

HERITAGE, DESIGN & ACCESS STATEMENT

Householder & Listed Building Application
Dovecott Barn, Ravenstone Farm, Main Street, Higham on the Hill
May 2024

Dovecott Barn,
Ravenstone Farm,
Main Street,
Higham on the Hill,
CV13 6AH,

Introduction

This Householder & Listed Building Application relates to the construction of a new-build glazed single storey rear extension to Dovecott Barn and proposed introduction of 4no. roof lights to the existing dwelling. The application is made on behalf of Mr & Mrs Taylor who own the property.

This Heritage, Design & Access Statement illustrates how the design of the development responds to the context of the surroundings, more specifically 60 Main Street [Listed Entry Number 1361311], Grade II Listed, located within the Higham On The Hill Conservation Area. The application dwelling is curtilage listed to 60 Main Street.

The Existing Site

The site is located to the centre of Higham On The Hill off Main Street. The application dwelling originally formed part of Ravenstone Farm and has been sensitively converted to a residential dwelling. The conversion works have been sensitively undertaken to ensure its rural character and appearance is conserved and it continues to contribute to the significance of the farm. The application dwelling is located to the rear of 60 Main Street located within a courtyard. The dwellings rear [southern] boundary forms the Conservation Area boundary & Settlement Boundary to Higham On The Hill.

Bing Maps [Application Site Indicated In Red]



Local Area Evaluation

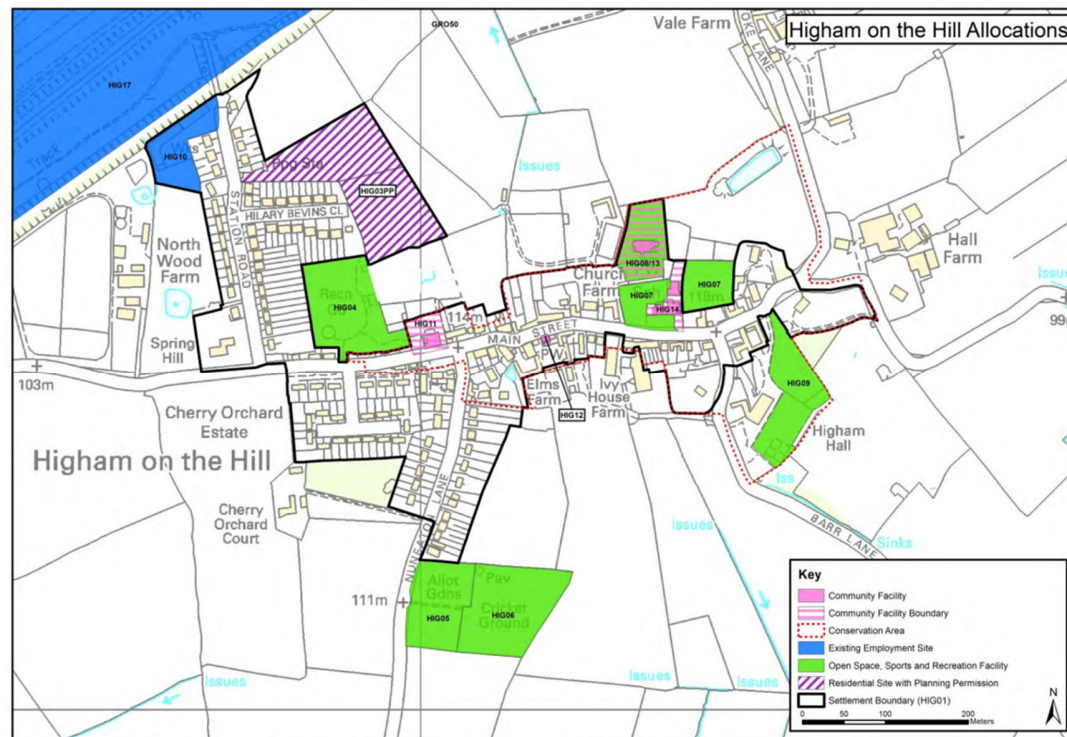
The site is located within the centre of the Higham On The Hill Conservation Area. The application dwelling is located to the rear of a Grade II Listed property 60 Main Street. The application dwelling formerly formed part of Ravenstone Farm and is therefore curtilage listed. The proposals seek to provide a modern single storey rear extension to the property and introduction of 4no. roof lights into the roof plane of the existing dwelling.

The dwellings to the east and west of the property are all curtilage listed. There are a number of rural outbuildings and located to the east along with a round horse menage/pen with a further menage located to the south. The dwelling has parking located to the frontage within the shared courtyard to the rear of 60 Main Street, and a detached garage located to the south-west of the property accessed via an undercroft. The car parking is located to the rear of the existing barns with hardstanding fronting the garage which is shared with another property.

The property is accessed between 60 Main Street [Grade II Listed] and 58 Main Street [Significant Local Building]. The courtyard is identified within the Conservation Area as an important space with views through to the south via the undercroft as a view to be protected. The proposed extension to the dwelling wouldn't be visible from Main Street, nor would it impact the protected views or courtyard fronting the dwelling.

三

Higham On The Hill Settlement Boundary



Dovecott Barn



Google Street View

Heritage Statement

The application dwelling is curtilage listed to 60 Main Street [Grade II Listed].

Heritage Category: Listed Building

Grade: II

Date First Listed: 10th August 1989

List Entry Name: 60, Main Street



Stock Photograph – Historic England

<https://historicengland.org.uk/listing/the-list/list-entry/1361311>

Listing Entry on Historic England As Follows:

SP 39 NE HIGHAM-ON-THE-HILL MAIN STREET (south side) 9/18 No. 60

GVII

House. Late C18. Red brick; slate roof; brick end stacks. 3 storeys with brick eaves cornice. Regular 3 window front, narrower in centre; large early C20 casements with blind segmental heads to ground and first floors. Central flush panel door with transom light over.

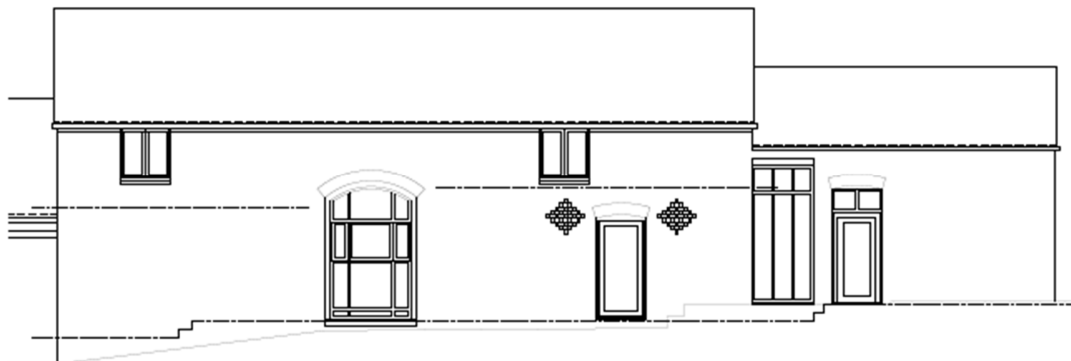
Listing NGR: SP3813095438

As outlined within the Conservation Area Appraisal, the site is within a sensitive location. The application dwelling is curtilage listed to 60 Main Street to the north. The proposals seek to introduce a new single storey modern rear extension to the property. The proposed extension will not be visible from the road, nor 60 Main Street. The proposed extension has been sympathetically designed to respond to the rural architectural character of the property. The extension will be single storey and have a simple gable roof projection. The extension will be of a traditional brick construction with bricks to match the existing. The extension will be located off the current kitchen/dining area at the corner of the barn. The existing barn is in a 'U' shape surrounding the courtyard.



Proposed Floor Floor Plan Showing Extension Located to Edge of Building Continuing Linear Run of Barn.

The extension has been located to the corner of the existing buildings which will continue the linear form of the original barn. The extension has been sympathetically located to respond to the existing architectural setting and style. The simplistic design responds to the existing architectural detailing. The distinction that this is an extension will be through the large glazed opening to the gable end with bi-fold doors onto the garden with glazing over. The extension will have a lower eaves and ridge height than the existing also to provide a subservience to the extension. The extension has also been reduced in width slightly from that of the original, again to sympathetically show that the extension is not original.



Existing Rear Elevation
[Facing South]



Proposed Rear Elevation
[Facing South]

There are also 4no. roof lights proposed to the property. The first 2no. roof lights proposed will be located to the rear of the dwelling [south] off the first floor bedroom. A further 2no. roof lights are proposed to the east of the property along the single storey projection forming the kitchen/dining room. These 2no. roof lights will be visible from the courtyard, however they will be conservation style roof lights and were previously approved [18/01131/LBC].

The above drawings outline the single storey rear extension. The extension has been sympathetically designed to respond to the surrounding context. The extension will be of a traditional design with modern glazing to the gable end. Given the siting of the extension, its scale and design, it is not considered that this particular proposal would be harmful to the character and appearance of the designated Conservation Area or listed building.

Involvement

The design proposals have been discussed with Paul Grundy [Senior Planning Officer – Conservation & GIS], via email in March 2025. The proposals were provided within the email to Paul who gave informal feedback on the design. The feedback was positive with Paul suggesting that the application be submitted with some minor design alterations.

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.

Within the Hinckley & Bosworth Core Strategy, Higham On The Hill is identified as a Rural Village. The development plan identifies a settlement hierarchy for the provision of new development. The existing dwelling is located within the settlement boundary of Higham On The Hill. The proposed extension would be located outside of the settlement boundary within the countryside. The extension is located within the domestic curtilage of the property with the garden to the dwelling being outside of the conservation area and settlement boundary. This is also the case for the detached garage located to the west.

Site Allocations & Development Management Policies DPD, Policy DM10 seeks to ensure that new development complements or enhances the character of the surrounding area regarding scale, layout, density, mass, design, materials and architectural features. The dwelling is located within the settlement boundary for Higham On The Hill, however the proposed extension would be outside of this and located within the countryside. The proposed extension has been sympathetically designed to the existing dwelling that is curtilage listed to 60 Main Street [Grade II Listed]. The extension has been sympathetically designed to continue the linear form of the original barn. The proposed design responds to the character with a traditional gable roof construction, brick façade to match the existing however a large glazed gable end to provide a modern appearance to the extension. The proposed extension will not be visible from Main Street, the courtyard or the Grade II listed building. The design has also been discussed with Paul Grundy who outlined that in his opinion the proposed small extension would be acceptable in principle, subject to some minor design alterations which have taken place.

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. The proposed extension would be single storey and located within the rear garden of the existing property. There would be no overlooking issues and/or visual impacts on any surrounding properties.

As set out in Policy DM12, proposed development will need to continue to protect or enhance/contribute to the distinctiveness of the areas in which they are located. The proposed single storey rear extension has been designed to respond to the surroundings. The location of the extension was crucial in this aspect, making sure its siting wouldn't harm the distinctiveness of the 'U' shaped rural barns converted from the former Ravenstone Farm. The building would continue the original form of the linear barn, however its scale and design have been reduced to clearly define the extension from the original barn conversion. As outlined in Policy DM12 – Heritage Assets, the preservation of key views should be retained within the Conservation Area [as outlined in the Higham On The Hill Conservation Area Appraisal]. The proposed extension wouldn't impact the key views through from Main Street to the courtyard or open countryside beyond, nor would the extension impact the setting of 60 Main Street.



The proposed building height has been designed to be set below the existing to provide a hierarchy to the original conversion. The building massing is evident to continue the linear form of the existing barns, however the physical appearance of the extension has been to sympathetically add to the original property. By having reduced roof heights this will create a subservience and also respond to the character of the existing barn conversions that comprise of a mixture of building heights.

The extension design is in keeping with the traditional rural surroundings, yet subtle design detailing has been introduced to provide modern architectural features such as the tall glazed gable end. The proposed extension wouldn't cause adverse harm to the surroundings [Policies DM11 & DM12]. The proposed extension would also accord with the details as set out within the Hinckley & Bosworth Good Design Guide SPD.

Conclusion

The proposed alterations seek to incorporate 4no. roof lights to the existing barn, some of which have previously been approved. Along with these alterations the application seeks to introduce a new single storey rear extension to the curtilage listed dwelling. The dwelling was formerly barns within Ravenstone Farm. The barns have been sympathetically converted into residential dwellings with the courtyard maintained to the front of the barns which forms part of the curtilage listing to 60 Main Street, a Grade II listed property.

The proposed alterations will not be visible from Main Street, they will not adversely impact the listed building and/or courtyard fronting the properties. The extension has been sympathetically designed to respond to the rural character of the development with the location of the extension key to this. The extension will be located in the south-eastern corner of the current 'U' shaped barn conversions. The proposed extension will be located to the rear along the southern elevation off the existing kitchen/dining room and will continue the linear form of the original barn. There is development established within this area outside of the settlement boundary, notably the detached garage for Dovecott Barn located to the south-west accessed via an undercroft off the shared parking courtyard.

The traditional design will continue the rural architectural style of development with some modern detailing introduced to provide differentiation between the conversion and new-build. The scale, design and appearance of the extension will be in keeping with the surroundings and will not be harmful to the surroundings.