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Forge Cottage Main Road, Sutton Chenney Nuneaton CV13 0AG Heritage Impact Statement

Revision	Description	Prepared By	Checked by	Date
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1.0 INTRODUCTION

This report has been prepared to accompany a planning application for a new "grand-parent" annex linked to the existing house "Forge Cottage" Main Road, Sutton Cheney which is within the Sutton Cheney conservation area on behalf of the current owner of the house. The work will involve the demolition of an existing timber stable block (that was used for stabling horses up until recently) and constructing a single storey building in a "farm building " style.

This will provide a two bedroom single storey annex in the grounds of the existing Forge Cottage close to the family where support for the elderly parents can be given on a daily basis. The design will also allow for the possibility of wheelchair access should the parents changes in health require this.

The design takes into account the following Local planning policies:

Policy 13: Rural Hamlets
DM 1 Presumption in Favour of Sustainable Development
DM 10 Development and Design
DM11: Protecting and Enhancing the Historic Environment
DM12: Heritage Assets
DM13: Preserving the Borough's Archaeology
DM 17 Highways and Transportation
Sutton Cheney Conservation Area Appraisal (Jan 2008).

2.0 SITE LOCATION

The site is located at the rear of Forge Cottage site on the land presently occupied by the



Site location

The site is located in centre of Sutton Cheney on the north east side of Main Road with access of Main road via a timber gate set back from the back of pavement

3.0 IDENTIFYING HERITAGE ASSETS

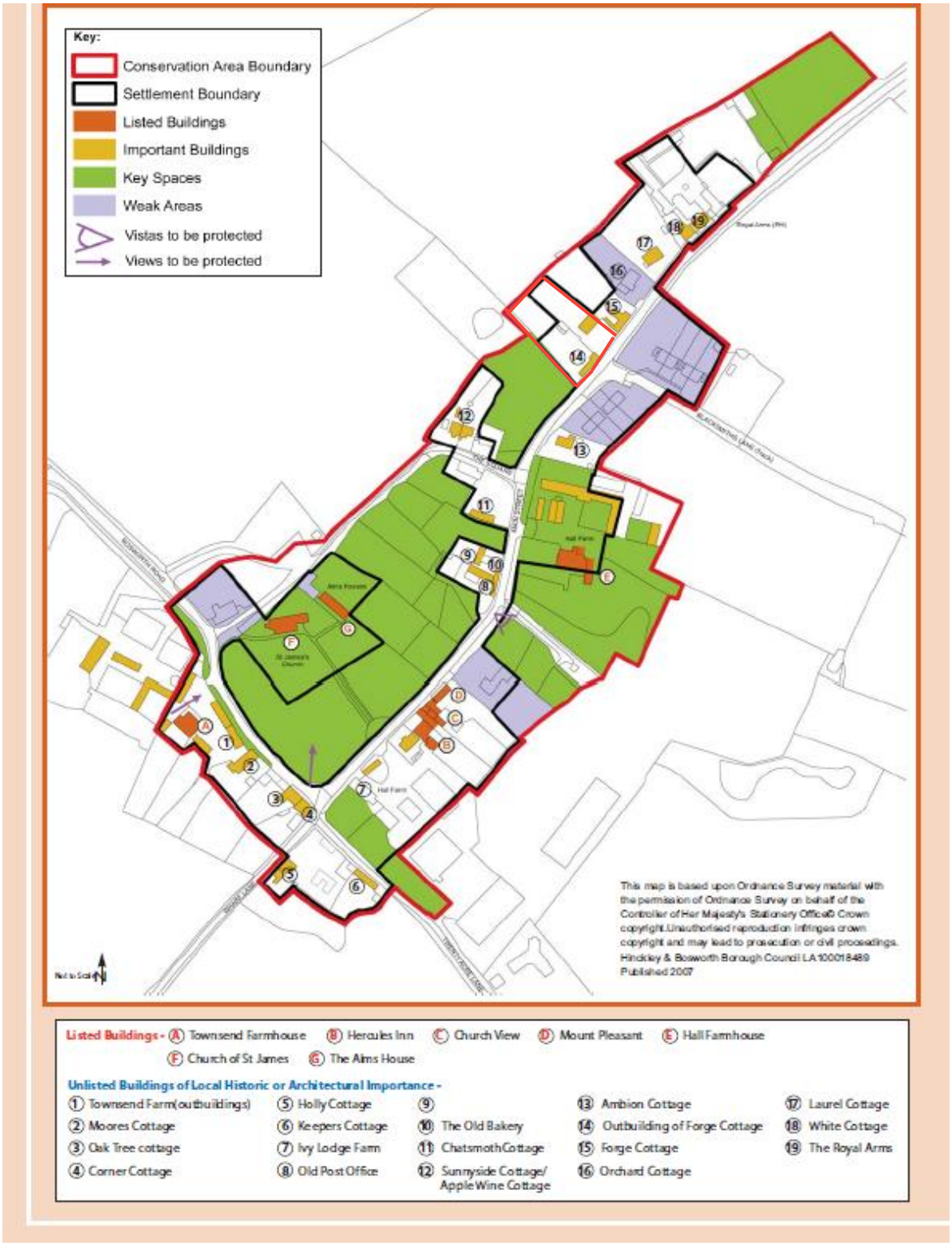


The site is located in a conservation area.

Existing Site Location showing the conservation area, listed building and unlisted buildings of local historic or architectural importance.

Forge Cottage curtilage is located within the conservation boundary of Sutton Cheney, as defined in the adopted Hinckley and Bosworth Local Plan proposals map and therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed. It should be noted that the Sutton Cheney Conservation Appraisal Plan (CAP) has miss identified Forge cottage with "Tempsford" on the plan. Whilst the existing stable block is outside of the settlement boundary shown on

the CAP it is within the residential curtilage of Forge House as identified on the above planning applications.



Conservation Appraisal plan

In September 2005 a planning approval(ref:05/00723/FUL) was obtained to erection a timber stable block which was subsequently built and used for stabling horses.

In August 2015 a planning approval (15/00586/FUL) was obtained for the reuse and conversion of outbuilding to B1(office) use and A2(financial and professional services). This was not implemented.

Forge Cottage is identified as an unlisted Building of local historic interest or architectural importance along with the brick built out building at the back of the pavement. Whilst the existing stable block is outside of the current settlement boundary, shown on the CAP, it is within the residential curtilage of Forge House.

The existing site is regarded part brown field as there is currently a timber framed and clad stables and hard standing on a large part of the site.

There are several listed buildings in the conservation area with Hall farmhouse being the closest, but is not visually linked to Forge cottage.

The existing Forge Cottage whilst is not a listed building, has local historical or architectural importance including the brick built stable block in the curtilage of Forge Cottage. The adjacent Tempsford has also local historical or architectural importance

4.0 HERITAGE AND PLANNING HISTORY

Forge cottage site is located in the Sutton Cheney Conservation area.

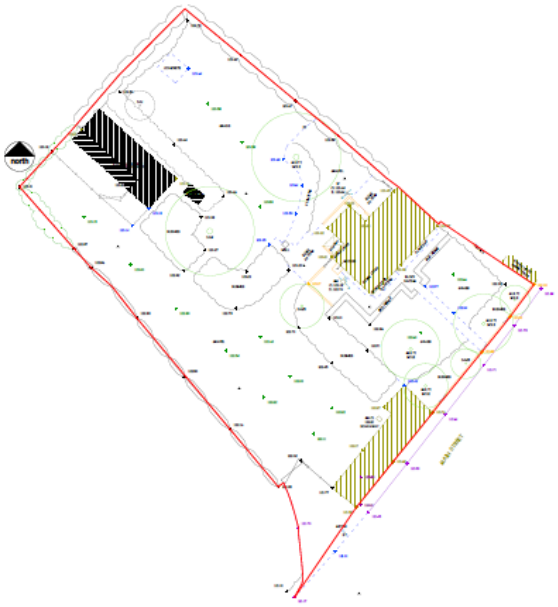
In September 2005 a planning approval(ref:05/00723/FUL) was obtained to erection a timber stable block which was subsequently built.

In August 2015 a planning approval (15/00586/FUL) was obtained for the conversion of the brick and tiled barns/outbuilding to B1(office) use and A2(financial and professional services) which was not implemented.

The existing Forge Cottage and the brick barns near to the public pavement are regarded as significant assets on this site, and has local historical or architectural importance including. The adjacent Tempsford has also local historical or architectural importance.

The site cannot be seen from a listed building.

The timber stables are not regarded as a significant asset and the demolition of this building would not be regarded as a loss of an asset in conservation terms.



Existing Site Plan showing stable block to be demolished



Existing timber framed timber clad walls and felted roof stable to be demolished and concrete hard standing and fence to be removed.

5.0 PROPOSALS

The demolition of the existing timber barns allow for the "grandparent" annex to be constructed.

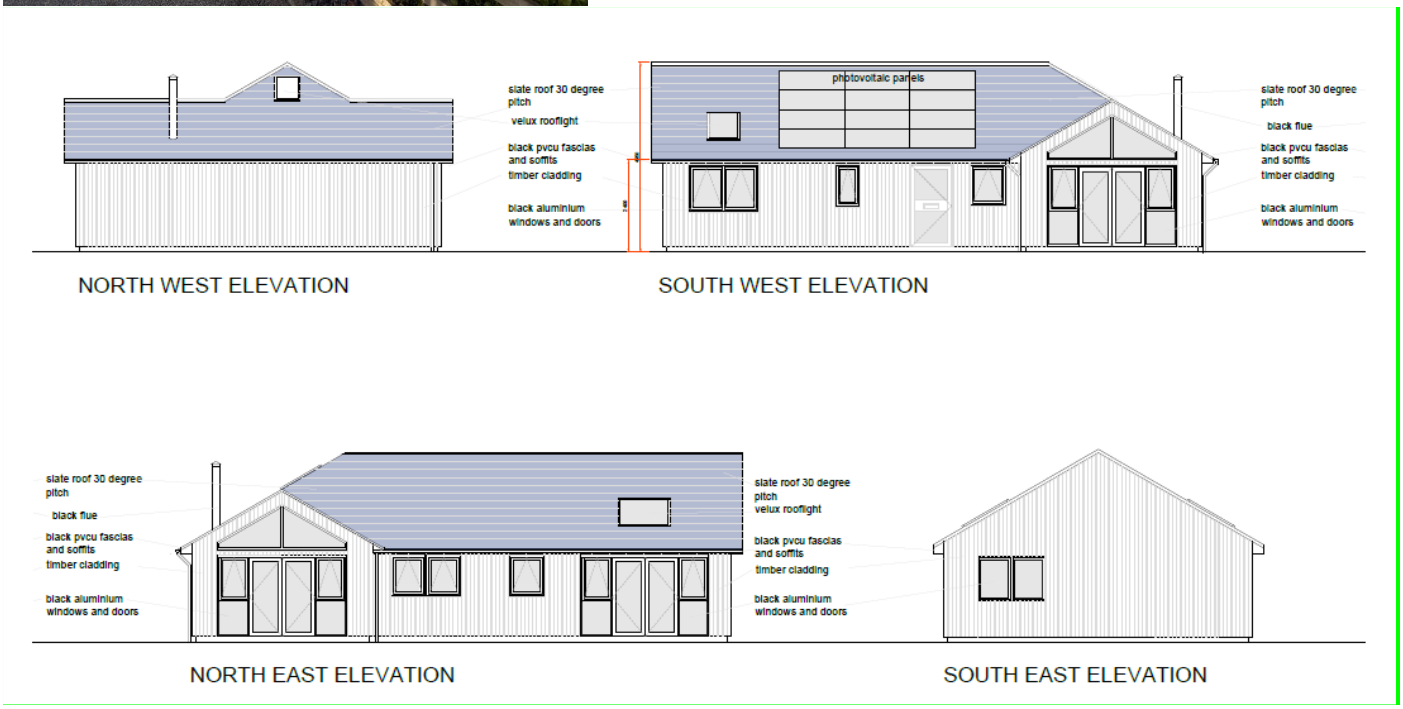
The roof is designed to keep the overall height of the building as low as possible using slate tiles which has been used on a number of historical buildings in Sutton Cheney village. The photovoltaic panels and rooflights will be set flush with the slates.

The wall cladding is the be vertical timber boarding which has been used on similar buildings around the borough

Fascias soffits gutters and rainwater pipes will be black pvcu. All doors and windows will be black powder coated aluminium.

The overall affect is for the annex to look like a single storey farm building similar to the photograph below.





Proposed elevations

There are existing views from the pavement along Main Road through the site to the open contryside.



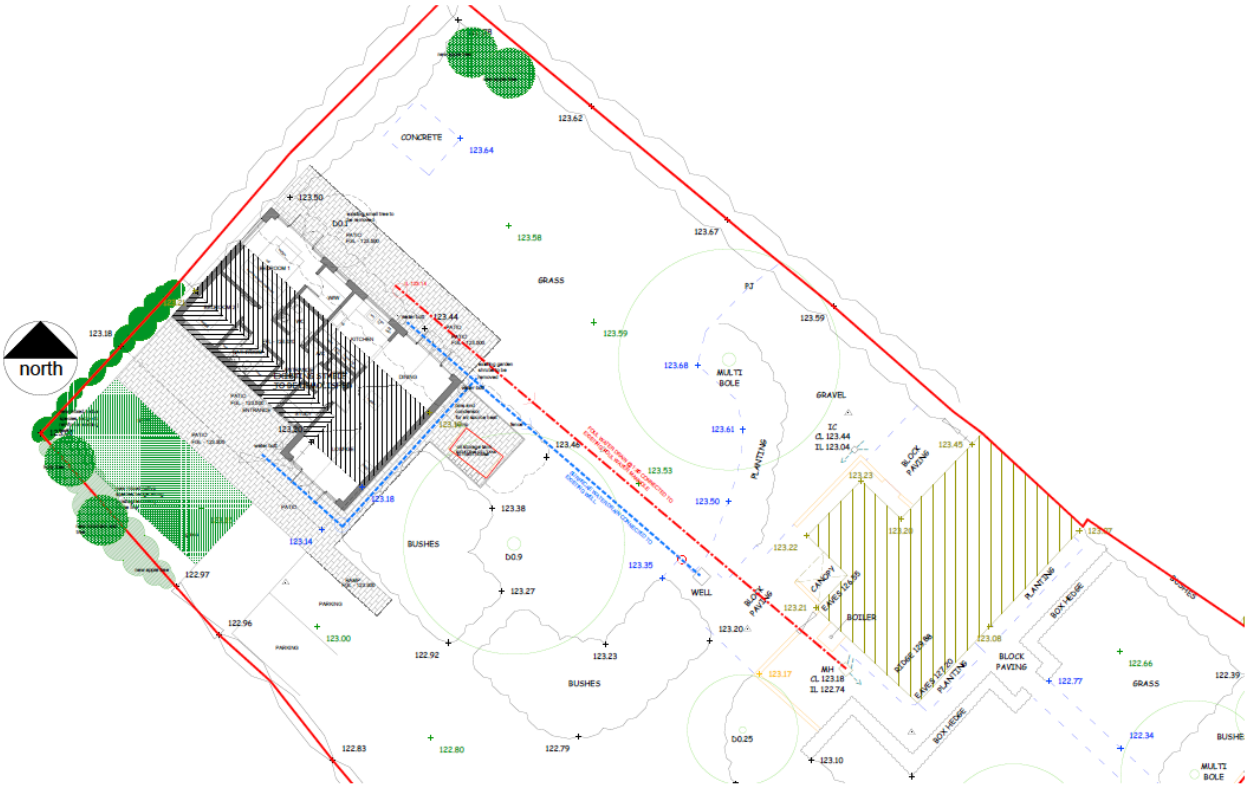
View from Main Road through the site will be maintained

The building itself whilst enhancing the conservation area by replacing the existing visually poor timber stables cannot be seen from the public highway within the conservation area.

5.1 LANDSCAPE AND BOUNDARY TREATMENT



Existing fence and gate to adjoining paddock paddock on the south west boundary



Proposed landscape design

There is an existing small tree and shrubs that will be removed to allow the proposed annex building to be consctuted and have access to the exiting garden.

To conpenste for the loss of the tree and shrub it is propsed to plant a mixed native species hedge along the south west boundary fence line and reinforce the existing hedge on the north west boundary. These hedges will be kept as low as the fence height to allow views out and light into the site.

Four new trees will be planted to replace the tree removed and include native species of small trees and two fruit trees in the garden area. The existing gravel drive infront the concrete hardstanding will be replaced by a wild flow meadow style grassed area.

This landscape will provide a boundary treatment replicating the local hedge rows and the trees enhance the setting of the new build.

5.2 ACCESS (Pedestrian and Vehicle)

The existing pedestrian and vehicular access to the site will be maintained.

6.0 CONCLUSION

It is recognised that the proposed development has an impact on Sutton Cheney Conservation Area and therefore amounts to harm to the existing conservation area. The harm we consider to be much less than substantial and is justifiable due to the demolition of the existing timber stables and replacement by a building of better visual appearance and the provision of much needed accommodation for people with care needs. It will provide an annex for use by elderly people with their family offering on site care in the future. The harm has been minimised through careful design and locating the building out of view from the rest of the conservation area.

The scheme addresses the importance of retaining the existing Heritage assets on the site and the design reflects the tradition of farm buildings in the area, preserving the charter of the conservation area.

On balance, we consider that the proposals justify the requirement for development on this site within the Sutton Cheney Conservation area and should be considered favorably.

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