



UNIQUE ARCHITECTURAL SOLUTIONS – PLANNING – BUILDING REGULATIONS
RESIDENTIAL – RETAIL – COMMERCIAL

Heritage/Design and Access Statement

Proposed single storey extension to 5 Pipe Lane, Orton on The Hill, Atherstone, Leicestershire, CV9 3NF

This statement is to accompany a planning application for the proposed extension to the existing dwelling.

The application site is located to the rear of Grade II listed Lower Farm, Pipe Lane Listing entry 1074183. The site also lies within the designated Orton on the Hill Conservation Area.

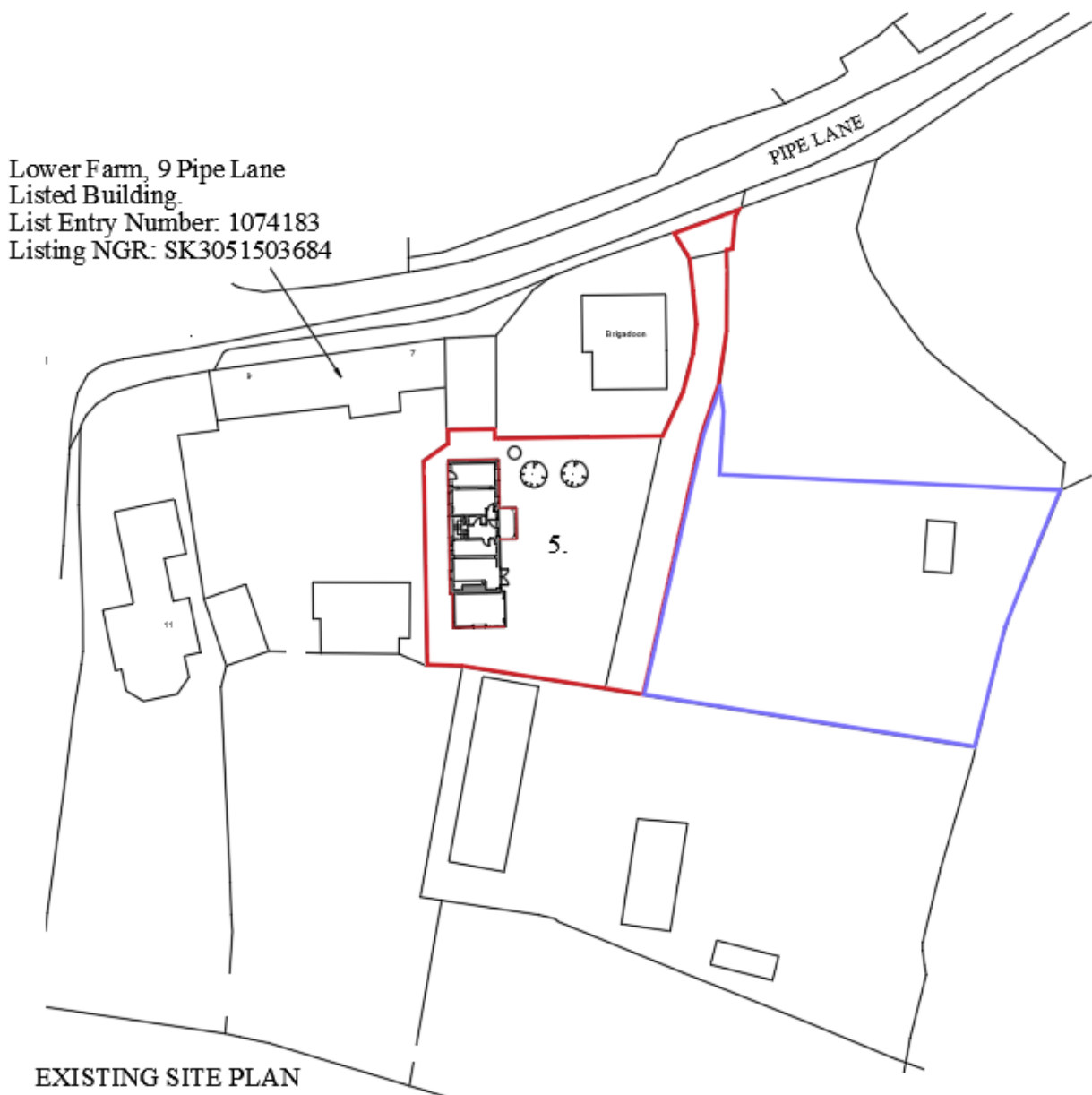
Listing Entry

SK 30 SW TWYCROSS PIPE LANE (south-east side)4/120 Orton-on-the-Hill No. 9 (Lower Farm)

Farmhouse, now house. C17 with later alterations and additions. Timber framed on stone plinth with painted brick infill panels and painted brick additions, plain tile roof and painted brick ridge stacks in centre and to right. Original building to the left; 2-bay end entry plan. 2 storeys now but the roof was raised in the C19: 2 tiers of rectangular panels and one surviving brace. Irregular fenestration; casements; one to first floor left and one to ground floor left and right of centre. Door to right. C19 extension to the right with 2 ground floor casements to left and centre and first floor casement to right. C20 door to right. Interior: Cross-frames survive including roof trusses; more exposed framing in rear wall.

Listing NGR: SK3051503684

The following site plan shows the relationship of the listed building to the application building site



The dwelling is not connected to the listed building and is fully screened from the road frontage by the listed building and the relatively new two storey detached dwelling known as Brigadoon. The existing dwelling also sits back from the adjacent converted barn buildings.



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The proposal is for an extension to the existing dwelling which would be sustainable and therefore in accordance with both Local and National planning policy, which provide a presumption in favour of sustainable development.

Local policy requires that the setting of listed buildings and the special character and appearance of conservation areas be preserved or enhanced by the control and design of new development, including alterations and extensions, building materials, finishes and techniques. Policy will also seek to protect and enhance the historic environment and heritage assets to ensure that new development will complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features. The existing dwelling along with the proposed orientation of the proposed extension is located to ensure that it will have no direct effect on the adjacent listed building or its setting.

The proposed extension will be constructed in materials to match existing, along with traditional detailing to ensure that the extension respects the appearance of the existing dwelling. The extension will be single storey, respecting the scale of the existing dwelling. The extension sits to the rear of the existing dwellings that front Pipe Lane and back from the building line created between Brigadoon and the converted barns to the South of the existing dwelling. The proposal would not be prominent within the street scene. The proposal would therefore preserve the character and appearance of the setting of the adjacent listed building and wider Orton on The Hill Conservation Area.

The proposal would not have any impact on parking arrangements or require any additional parking so would have no impact of Highway safety.

The existing dwelling is located on a relatively large plot although private amenity space is very limited due to the relationship of the surrounding properties. The proposal will create additional much needed private amenity space to the Southern side of the dwelling, whilst creating a more defined boundary to the adjacent Brigadoon.

The separation distances to the neighbouring properties will ensure that the proposals will not adversely affect the privacy or amenities of the occupiers of neighbouring properties.

The proposed layout will provide the applicants with a more flexible layout suited to their current and future requirements, enabling them to continue to live within the village.

The proposal is exempt from Bio diversity net gain requirements.