

DESIGN ACCESS AND HERITAGE STATEMENT

Proposed Extensions and Alterations

Cottage Farm, Insleys Lane, Shackerstone, Nuneaton, Warwickshire



Client Name: Mr and Mrs M. Lea

Job Number: 21.4041

Date of Issue: July 2022

Site Address: Cottage Farm, Insleys Lane, Shackerstone, Nuneaton, Warwickshire

Local Authority: Hinckley and Bosworth Borough Council

Prepared by: David Granger Architectural Design Ltd

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1.0 Introduction

This supporting statement has been prepared in respect of the proposed extensions and alterations to Cottage Farm, Insleys Lane, Shackerstone, Nuneaton, Warwickshire.

David Granger Architectural Design Ltd is committed to quality design. The Design, Access and Planning 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 and local planning policy guidance.



2.0 Heritage Assessment

2.1 Site Description

This application relates to a site within the village of Shackerstone. The site is situated on Insleys Lane, with the entrance leading up to the front of the property. The building is a detached property. Cottage Farm is specifically named within the conservation area appraisal.

Cottage Farm, which was formerly a cottage and wheelwright shop is constructed from brickwork with eyebrow windows and gable stacks (in the first phase of the build). The second phase of the building was a stables and fodder store, which has been incorporated into the building.

St Peter's church is also located within close proximity to Cottage Farm, this is a Grade II* building.

2.2 Site History

Shackerstone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire, England. It is situated on the Ashby-de-la-Zouch Canal and the River Sence. According to the 2001 census the parish, which also includes the village of Barton in the Beans, had a population of 811, including Odstone which had risen to 921 at the 2011 census.



Key:

- Conservation Area Boundary
- Listed Buildings
- Important Boundary Walls
- Important Historic Buildings
- Key Spaces
- Weak Areas
- Frontage Improvements
- Important Spinney
- Important Hedgerow
- (Important Trees
- ^ Vistas to be protected
- Views to be protected
- ↑ NOT TO SCALE

Unlisted Buildings of Local Historic or Architectural Importance:

- A St Peter's Church grade II*
- B Shackerstone Railway Station
- 1 Gopsall Lodge
- 2 The Old House, formerly Arnold Farm
- 3 Three hole privy
- 4 Cherry Blossom Barn
- 5 Dove Cottage
- 6 Former cattle shed now garage
- 7 67/69 Church Road
- 8 52 Congerstone Lane
- 9 Church Farm Cottage
- 10 Cartwheel Cottage
- 11 Elmside House
- 12 Cottage Farm & barn
- 13 Cattows Farm
- 14 Yewtree Cottage
- 15 36/33/32/31 Main Street
- 16 Chapel House
- 17 The Post Office & Post Office Cottages
- 18 The Alms Houses
- 19 57-61 Church Walk
- 20 63-68 Church Walk
- 21 Wharf Farm
- 22 Bridge Farm
- 23 The Rising Sun Inn



SHACKERSTONE CONSERVATION AREA APPRAISAL - ADOPTED 10 MARCH 2009

MAP TAKEN FROM CONSERVATION AREA APPRAISAL

2.3 Proposal

Planning permission is sought for a new single storey rear extension with some minor internal alterations to allow for an increased kitchen/dining area.

2.4 Planning Policy Context

Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990 defines Conservation Areas as 'areas of special or 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.

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

The National Planning Policy framework was published on 27th March 2012 and then revised in July 2021, replacing the majority of the existing planning policy statements (PPS). It is intended to make the planning system less complex and more accessible to protect the environment and to provide sustainable growth.

With the introduction of the NPPF the determination of this application must now have regard to the following policy framework.

Whilst the NPPF notes that the development plan is the starting point for decision taking (p. 12 and p. 196) it also urges Local Planning Authorities to approach decision-taking in a positive way to foster the delivery of sustainable development and to approve applications for sustainable development where possible (p. 38).

Section 16 of the NPPF relates to heritage assets.

Paragraph 197 states:

In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

2.5 Local Planning Policy Context

Hinckley and Bosworth Borough Council have produced their own Site Allocations and Development Management Policies DPD which was adopted in July 2016.

The following policies are the most relevant to the application:

DM11 - Protecting and Enhancing the Historic Environment

The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate: setting; and and a) An understanding of the significance of the heritage asset and its b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; c) How the benefits of the proposal will outweigh any harm caused; and d) Any impact on archaeology in line with Policy DM13.

DM12 - Heritage Assets

All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough. All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy. All development proposals will need to accord with Policy DM10: Development and Design.

2.6 Assessment and Impact on Heritage Asset

The Shackerstone conservation area is designated by Hinckley and Bosworth Borough Council.

The NPPF paragraph 189 refers to the fact that Heritage Assets are an irreplaceable source and should be conserved in a manner that reflects their significance. The subject building lies within the conservation area and, although isn't listed, is specifically highlighted as "unlisted building of local, historic or architectural importance".

Cottage Farm was formerly a cottage and wheelwright's shop. The building was constructed in two phases, the first being the cottage which has eye brow windows and gable stacks. The second phase was the stables and fodder which has been added into the building at a later date.

There are a number of previous planning applications for Cottage Farm. The details for all of these can be found on Hinckley and Bosworth's planning website. The latest planning application for the house was back in 1997 reference number 97/00518/FUL. There have also been planning applications for works to trees within the grounds of the property

The conservation area encompasses a large area of the village with the subject dwelling highlighted as an "important historic building" and its land highlighted as "key spaces".

The church in close proximity to the site is St. Peter's Church which is grade II* listed.

Below is the listing taken from Historic England:

SK 30 NE SHACKERSTONE CHURCH ROAD (north- east side) 2/85

7.11.66 Church of St. Peter

*II**

The proposals are for a single storey extension to the rear of the property. The extension to the property is to provide more living accommodation to meet current living requirements.

Paragraph 190 of the NPPF states that plans should set out a positive contribution to being able to enjoy the Heritage Asset and also ensure against Neglect. The extension provides the additional living accommodation the applicant requires to enjoy their home and they have also given mind to use sensitive materials to ensure the extension compliments the heritage asset

NPPF paragraph 194-198 titled 'proposals affecting heritage assets', highlight's considerations that should be given to the information that is required as part of a planning application. Consideration has been given to this section of the NPPF by consultation with the relevant historical documents to understand that the building is located within the Shackerstone Conservation area and has been designated as a building of interest.

The extension to the property at Cottage Farm is located to the rear and therefore has limited impact on the Heritage Asset in that they are not fully visible from the public realm. They have been designed to have a subservient appearance in terms of scale to the existing dwelling to ensure reduction in the impact.

3.0 Design Principles

3.1 Amount and use of development

The proposals are for a single storey rear extension to the property. The extension will have a vaulted ceiling and two sets of French doors to allow access to the rear garden.

The extension will be used to increase the kitchen/dining area to the existing dwelling to enhance the usability of the current property in line with current living.

3.2 Layout

The layout and position of the extension has been considered to be at the rear of the property in order to ensure minimal impact on the existing dwelling. The site layout will remain largely unchanged with the existing access and driveway being reused.

3.3 Scale

In terms of scale the proposals are for the extension to be single storey and to the rear of the property. The scale of the extension has been designed to reflect the character of the existing building whilst remaining subservient.

3.4 Landscaping

There will be some amendments to the site to suit the extension in terms of increasing the terrace area around the property to take advantage of the sun and also the views that the property benefits from. The boundary treatments to the property will remain largely unchanged.

3.5 Appearance

The appearance of the extension has been considered to reflect the appearance of the existing dwelling, therefore the extension will be constructed from facing brickwork and plain clay tiles to match the existing dwelling



Proposed Side Elevation
Scale 1:50
0 1 2 Meters



Proposed Rear Elevation
Scale 1:50
0 1 2 Meters



Proposed Side Elevation
Scale 1:50
0 1 2 Meters

4.0 Access

The site is accessed off Insleys Lane which will remain unchanged.

5.0 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 designated heritage assets (Conservation Area and Listed Building) that the proposals will not affect the setting of the heritage assets.

The proposal seeks to demonstrate that the extension would not result in a detrimental impact to the existing house or neighbouring properties. It is considered that the proposal would have minimal impact to the conservation area as all materials used for the construction will reflect the local character and style of the village and of the existing dwelling. The extension will not be visible from the road so any visual impact as a result of the works is minimal.

Therefore, on balance this proposal demonstrates the development could take place without unduly harming the heritage aspect of the village.



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