Retained at 1m High

Part of Hedge Removed for Art Building + Fire Escape

Existing Ground Level to Front Screen Building

1.8m high Treils Fencing With AGP's Located Behind

**Proposed Rear Elevation**  
Scale 1:50

1.8m high Treils Fencing With AGP's Located Behind

The site is located within the grounds of Twycross House school and within the historic core of Twycross, and lies to the south of a Scheduled Ancient Monument, consisting of a moated site and fishponds. Previous investigations have revealed ditches, post holes, pits and a pond that may be associated with the moated site. Roman pottery has also been found to the south-east. It is noted that in previous applications archaeological written scheme of investigation and watching briefs have been conditioned post-approval for the theatre building [most recent new building].

The proposed new art building will help for the school to maintain a high level of amenities for its students. The school is located within Twycross and has been central to Twycross since 1977. Throughout the years, the school has undergone extensive alterations with extensions and new buildings to maintain the high levels of standards and amenities expected of the school. The building will not require any additional staffing levels, however it will help the school to maintain its ever expanding amenities required for the education of its students.

The school and its grounds are identified within the Site Allocations & Development Management Policies DPD as a community facility. The site is located within the community facility boundary and identified as a key space within the Conservation Area Appraisal. The building will as discussed, allow for the enhancement of the facilities within Twycross House School. As outlined in Policy DM25 the provision of new additional community facilities is particularly welcome in the borough especially in the rural areas. The Core Strategy seeks to ensure rural communities have access to a range of shops, education, community and leisure facilities. The proposed new building will be located within the community facility boundary, within the settlement boundary and adjacent to the conservation area. The building will enhance the existing community facility whilst sympathetically being introduced adjacent to the Conservation Area in close proximity to Twycross House school [Grade II listed].

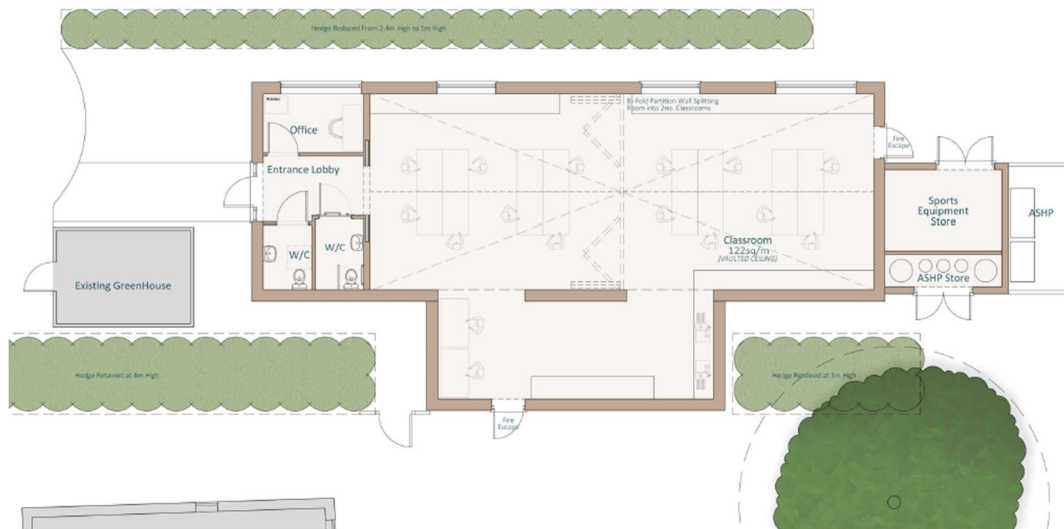


Proposed Site Context Plan

## Scale, Appearance & Design

The scale and appearance of the building as outlined within the document will be in-keeping with the surroundings and will not adversely impact the setting of the listed building. The design, scale and appearance have been discussed already within the document but the points can be summarized as follows:

- The proposed building will be single storey as to reduce any impact to the surroundings an in-keeping with the adjacent bungalow.
- The building will be of a traditional construction incorporating brick facades [to match existing – sample to be agreed], plain clay roof tiles, brick eaves and verges to align to the surrounding buildings. This will help to match the high quality architectural detailing that is present on Twycross House school and the various extensions/outbuildings.
- Incorporating of solar panels, air source heat pump and enhanced insulation requirements under the new building regulations.
- . The building will be single-storey located adjacent to an existing single storey dwelling. To the east are larger two-storey buildings on the opposite side of the extensive landscaped grounds which extend to the rear of the school. The building design has been discussed further in the report but is to reflect the character and appearance of the surroundings. The scale and appearance of the proposed building will be in keeping with the surroundings and will not materially impact Twycross House school to the north east, which has had extensive alterations over its lifetime with a large number of linked extensions to the west.
- The proposals seek to incorporate a sports equipment store to the rear, removing the existing timber shed utilised for said storage. This will also incorporate a plant room for the air source heat pumps with the air source heat pumps located behind timber fencing. This is to protect the setting of the listed building and conservation area. These elements of the building will be of a lower height to reduce the overall massing of the development.
- The proposals will incorporate a linear gable ended building running from north to south. To the frontage the building will incorporate student amenities – toilet, office & entrance lobby. The classroom will be separated from the entrance lobby via double pocket doors opening out onto a 122sq/m classroom incorporating a vaulted ceiling. To the west of the building there will be a double-gable link providing art amenities to the classroom – washing facilities and storage along with a fire-escape door. This is to reflect the character of the surroundings with a double gable incorporating a valley between and rain water hopper at the junction. This detail is evident on Twycross House school to the north where a number of gables adjoin one another with valleys details.
- The proposed classroom can be split into 2 with temporary sliding doors which will allow for dual lessons to be run concurrently. The overall building will be 142sq/m for the classroom and ancillary accommodation with the plant room/sports equipment store totaling 13sq/m.



Proposed Floor Plan

### Landscape Strategy

The proposed development will seek to remove an existing garden-kitchen to be replaced by the art building. The site is bound to the east, south and west by existing mature coniferous hedgerows. It is proposed to retain the eastern hedgerow albeit reduce this in height to 1m. The southern hedgerow will be removed to make-way for the sports equipment store, plant room and air source heat pump housing. The existing coniferous hedgerow to the west will be retained in part with some removed to incorporate the side projection to the classroom. There is an existing tree to the west within the garden of The Folly that is to be retained. The proposed development will not have any adverse impact on the green space associated with the school as outlined within the Site Allocations & Development Management Policies DPD.

## Conclusion

The proposed building seeks to provide enhanced amenities for the students of Twycross House school. The building has been strategically located and sensitively designed to enhance the setting of the listed building, Conservation Area and overall school. The building will be located to the south-west of the Grade II listed building, however the building has been designed to reflect the architectural detailing of Twycross House School. No works to the listed structure are involved given that the building is detached. It is not considered that this particular proposal would be harmful to the character and appearance of the designated Conservation Area. It is worth noting that the Theatre building, dining facility and language laboratory have been permitted in close proximity to Twycross House school, all of which are substantially larger and taller than the proposed building. Therefore, it is considered that the setting of the listed building and Conservation Area will not be harmed by the proposed development. The proposed development seeks to harmoniously integrate into the school setting whilst providing an enriched level of learning for its students.