



**DAS and Heritage Statement – Extension & alteration of existing
Old Hayes Farm, Burrough Road, Ratby**

Aug 2024



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1. Introduction & Planning Policy Context

The purpose of this statement is to set out the context for, and to explain the design principles behind, the Pre-Planning application for the new single storey extension and alterations for Old Hayes Farm, Burrough Road, Ratby, plus the erection of a garden leisure outbuilding. The Applicants / Owners are Mr & Mrs Swain with the accompanying plans and statement prepared by their agent JD Utopia Ltd.

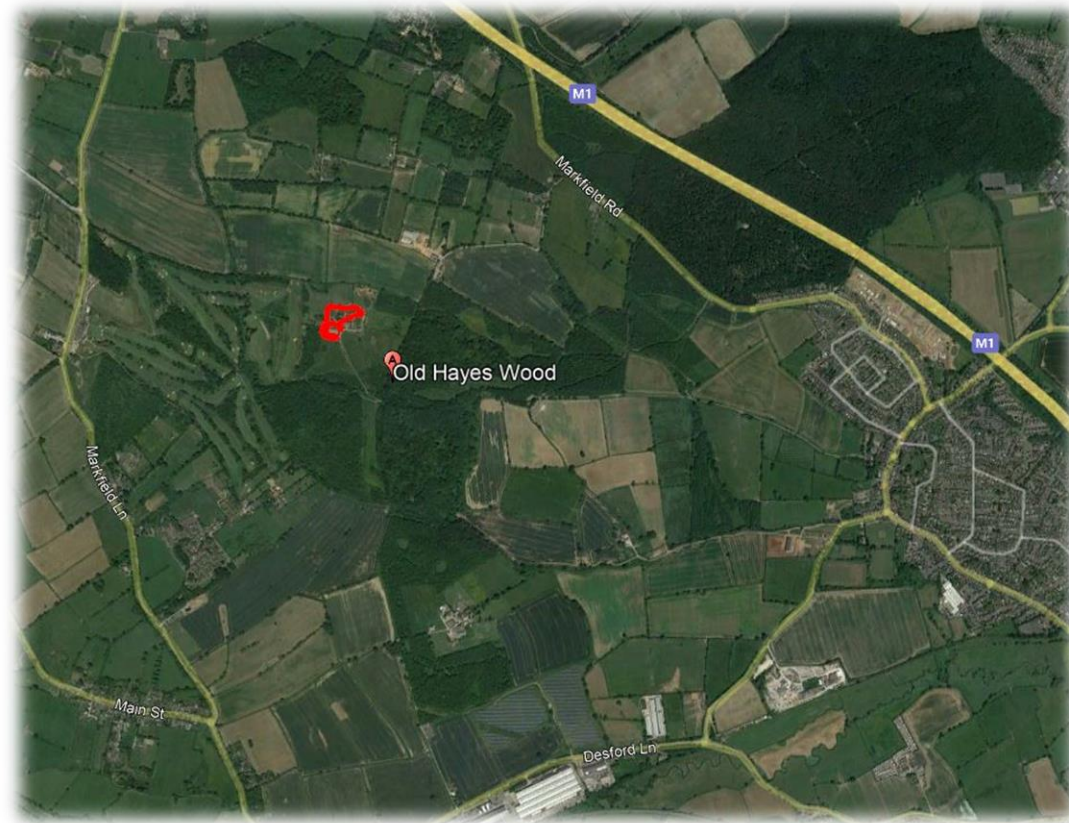


Fig .1 Aerial Photograph of site in context to the village of Ratby to the East

This Statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development management Procedure) (England) order 2015, which requires certain applications to be accompanied by a Design and Access Statement.

A number of documents and guidance relating specifically to changes within a listed building, have also been considered in the creation of this proposal. These include;

- The National Planning Policy Framework (NPPF)
- Hinckley & Bosworth Borough Council – Local Plan 2006-2026 – Core Strategy – Adopted 2009
- Local Development Framework – Ratby Village Design Statement – Feb 2011
- Local History Group – The History of Ratby - Volume 5 – Editor Doug Harwood.

- The **Planning and Compulsory Purchase Act (2004) (Section 42)** requires a statement about the design principles and concepts that have been applied to the development and about how issues relating to access to the development have been dealt with to accompany applications for planning permission.

National Planning Policy Framework (February 2019) ('the Framework')

This guidance sets out an overarching framework towards securing sustainable development. There are three dimensions to sustainable development that are mutually dependent – these are economic, social and environmental dimensions (paragraph 7 & 8).



Fig .2 Aerial Photograph to show the location of the site beyond Old Hayes Wood

At the heart of the Framework is a presumption in favour of sustainable development. This should be seen as a golden thread running through both plan-making and decision-taking.

It is important to note that DCLC ¹ Circular 01/06 June 2006, Section 3 explains that “*The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process*”.

It further states that the request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings. This statement considers the physical context of the proposal and is followed by a summation of the relevant planning policy. The relevant planning history is then set out followed by a summation of the Design Constraints and Opportunities. This leads naturally into Design Principles, followed by a justification of the scheme. This explanation is analysed under seven headings: use; layout; scale; appearance; landscaping; access and parking; and, building sustainability.

Entry Name: Old Hayes Farmhouse	Location: Ratby, Hinckley and Bosworth, Leicestershire, LE6
Listing Date: 22 October 1952	County: Leicestershire
Last Amended: 28 February 1991	District: Hinckley and Bosworth
Grade: II	Civil Parish: Ratby
Source: Historic England	Traditional County: Leicestershire
Source ID: 1074092	Lieutenancy Area (Ceremonial County): Leicestershire
English Heritage Legacy ID: 188555	Church of England Parish: Ratby
	Church of England Diocese: Leicester

Fig .5 Old Hayes Farmhouse Listing details



Fig .6 Grade II* Listed – Old Hayes Farmhouse

- Old Hayes Farmhouse Listing NGR: SK4904506477
- “Farmhouse. Early C17, altered and refronted 1756, with C20 alterations. Rendered red brick and stone, Swithland slate roof, 2 red brick gable stacks. U - plan. 3 storey 3 bay front with stone plinth and first floor band and dentillated eaves course. Central C20 door covered by collapsed C18 semicircular lead hood supported on curved wooden brackets. Flanked by single C20 casements. To first floor are 3 C20 casements. All lower windows have segmental arched heads. To second floor are 3 C20 casements to eaves. Reputed to bear a panel inscribed 'I,G.1755'. Interior retains early C17 moulded panelling reused in mid C18 door with L and H hinges. Also C18 knopped and turned baluster stair with moulded handrail. Some C18 6 raised and fielded panelled doors. Clapsed purlin softwood roof. The house is surrounded by deep moat.”
- In addition to the Listing above for the Farmhouse, the Gatehouse also has its own separate Grade II listing by Historic England.

Entry Name: Gatehouse to Old Hayes Farmhouse	Location: Ratby, Hinckley and Bosworth, Leicestershire, LE6
Listing Date: 22 October 1952	County: Leicestershire
Last Amended: 28 February 1991	District: Hinckley and Bosworth
Grade: II	Civil Parish: Ratby
Source: Historic England	Traditional County: Leicestershire
Source ID: 1115717	Lieutenancy Area (Ceremonial County): Leicestershire
English Heritage Legacy ID: 188556	Church of England Parish: Ratby
	Church of England Diocese: Leicester

Fig .7 Gatehouse to Old Hayes Farmhouse Listing details

- Gatehouse to Old Hayes Farmhouse Listing NGR: SK4904406463
- “Gatehouse and bridge over moat. Mid C18. Red brick in Flemish bond, hipped slate roof. A small square building built on top of a brick bridge with segmental arches. To front and back are semicircular headed archways, giving access to the pathway, the front one has a planked door. The sides are open above the bridge parapet and screened by turned balusters..”

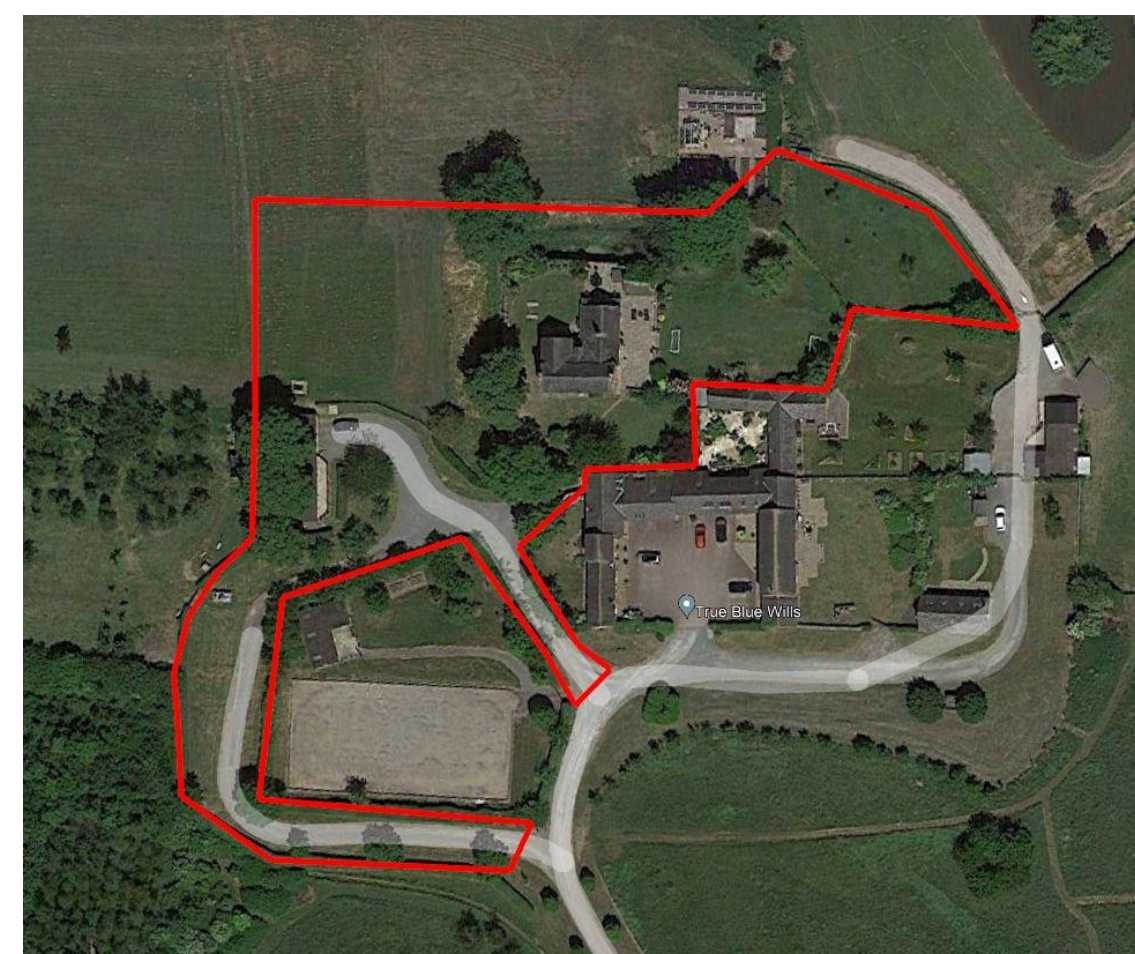


Fig .8 Hill Top Farm – orientated North to the top of page

2c Old Hayes moated site – Scheduled Ancient Monument

- Old Hays moated site and associated manorial earthworks, Ratby - Listing 1017584

Reasons for Designation

- “Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains”.
- “Old Hays is a well-preserved example of a Leicestershire moated enclosure which is unusual for the depth of the surrounding moat. The significance of the site is greatly increased by the range of historical documentation relating to the manorial complex and its association with Leicester Abbey”.

Details

- “The monument includes the remains of a Medieval moated enclosure and its associated manorial earthworks. The moated enclosure is rectangular in shape measuring some 40m by 50m in maximum external dimensions inclusive of the 10m wide moat. The partially dry moat has been infilled along part of the south and east arms, elsewhere it varies in depth between 3m and 4m with its inner edge faced with masonry. The moated island is level with the surrounding land and contains the upstanding remains of Old Hays farmhouse and an outhouse building. The farmhouse was built in 1733 and is a grade II listed building. The upstanding remains of these buildings are excluded from the scheduling although their below-ground remains are included as they are considered to preserve the remains of earlier buildings and features. Entrance to the site is via a covered bridge building (the upstanding remains of which are similarly excluded from the scheduling). Immediately to the north and west of the moated enclosure are the well-defined earthwork remains of two rectangular enclosures and a series of small rectangular hollows, comprising a related manorial complex. The enclosures each measure some 90m by 40m and have been constructed to form terraces adjacent to the moat. The enclosures are defined by low banks, scarps and ditches. Between the enclosures are a series of at least three hollows measuring about 8m by 6m, considered to mark the sites of contemporary peasant cots. The hollows are located along a slight scarp slope which joins a 40m long length of ditch running south-east dividing the two enclosures. Two low banks west of the moat define a further small enclosure.”

2c Old Hayes Farm Built Character

The Old Hayes Farm character is described within its Grade II listing, which focuses on the three-storey element of the dwelling. However, the character of the building includes the two storey elements to the rear. The materials reflect the evolution of changes and additions made to the building, with a palette of materials, brickwork, natural Stone, painted render, slate roofs with chimneys, painted timber casement windows and stonework plinth.



Fig .9 & 10 Rear Elevations showing the variation of materials and the historical evolution of the farm



Fig .11 Old Hayes Farm showing the connection between the two and three storey elements.

The architectural history of Old Hayes farm provides an organic development of the original single storey farmhouse into what we see today as a three-storey family home. The original single storey dwelling would have been the north east wing element pictured in figures 10 & 11 below.

In 2001 the University of Leicester Archaeological Services (ULAS) carried out a desk-based assessment for the conversion and extension of the farm buildings at Old Hayes Farm, which was carried out in the early 21st century.

This application is also accompanied by a Full Heritage Statement produced by David Hickie of Heritage Matters, a Historic Building Planning and Design Consultant.



Fig .12 & 13 Old Hayes Farm - Existing views from the garden.

3. Relevant Planning History / Site Use

There are a number of planning applications that relate to the wider site and its history, including the creation of residential dwellings utilising the existing farm barn buildings. The following most recent applications were all approved:

Badgers Barn Old Hayes Farm Burroughs Road Ratby Leicester Leicestershire LE6 0XZ
Ref. No: 14/01069/COU | Validated: Thu 06 Nov 2014 | Status: Permitted

The Dovecote Old Hayes Farm Burroughs Road Ratby Leicester Leicestershire LE6 0XZ
Ref. No: 11/00645/FUL | Validated: Mon 08 Aug 2011 | Status: Permitted

Old Hayes Farm Burroughs Road Ratby Leicester LE6 0XZ
Ref. No: 04/01084/LBC | Validated: Mon 06 Sep 2004 | Status: Permitted

There are multiple application that relate to the conversion and extension of the redundant farm buildings to form three dwellings which were all approved and now developed.

The only other applications from late 1980's to early 1990s relate to some 40 acres of land which was used to create Forest Hill Golf Course.

4. Design Constraints and Opportunities

The existing dwelling site is located off Burroughs Road and is served by a private driveway which serves Old Hayes Farm and three other barn conversion style dwellings.

4a Constraints

- The Visual Impact on the Grade II listed Gatehouse and the approach to the front elevation of the dwelling.
- The Impact of the proposals on the Grade II listed old Hayes Farmhouse.
- The Impact of the proposals on the Scheduled Ancient Monument of the moat and associated manorial earthwork

4b Opportunities

- To introduce improvements to family living space suitable for modern life within the existing dwelling.
- To provide a stronger link from the open plan living space to the existing external paving area and garden to the east of the property.
- To create leisure facilities for the large family dwelling without major impact on the site as outlined within the constraints above.

5. Design Principles

- The design principals which have been applied during the design process, were to work closely with the homeowners on the existing house to create amenities and areas to improve the owner's lifestyle.
- To prepare design solutions which create a new layer of architectural style whilst remaining subservient to the existing Old Hayes Farmhouse.
- To protect the private amenity spaces of the adjacent neighbouring properties and avoid any impact on the open countryside and the approach to the dwelling across the moat's gatehouse.

6. Description of Proposed Scheme

The alterations and extension to the house provide subtle internal changes together with the single storey extension to provide a modern living space and functional utility room. Open plan areas at ground floor are very much the way of life in modern living. The kitchen / dining area with a snug area is a typical house improvement where the family can congregate and provides the heart of the family home. This has strong links to the patio and garden area to create that indoor / outdoor way of life.

The creation of a swimming pool garden room, associated changing and gym facilities in the grounds of the house for modern day living.

Both Single storey elements would be constructed in a high-quality timber frame style with glazed apertures and doors, allowing light and views in and out of the new spaces.

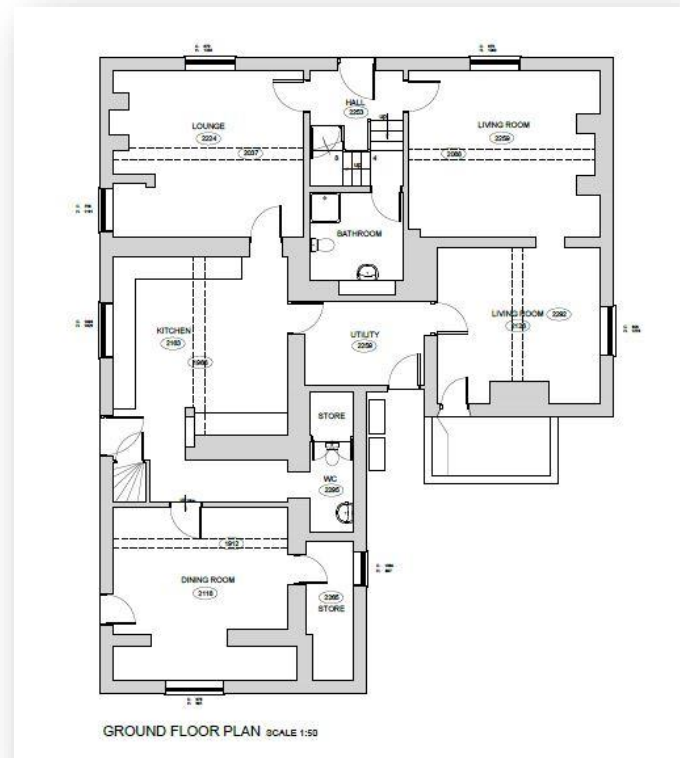


Fig. 14 Existing Ground Floor Plan

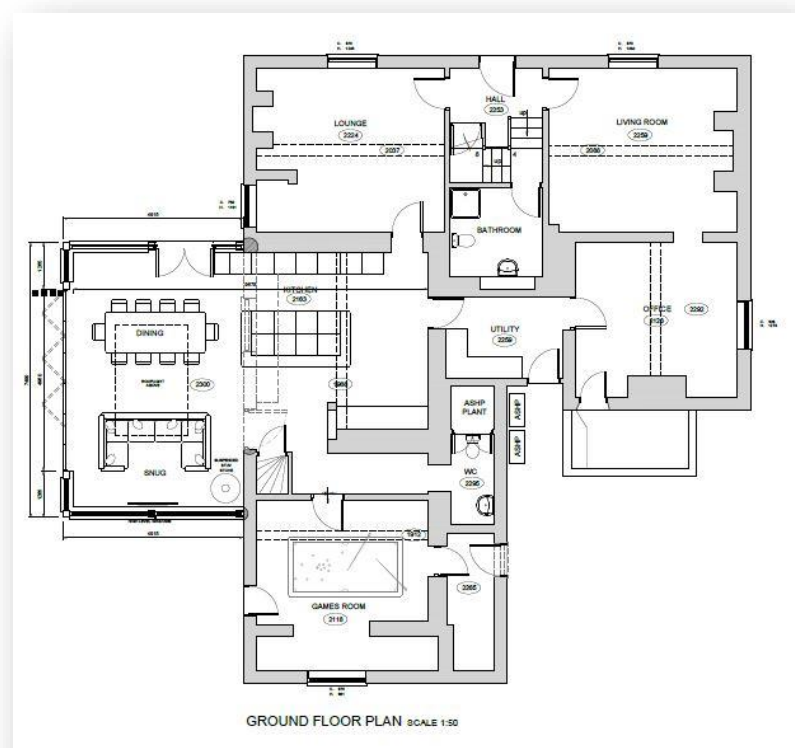


Fig. 15 Proposed Ground Floor Plan

7. Planning Justification

7a Use

The existing farmhouse dwelling is of C3 residential use and the proposal would be to retain this use.

7b Scale

The scale of the proposed extension to the existing dwelling is single storey and doesn't impact the important front street scene described in the buildings listing or the approach to the dwelling across the moat through the listed gatehouse. The removal of one wall between the kitchen and the existing patio to create the open plan living space would be carefully detailed to allow the retention of the existing 'wall plate' layer from the original dwelling, keeping the impact to a minimum.

The Orangery style of the kitchen extension, with a flat roof with parapet walls would also reduce impact and avoid the need to amend the window rhythm on the first floor.

The new swimming pool building located within the grounds of the house, has been carefully located adjacent to the lake so as to not impact on the setting of the Grade II listed building and the scheduled ancient monument moat.

7c Layout

The Proposed layout of the scheme helps to link the farmhouse with the patio and make use of the large garden to provide the family with suitable living accommodation for modern life.

The internal ground floor arrangements of the family home have been discussed in detail with the current owners as part of this design process, to provide a better flow and more functional use of space. There are no changes being proposed to the first and second floors above.

7d Appearance

The materials found on the elevational treatment of the existing house tell the story of how the dwelling has evolved from the 13th century single storey dwelling to the family home today. Details of the dwelling's changes, additions and amendments can be found in the 'Local History Group – The History of Ratby - Volume 5' which tells an in-depth story of the Old Hayes Farmhouse and Moat.

For further information about the evolution of the house and Moat, please refer to the Heritage Statement prepared by David Hickie of Heritage Matters.

The Proposed Elevational Treatment of the single storey extension would be high quality hard wood timber and glazing. The Open Plan living space having a flat roof orangery style.



Fig. 16 Existing Front Elevation



Fig. 17 Proposed Front Elevation



Fig. 18 Existing East (Side) Elevation



Fig. 19 Proposed East (Side) Elevation



Fig. 20 Existing Rear Elevation



Fig. 21 Proposed Rear Elevation



Fig. 22 Existing West (Side) Elevation



Fig. 23 Proposed West (Side) Elevation

The rear extensions intended impact will be minimal on the existing fabric of the building whilst creating modern life facilities. The Oak frame style being proposed can be seen in a few precedents included for discussion purposes below.



Fig. 24 Orangery – Open Plan Living style precedent



Fig. 25 Swimming pool building Precedent.

7e Landscaping

The proposed extension will create an area of hard paved landscaping to create an indoor / outdoor space that relate to the internal uses of the kitchen and dining elements of the proposals. The owners are keen to protect

the scheduled ancient monument moat and the proposals are based on conserving the areas around Old Hayes Farmhouse.

The gatehouse Grade II Listed building element of the site would be unaltered as part of the proposals, therefore the importance of this pedestrian approach to the front of the property and the surrounding hard and soft landscaping would not be altered either.

7f Access and Parking

Access

Vehicular access to Old Hayes Farm is via a private driveway from Burrough Road. This access and vehicular movements are not affected by the proposals of the application.

Parking Provision

The parking areas are not affected by these proposals and do not form part of this application.

7g Swimming Pool and Gym Garden Building

As Part of the pre-planning consultation process the location of the proposed swimming pool was relocated following discussions about the impact at the proposals on the listed building and the scheduled ancient monument moat. The decision was made to relocate the facility and create a standalone garden building adjacent to the lake. This kept the impact to the house and moat to an absolute minimum.

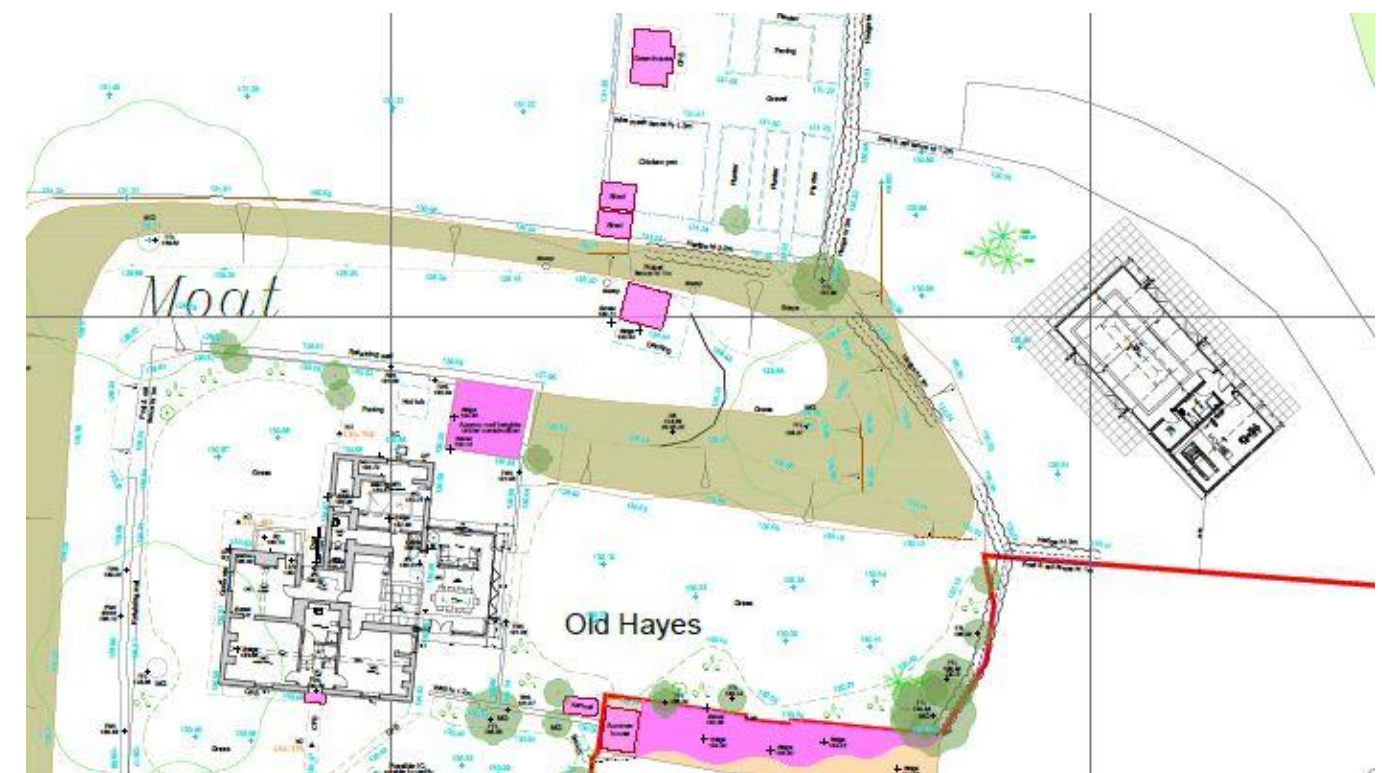


Fig. 26 Site Plan showing the location of the Outbuilding away from the House

The building design is in keeping with the orangery style kitchen extension and would have a minimal impact in scale due to the flat roof and lantern design.



Fig. 27 Lake Side Garden Swimming Pool Outbuilding - Elevations

The layout of the building is a response to the family's requirements for an onsite leisure facility. The swimming pool would benefit from bi-folding doors onto sitting areas adjacent to the lake and within the garden looking back towards the house.

The Gym has been sized to suit modern gym equipment and overlooks the lake side via the large, glazed picture windows. Between the pool and gym facilities can be found a modest sized changing room next to plant room which will house the necessary pumps and heaters for the pool.

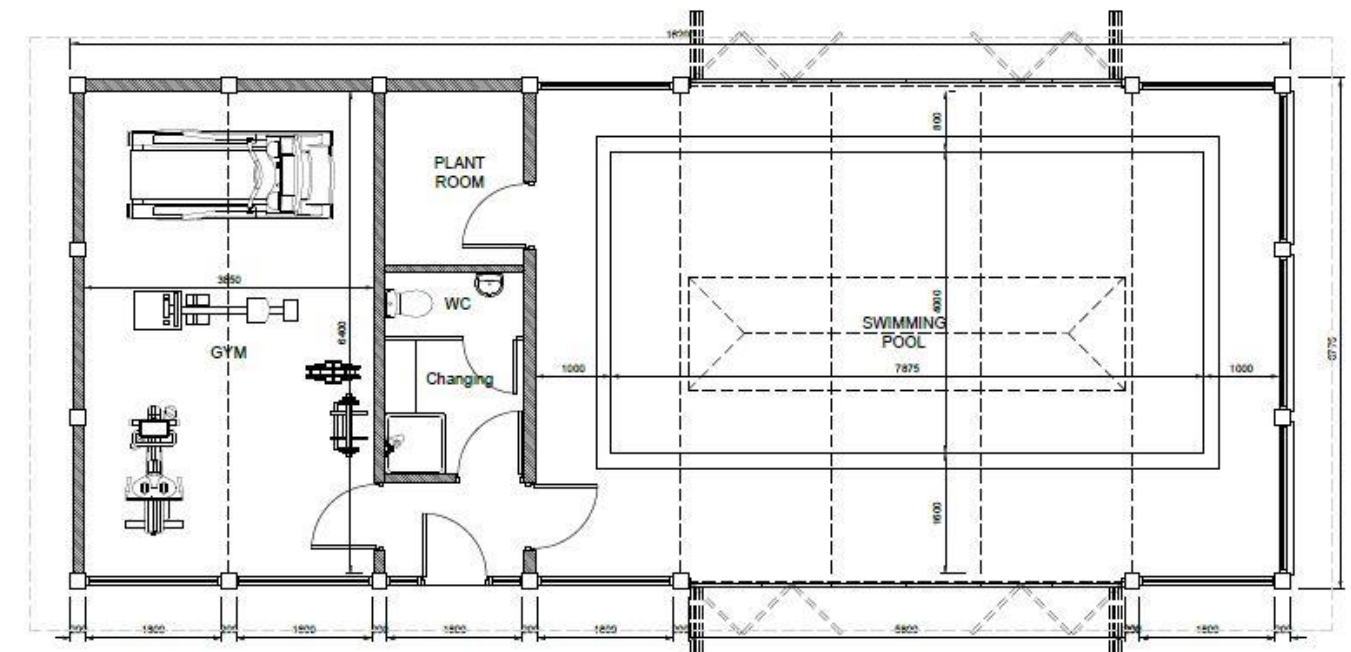


Fig. 28 Lake Side Garden Swimming Pool Outbuilding – Floor Plan

8. Conclusions

In summary the proposals put together for this application are as a response to discussions and meetings had with both the Local Planning Authority and Historic England.

The proposals have evolved by exploring alternative ideas to provide the clients with their desired new facilities for their family home. Following close consultation with Mr & Mrs Swain, and with the assistance of the Heritage Consultant Mr David Hickie, we now feel the proposals have a low impact on the Grade II listed Building and the Scheduled Ancient Monument Moat which surrounds three sides of the dwelling.

The design proposals and locations now form subtle additions to the dwelling and both respect the existing farmhouse fabric & historic importance, and avoid harm to the scheduled ancient monument of the Moat element. We feel they are now acceptable from a planning and conservation perspective.

DAS Prepared by Jason Edwards
 JDUtopia Ltd
 Aug 2024