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Design, Access and Heritage Statement
Detailed Planning and Listed Building Submission

PROPOSED EXTENSION & ALTERATION WORKS

Mortimer House, Washpit Lane, Barlestone

CLIENT: MR AND MRS S MORTON
JOB REF: 11.2667

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CONTENTS

1.0 Introduction

2.0 Site Description

3.0 Site Appraisal

3.1 Physical Context
3.2 Social Context
3.3 Economic Context
3.4 Planning Policy Context
3.5 Pre-application advice
3.6 Evaluation of information gathered

4.0 Design Principles

4.1 Amount and Use
4.2 Layout
4.3 Scale
4.4 Landscaping
4.5 Appearance

5.0 Heritage Information

6.0 Access

7.0 Conclusion

8.0 Supporting Documentation

1.0 INTRODUCTION

The Design and Access statement has been prepared in respect of the proposed extension and alteration works at Mortimer House, Washpit Lane, Barlestone, Nuneaton.

David Granger Architectural Design Ltd. is committed to quality design. The Design and Access statement presented here is to supplement the planning application in respect of the aforementioned site in line with government planning guidance and demonstrates the processes we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment and makes a positive contribution to the village and outlying area.

The scheme has been designed with regard to the policies and proposals of the development plan and current national planning policy guidance and comments from the local authority.

2.0 SITE DESCRIPTION

Barlestone is a civil parish in the Hinckley and Bosworth Borough District of Leicestershire, England. The 2001 census recorded a population of 2471. The village adjoins the neighbouring village of Osbaston. The village has a number of churches, public houses and a Co-operative store.

3.0 SITE APPRAISAL

3.1 PHYSICAL CONTEXT

Mortimer House is a Grade II listed building in the north east corner of the church yard which lies at the historic heart of the settlement of Barlestone. The house itself varies between 2 and 3 storey and is constructed using red facing brickwork with areas of random stonework and plain tiles. The single storey outbuilding to which this application also relates is constructed using the same materials.

3.2 SOCIAL CONTEXT

The existing buildings are in good repair and minimum works are proposed to the external appearance of the building. The proposed works are within the curtilage of the property and will have limited or no impact on local residents.

The proposals will make the property more attractive to modern living thereby securing its long term future. The design of the scheme will link the main farmhouse to the existing ancillary accommodation.

3.3 ECONOMIC CONTEXT

The proposal is likely to have a small but none the less positive impact on the local economy through the creation of work for local trades people and use of locally sourced materials.

3.4 PLANNING POLICY CONTEXT

The proposed site lies within the attractive village of Barlestone. It sits within the settlement boundary and within the boundary of open spaces and areas of specified character within settlements.

Links to copies of the relevant development plan policies can be found on Hinckley and Bosworth Borough Council's website at www.hinckley-bosworth.gov.uk. Links to current national planning policy documents can be found at www.communities.gov.uk.

NATIONAL PLANNING POLICIES

Planning Policy Statement 1 "Delivering Sustainable Development" (PPS1)

The guidance in PPS1, which is intended to complement, rather than to replace or override, other national planning policy advice, seeks to promote sustainable and inclusive patterns of urban and rural development by, amongst other things, making suitable land available for development, protecting the historic environment and ensuring high quality development that supports existing communities (para. 5).

PPS1 also advocates locating new development where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, but it recognises that this may be more difficult to achieve in rural areas (para. 27(v)).

PPS1 also notes that 'where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise' (para. 8).

PPS5 planning for the historic environment sets out the governments planning policies on the conservation of historic environment. This document replaces PPG15 and PPG16. It seeks to ensure that the historic environment and heritage assets are conserved.

The proposal has been designed having regard to National and Local Planning Policy and Guidance and in particular reference has been made to the relevant Built Environment Policies within the Local Plan.

The relevant policies are listed below.

Policy BE1 – Design and Siting of Development

The Borough Council will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development:

a) Complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

b) Avoids the loss of open space, important gaps in development, vegetation and features which contribute to the quality of the local environment;

c) Has regard to the safety and security of both individuals and property;

d) Incorporating design features which reduce energy consumption, encourage recycling and minimize the impact of the development on the local environment;

e) Incorporates landscaping to a high standard where this would add to the quality of the design and siting;

f) To which the general public would have access, has regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young children;

g) Ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities;

h) Is not adversely affected by activities in the vicinity of the site which are likely to cause a nuisance to the occupiers of the proposed development;

i) Does not adversely affect the occupiers of neighbouring properties; and

j) The development of the site is not prejudicial to the comprehensive development of the larger area of land which the development forms part.

In addition for residential proposals, planning permission will be granted where the development:

i) Provides a strong common link between the proposed buildings, spaces and landscape features and the character of the local area;

ii) Ensures an adequate degree of amenity and privacy is provided by the space between the buildings; and

iii) Provides sufficient garden area with boundary treatment that reflects existing features on the area.

Policy BE4 – Alterations to Listed Buildings

Planning permission will be granted for alterations and additions to listed buildings only if it can be demonstrated that the proposal would not detract from the architectural or historic character of the building.

The Borough Council will seek to ensure that the scale, form, siting, materials, features and details which contribute to the architectural, historical, archaeological or technical interest of the building are retained and where appropriate, reinstated or enhanced.

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.

3.5 PRE APPLICATION CONSULTATION

Planning policy statement 1 explains the importance of pre application discussions and the benefits both developers and local planning authorities may gain in ensuring a better mutual understanding of objectives and the constraints that exist. It advises that the local planning authorities and applicants should take a positive attitude towards early engagement in pre-application discussions.

Throughout the design process it was felt that pre application advice would help mould the design to avoid any problems or issues when the planning application was submitted.

Pre application advice was sought from the local authority in the form of informal officer views following the submission of sketch proposals to Mr B Whirrity at Hinckley and Bosworth Borough Council on 23rd June 2011.

Following this Mr Whirrity confirmed by telephone that although he had no issue with the principle of the proposals, the impact where the glazed link adjoins the listed building is too great therefore be suggested a reduction in size where the link adjoins the dwelling.

3.5 EVALUATION OF INFORMATION GATHERED

The site's context has been appraised through site visits, a desk top study of relevant policy material and a visual appraisal of the site and its surroundings. The proposal has been prepared having regard to an assessment of the relevant development plan policy background as well as a review of national planning policy guidance and various other local policies and strategies considered to be relevant to this application.

The site's full context has been assessed – this includes physical (landscape, buildings etc) social (nature of the community), economic (effect on local economy), and planning policy. From assessing this information the site presents the opportunity to provide suitable proposals that are not over intrusive or out of character with the pattern grain and feel of development within the village.

The proposals are considered to provide a sensitive design which complements the dwelling and does not have an adverse impact on the listed building.

In terms of constraints, consideration has been given to the need to maintain the special architectural and Historic interest of the building.

The scheme has now been designed to take into consideration the comments made by Mr Whirrity.

4.0 DESIGN PRINCIPLES

4.1 AMOUNT AND USE OF DEVELOPMENT

One of the principle objectives of this development is to improve the appearance of the house and generally update it for use as a modern dwelling. In overall terms the development seeks to provide an appropriate scale of development which will not adversely affect the character of the building or the setting of the listed building.

This is a detailed planning application for the proposed extension and alteration works to Mortimer House, Washpit Lane, Barlestone, Nuneaton.

The amount of development proposed has been designed and laid out with specific regard to the site's context, the setting of the listed building and the character and appearance of the area. In particular care has been taken to ensure that the living conditions of occupiers of neighbouring properties have been protected (no unacceptable overlooking, loss of privacy or loss of outlook), but at the same time seeking to make the most efficient use of the site in accordance with planning policy guidelines. The amount proposed is the minimum necessary to meet the client's needs.

There is a need to maximise the development potential of any suitable housing land or buildings with due regard to its planning context. The design and layout of the scheme are fundamental issues in order to achieve this objective.

4.2 LAYOUT

The layout of the proposed part glazed link has been designed to reflect the criteria set out in Local Plan Policies BE1, BE4 and BE5 with particular attention to protecting the setting of the listed building. The link will provide a walkway between the existing Mortimer House (Grade II Listed Building) and the adjacent single storey linear building. The overall layout of the development will remain unchanged with the link being the only new structure proposed.

4.3 SCALE

The extension has been designed so that it is subordinate to the principal building but complements the dwelling by linking it to the existing outbuilding. The mass and scale of the proposals are in keeping with the development and provide an attractive addition to the property.

The highest point of the extension measures 3.6m with the small link to the principal dwelling measuring 3m.

The detailed dimensions of the proposals are indicated on drawing number 11.2667.05.

4.4 LANDSCAPING

The proposals will provide no change to the soft landscaping on the property, but a new terrace area to match the existing is proposed.

4.5 APPEARANCE

The external appearance of the scheme seeks to enhance the setting of the building through the use of quality materials and traditional craftsmanship. The materials and detailing will be in full consultation and agreement with the Local Authority and Conservation Officer.

The works to the property will allow a consistency of design to be achieved on the dwelling and an improved visual appearance.

The extension provides a sympathetic addition to the existing dwelling whilst providing much needed accommodation.

Materials Schedule:

- Walls to be facing brickwork to match existing with oak framed glazed garden room
- Roof to be plain tiles to match Mortimer House
- Windows and doors to be painted timber flush casement windows and timber doors, set in reveal, brick or lead cill
- Rainwater goods to be black UPVC to match existing

5.0 HERITAGE STATEMENT

This section of the design and access statement has been prepared to inform and support the proposals for the proposed extension and alteration works at Mortimer House, Washpit Lane, Barlestone, Nuneaton.

Development Proposal

This is a detailed planning application for a proposed extension and link between the existing principal dwelling and the existing outbuilding on site, along with internal alterations to the existing outbuilding.

The proposals are considered to provide a sensitive design which complements the local architectural styles and does not have an adverse impact on the listed building.

Planning Policy

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines Conservation Areas as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and section 72 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area when carrying out its planning functions.

In addition Section 66 of the Act requires local planning authorities to have regard to the desirability of preserving the setting of listed buildings.

Planning Policy Statement 1 'Delivering Sustainable Development' (PPS1)

The guidance in PPS1, which is intended to complement, rather than to replace or override, other national planning policy advice, seeks to promote sustainable and inclusive patterns of urban and rural development by, amongst other things, making suitable land available for development, protecting the historic environment and ensuring high quality development that supports existing communities (para. 5).

PPS1 also advocates locating new development where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, but it recognises that this may be more difficult to achieve in rural areas (para. 27 (v)).

PPS1 also notes that 'where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise' (para. 8).

Planning Policy Statement 5: Planning for the Historic environment sets out the governments planning policies on the conservation of Historic Environment. This document replaces PPG15 and PPG16. It seeks to ensure that the Historic environment and Heritage assets are conserved.

Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The guidance goes onto suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPA's should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation.

Where development proposals affect heritage assets PPS5 requires the submission of additional information, proportionate to the importance of the heritage asset concerned, that provides a description of the significance of a heritage asset affected and an understanding of the impact of the proposed works on the significance of the heritage asset (Policy HE6).

Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.

Assessment of Heritage Asset

Mortimer House is a Grade II Listed Building.

The listing detail states:-

1. Barlestone Washpit Lane
   SK 40 NW
   (North side)
   2/5 Church Farmhouse (No 11)
   7.11.66

   G.V.II

2. House. Early C18 with early C19 alterations and addition. Red brick with stucco dressings, plain tiled roof, 2 wall and single gable stacks. 3 storey 4 bay C18 block, with stone plinth, stucco first and second floor bands and moulded parapet. To each stage are four mullioned and transomed windows, with small panes, flat wedge brick arches and keystones. Between the first floor central windows is an ashlar panel. To the left is a lower 3 storey later 2 bay wing with slate roof and dog toothed eaves. Half glazed C19 door with above 2 light casements. The bay to the left contains a single 3 light casement to each floor.

   Listing NGR: SK4279705924

Impact on the Heritage Asset

The most important issue with the design of the proposals is the impact it will have on the surrounding development, especially Mortimer House. The sympathetic design of the proposals ensure that the new works will not alter or diminish the significance of this Heritage Asset. The quality of workmanship and the materials used will reduce any impact on the area, by enhancing the aesthetic appearance of the property.

Conclusion

In accordance with Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, we have found through identification of the significance of the adjacent designated heritage asset that the proposals will preserve the setting of the heritage asset.

6.0 ACCESS

The existing access will remain unaltered by these proposals.

The proposals will be designed in compliance with Part M of the Building Regulations.

7.0 CONCLUSION

The proposals seek to enhance the setting of the building and its position within the village. The proposal will achieve the desired requirements of the occupants whilst not being obstructive to neighbouring properties.

8.0 SUPPORTING DOCUMENTATION

Existing drawings	By David Granger Architectural Design Ltd
Detailed design	By David Granger Architectural Design Ltd
Appendix A	Photographs

APPENDIX A



View of the front of Mortimer House, listed building from the courtyard



View of the adjacent associated ancillary building from the courtyard



View of relationship between Mortimer House and the associated ancillary building



View of existing porch entrance to be demolished and location of new glazed link



View of Mortimer house with ancillary building in foreground and location of extension / link

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