

DESIGN AND ACCESS STATEMENT

HOUGHTON HOUSE (Listed Building) Sheepy Road Sibson.

JULY 2025/IDR



Background

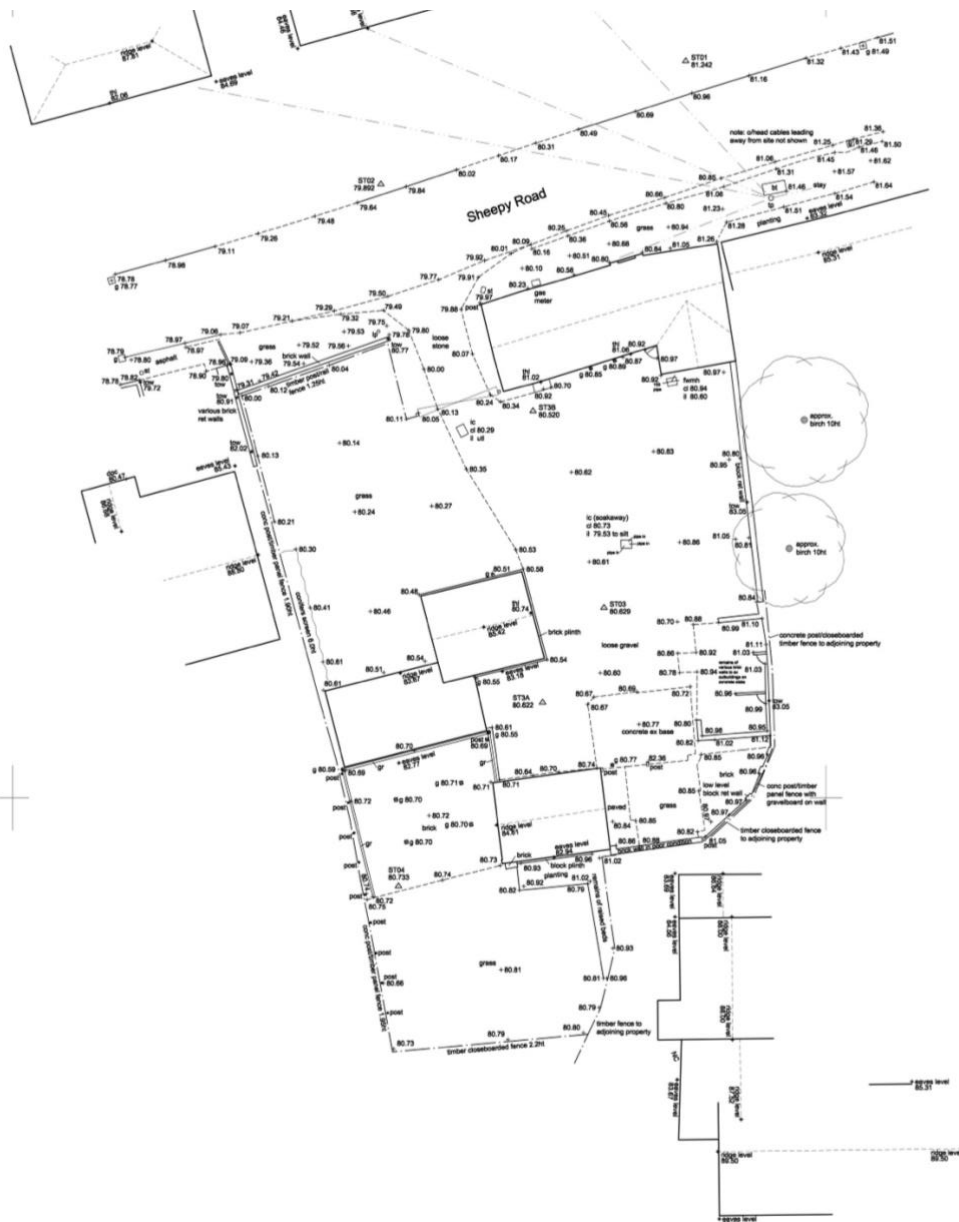
1.1 Houghton House occupies a central position within the village of Sibson, fronting onto Sheepy Road and is a Grade II listed building.

1.2 ‘House late C17, re-fronted mid C18 and late C18. Timber framed with red brick facing. Plain tile roof with large ridge stack and single gable stack. Original lobby entry plan. EXTERIOR 2 storey, 3 window street front. 2 window section to the right fronted mid C18 with two 3 light wooden casements windows and above two 3 light casements with leaded lights which project above the eaves with eyebrow dormer roofs. Single window section to left fronted late C18 with large 3 light cross casement and above another 3-light casement with leaded lights and eyebrow dormer roof. Right end gable wall rendered over timber framing has single casement window.’

1.3 Houghton House was once one of Lord Howes properties and would have comprised two unnamed cottages. The properties were then occupied by agricultural workers in part or both units.

1.4 There have been a succession of interventions over the years with the most recent being conducted in 21C by the previous owner who had commenced work on a single storey rear extension. Internal changes included beginning to replace the ground floor in the building’s centre section. Some parts of the original timber frame had been

1.5 the original brick screen wall to the right of the House has long since been removed and comprises a fenced area with a gate. An incongruous property has been erected in the late 20C in the form of Kingford House and sits as a neighbour between Houghton and the 'Long Row Cottages which comprise similar characteristics to Houghton House. The rear of the property consists of a substantial area of hard standings containing a number of low-grade outbuildings previously used for storage or workshop use. There are no retained trees on the site apart from a conifer hedge 6 metres high screening the rear garden of Kingford House.



Topographical Survey (Cryfield Surveys Ltd)

Planning Background

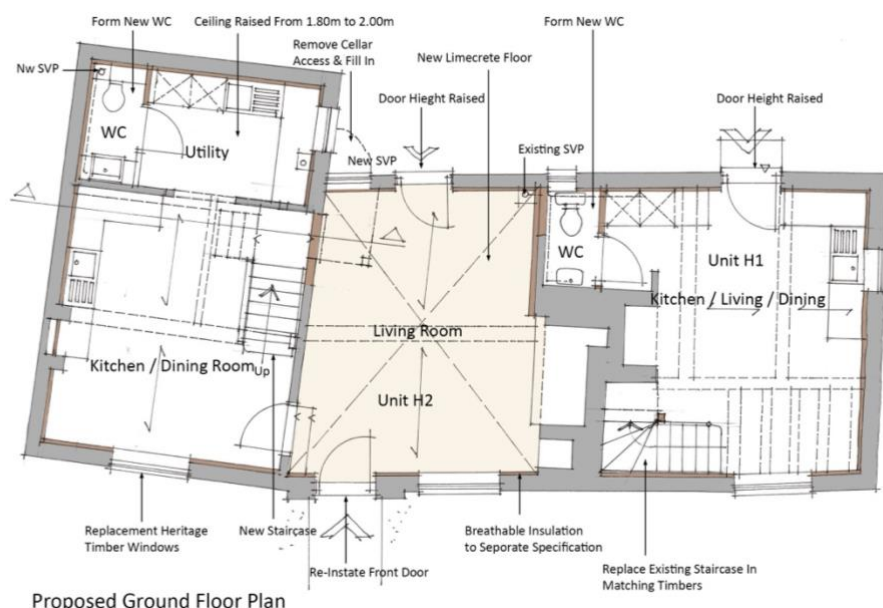
2.1 Planning approval was recently granted on appeal for the retention of Houghton House as a single residence, along with permission for the construction of three new dwellings, each with associated parking and landscaped gardens.

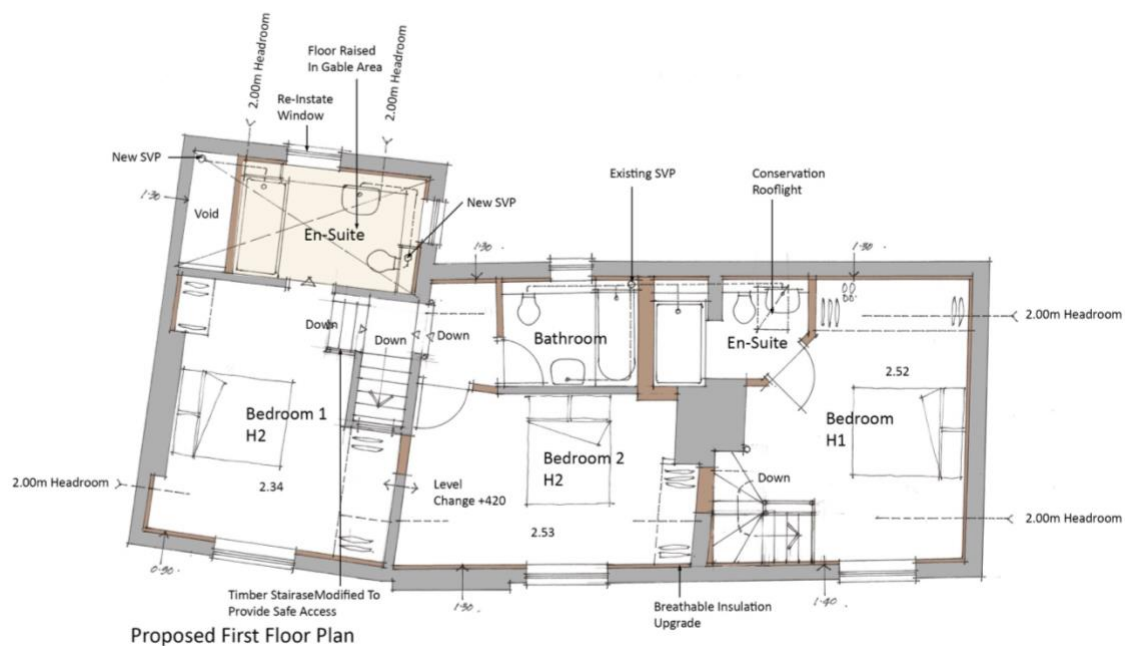
2.2 The application attracted considerable concern amongst residents, many of whom did not enjoy a cordial relationship with the Applicant. Main areas of dissent appeared to be concern about the number of dwellings and particularly car parking which was seen as insufficient and likely to lead to parking on the grass verge. The Highways Authority did not raise any objections regarding access or parking arrangements; however, additional concerns pertaining to drainage and potential flooding were subsequently expressed by neighbouring residents.

The Proposal

3.1 A local development Company SIBSON MILL PROPERTIES have acquired the site with a view to conducting renovation works to Houghton House and the construction of two new dwellings along with a block of 4 car ports with an apartment over. SMP intend to retain the completed development and rent the units out and proactively manage their ongoing maintenance. SMP have received 2 Civic Awards for similar schemes in Polesworth and Lichfield (see SMP website).

3.2 The works to Houghton House include splitting the property back into two dwellings (H1 and H2). The rationale for this approach is based on existing challenges with the current circulation, which necessitates passing through certain rooms to access others and involves considerable internal level changes. The resultant two dwellings will consist of a single one bed dwelling and a single two bed dwelling which would provide an affordable opportunity for young locals or first timers.





3.3 Both properties formed as part of Houghton House will have allocated parking with the one bed unit having 2 spaces and the two bed unit having a Car Port plus 2 parking spaces. Each property has its own private amenity area.

3.4 The car port with an apartment above (unit 3) is designed in a coach house style, featuring plain dormers on the front elevation and conservation rooflights at the rear. The development plan has been discussed with neighbour Mr David Evans, who supports it since the new wall will replace the current mix of walls and fencing along their shared boundary.

3.5 Unit 4 occupies a position at the southern end of the site and is the largest unit on the site comprising 3 beds. It also has a Car port plus two additional parking spaces located in a courtyard area in front of the property. Part of the front elevation will be visible from the public domain and consequently incorporates eyebrow dormers reflecting the local character.

3.6 Unit 5 is located between Houghton House and Kingford House. The gap between it and Kingford House is like that on the approved scheme and takes account of the windows in the neighbour's gable elevation. There are no windows in the gable of unit 4 facing the neighbours property. An existing 6 metre conifer hedge runs part way down the western boundary between the two properties, and the intention is to extend this down towards plot 4 to enhance the amenity of both properties. As with the other properties unit 4 benefits for a Car Port as well as 2 additional parking spaces.



Proposed Site Plan

3.7 The current vehicular access will be retained in its location between Houghton House and Unit 4. The access reflects the comments made by the Highways Authority and leads to an internal courtyard parking area ensuring parked cars will not have an overbearing impact on the Conservation Area. Screen walling 1.5m high in brickwork with evergreen shrub planting adjacent to the entrance provides further enclosure to courtyard area beyond. A discreet bin collection area will be provided to alleviate the need for bin collections entering the development.

3.8 Houghton House will incorporate reclaimed materials for the external walls and roof in conjunction with new Heritage timber casement windows. The render on the gable wall next to the vehicular entrance will be examined to assess whether the timber framing can be uncovered and to determine if the render is made of suitable lime material. All exterior material samples will be gathered for Planning Authority approval.



Conclusion

4.1 This proposal takes account of the local concerns raised in connection with the previous application and seeks to address those as well as incorporating other improvements.

4.2 Although Houghton House will be split into two dwellings, increasing the site's total dwellings, both remain within the same overall building structure. The generous car

parking provision should ensure that there will be no parking on the grass verges, and that cars will not be a dominant visual feature from the public domain.

4.3 SMP have a reputation for providing and maintaining high quality developments in the locality. The housing mix of modest but well-designed buildings for rental will provide a home for those wishing to remain or live in this picturesque village.



Proposed Street Scene Along Sheepy Road