

Design Access and Heritage Statement

1.0 Description

This statement has been prepared in support of an application for Full Planning Permission and Listed Building Consent for the erection of a single storey dwelling. The proposals represent small scale residential development and the statement is proportionate.

The site comprises land to the North of Hall Farm with access from Shepherd Lane, it has a total area of 0.045Ha and is relatively flat.

2.0 Planning History

There is an extant planning permission ref: B/89/1615/DE which was the subject of a Lawful Development Certificate ref: 2013/0422 which included the erection of a single-story garage building on the area of the site now proposed for a new dwelling.

The site, and an adjacent plot which is the subject of a separate planning application, was submitted as part of a Pre-Planning Enquiry ref: 2019/ENQ/00432. Given the extant permission and subject to good design and the use of good quality materials the proposals were considered to be acceptable in principal.

3.0 Design

3.1 Use

The BMBC Local Plan Maps indicate the site as Urban Fabric. The site is located in and surrounded by existing residential use and therefore the proposed residential use is appropriate.

3.2 Amount

The site area is 446sqm, the proposed dwelling has a rear garden of 110sqm. It comprises a two-bedroom (3 person) bungalow with a gross internal floor area of 58.6sqm. It has an eaves height of 2.5 meters and a maximum ridge height of 2.9 meters.

3.3 Layout

The site uses an existing access from Shepherd Lane. The access is part of the extant planning permission that was originally designed to serve No 49 Shepherd lane, the west side of the Farmhouse and one of a pair of semi-detached dwellings to the east of the Farmhouse which is now the subject of a separate application. Fig 01 shows the previously approved extant layout plan which can be compared to the Proposed Block Plan in Fig 02.

The proposed new bungalow is located in a similar position to the previously approved garages. A shared private drive for No 49 Shepherd Lane and the proposed dwelling provides access to parking spaces in use by No 49 and two parking spaces proposed for the proposed dwelling. In addition, a visitor parking space has been allocated.

The proposed dwelling has a small front garden and a private rear garden which backs onto the rear gardens of other neighbouring dwellings and is enclosed by a 1.8m high vertically boarded timber privacy fence.

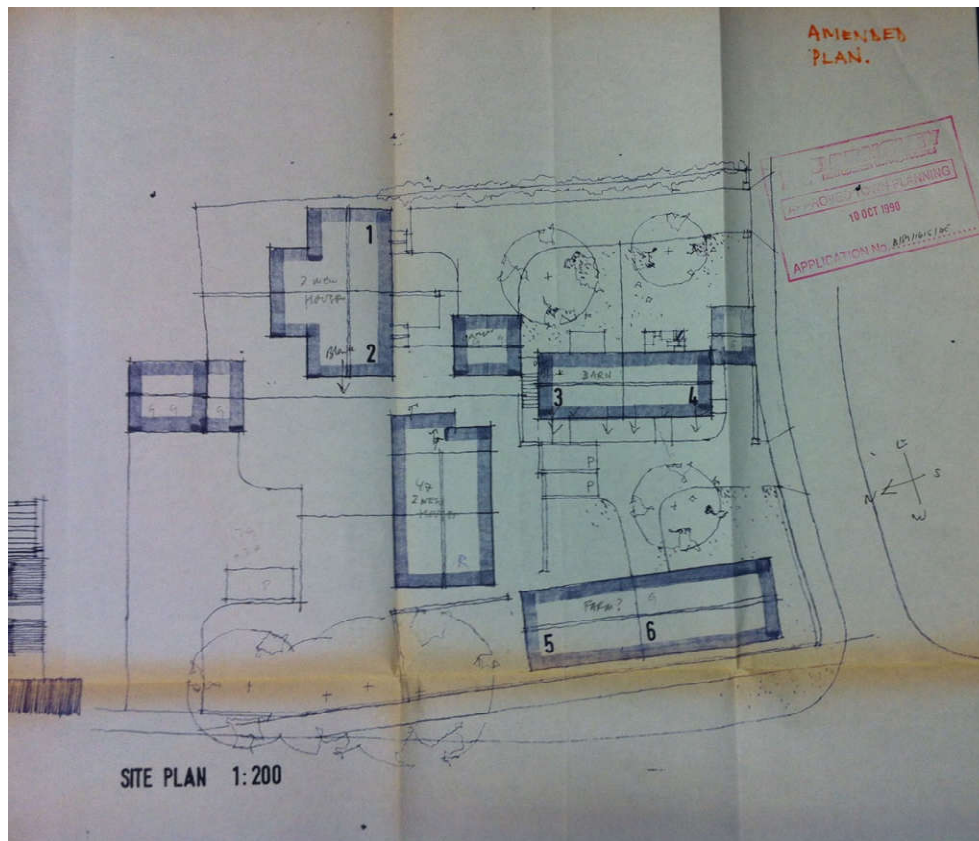
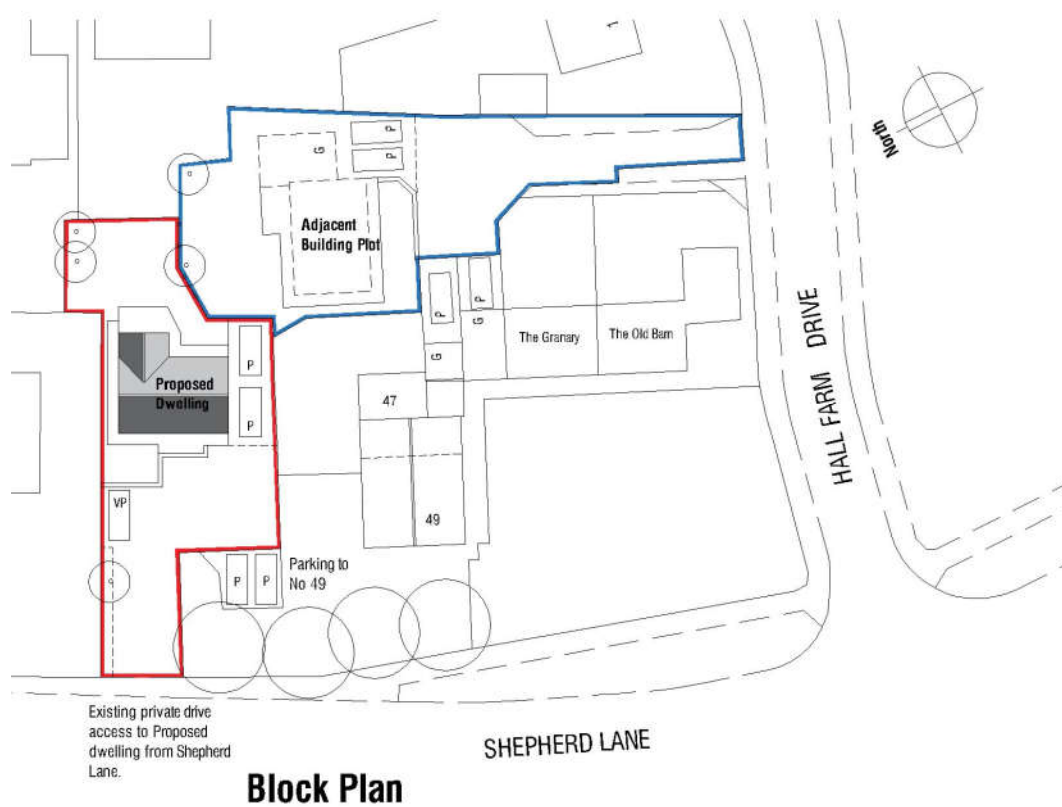


Fig 01. Layout Plan for Extant Planning Consent (Not to Scale)



The proposals maintain all necessary minimum distances between dwellings. There is adequate space for refuse and recycling bins to be stored in the rear garden and brought to the Shepherd Lane frontage for collection.

3.4 Scale

Existing dwellings to the north and east are single storey bungalows and the Farmhouse to the south is a substantial two storey dwelling. Existing houses on the west side of Shepherd Lane are two storeys. The proposed dwelling is single storey and is appropriate to the site.

3.5 Landscaping

The site comprises a mix of tarmac drive to the existing parking/turning area and rough grass within the plot. There are no existing trees or shrubs within the site area. There are a number of (TPO) protected trees outside the site boundary along the Shepherd Lane frontage but these are unaffected by the works.

Any new planting will be small scale garden trees and shrubs. We do not see any need for significant structural planting at this site.

Hard landscaping will comprise of tarmac to the access and turning areas and block paving to the parking areas in Marshalls Tegula Rialta permeable paving. Paths will be in coursed stone (Indian) flags flush pointed and laid with slight falls to allow natural drainage.

3.6 Appearance

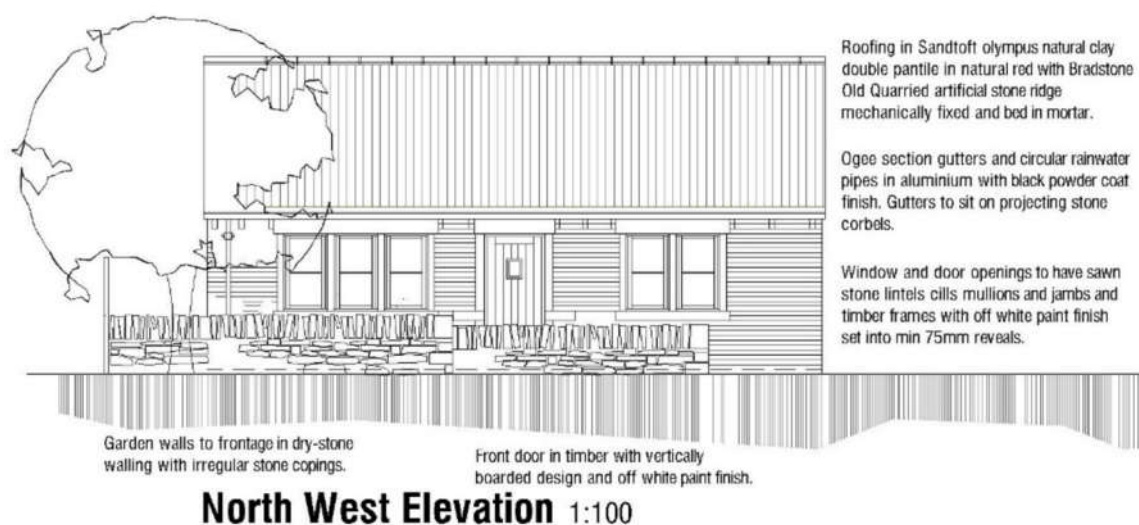


Fig 03. Front view of proposed dwelling.

The proposed dwelling has been designed to give a traditional appearance of a small single storey cottage built in hand made brick with stone surrounds to painted timber windows with a roof covered with clay pantiles. Detailing includes the use of cottage bars to the windows, vertically boarded timber entrance door, stone gutter corbels, ogee gutters and circular rainwater pipes in black and a drystone wall to the front garden. The format is that of a wide frontage with a narrow plan building under a steeply pitch roof.

The appearance and the specification of good quality materials is intending to be sympathetic to the adjacent Grade II Listed Farmhouse. The proposals have been informed by the response to the Pre-Planning Enquiry and in particular the comments of the Conservation Officer.

4.0 Access

The site is considered to be in a highly sustainable location close to local shops schools and facilities. It has good public transport links to the villages and local towns.

The site is relatively flat and access and parking areas will have gradients of less than 1 in 20 such that they are suitable for wheelchair users. The dwelling is close enough to Shepherd Lane to be accessible to fire and service vehicles without the need for them to enter into site. Internal manoeuvring for private motor vehicles allowing them to enter and leave the site in a forward gear can be accommodated.

5.0 Heritage Statement

The site is located adjacent to Hall Farmhouse which is a Grade II Listed Farmhouse subdivided into two dwellings, Nos 47 and 49 Shepherd Lane. The List Entry describes it as follows:

Late C18 or early C19. Brick in English Garden Wall bond, renewed tile roof with stone slates to rear, renewed brick stacks. 2 storeys with attic, 3 windows to 1st floor. Brick plinth. Panelled door to left of centre in plain ashlar limestone surround with pulvinated frieze and cornice. Flanking 4-pane sashes with projecting stone sills and gauged-brick flat arches with limestone keystones. 3 similar windows to 1st floor, window over door narrower. Cogged eaves. Stone kneelers and ashlar gable copings. End stacks. Rear: tall stair-window. Interior: stone staircase. Lean-to extension to right return not of special interest.



Fig 04. Front view of Hall Farmhouse from Shepherd lane looking north east



Fig 05. Rear view of Hall Farmhouse from rear garden of the building plot looking south west.



Fig 06. Access from Shepherd Lane

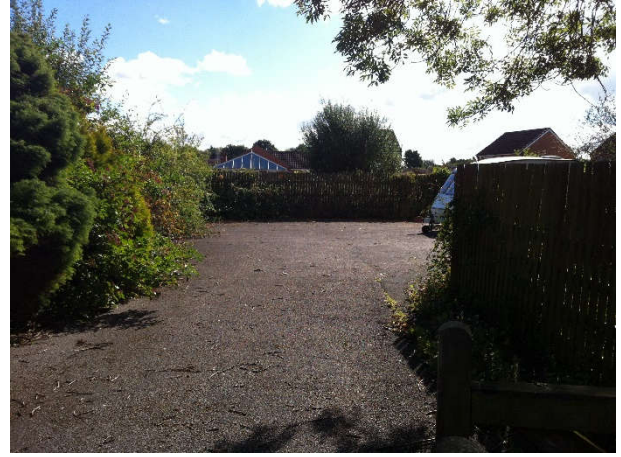


Fig 07. View of site from access.

5.1 Understanding Significance

The proposals are assessed in relation to the impact that they have on the listed building and its setting. This can be better evaluated once the significance of the listed building is understood.

The listing suggests that the building is a good example of a traditional farmhouse with outbuildings (not listed) in a vernacular style that is worthy of protection.

Historic ordnance survey plans show that Hall Farm was one of the earliest buildings in the area along with St Helen's Church and Thurnscoe Hall. The name 'Hall Farm' suggests that it had a connection to Thurnscoe Hall, a Grade II Listed House to the south west of the site on the earlier 1854 version of the Ordnance Survey 'Hall Farm' is referred to as Shepherds House which suggests a farming connection reinforced by the naming of Shepherd Lane.



Fig 08. 1854 Ordnance Survey



Fig 08. 1890 Ordnance Survey.

Originally Hall Farm had outbuildings to the south and west which no longer exist although there is a consent to construct a replacement building on land to the south west of the site in a similar location that that shown as Units 5 and 6 of the extant planning consent in Fig 01.

Although the surrounding area was intensively developed as industrial coal mining became prevalent towards the end of the C19 the site was still referred to as a farm on the 1949 version of the Ordnance Survey and retained its outbuildings in a similar arrangement.

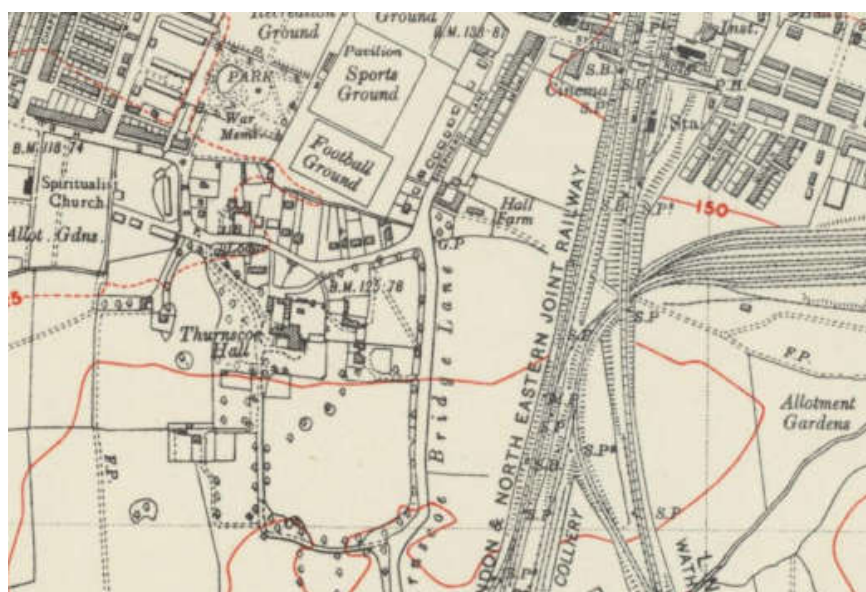


Fig 09. 1949 Ordnance Survey.

The land to the east of Hall Farm was sold for development around the early 1980's and served by a new road, Hall Farm Drive, immediately to the south and around the same time proposals were brought forward to develop the farm. It is some time since Thurnscoe Hall has had any relationship with Hall Farm and there is no inter-visibility. Thurnscoe Hall and its Grade II Listed Stable Block remains today located just off High Street approx. 260m to the south west of the site. They are the closest listed buildings to the site, the only other locally being a war memorial in Thurnscoe Park on Welfare Road some 280 meters west of the site.

5.2 Assessment of Significance

The significance of the Farmhouse at Hall Farm is considered to relate to its historic value as one of the earliest buildings in the area and the fact that, together with the outbuildings to the east, it remains significantly unaltered and in its original condition albeit there have been a number of extensions and alterations, particularly to the east side and the inclusion of Upvc windows.

Along with its historic value it remains a good example of a traditional farmhouse with open space and protected mature trees to the north and south providing an attractive setting.

5.3 Impact upon Significance

The proposal relates to the erection of a small-scale single storey dwelling on land to the north of the farmhouse using an existing access from Shepherd Lane.

The siting of a building of similar scale in this location has previously been granted planning permission ref: B/89/1615/DE and that permission is extant as confirmed by a Lawful Development Certificate application ref: 2013/0422.

The current proposal to replace a 3-bay garage with a single storey dwelling designed as a small two-bedroom cottage of similar size and scale would have no more impact upon the listed building or its setting than the approved garages.

In fact, the proposed dwelling which has been carefully designed in a traditional manner to be built in hand made brick with stone surrounds to painted timber windows with a roof covered with clay pantiles and including detailing such as the use of cottage bars to the windows, vertically boarded timber entrance door, stone gutter corbels, ogee gutters and circular rainwater pipes in black and a drystone wall to the front garden will be an improvement and enhance the setting of the listed building.

It's scale and location being set well back from Shepherd Lane means that it will not compete with the farmhouse and the design and use of appropriate materials will have no detrimental impact on the building or its setting.

6.0 Summary

The proposals for a single storey dwelling are compliant with local and national planning policy guidelines located in highly sustainable area allocated for residential use.

They are similar to an extant planning consent for a single storey (less attractive) garage building in the same location, and they would enhance the appearance of the area and the setting of the grade II listed farmhouse adjacent without any negative impact.

The proposals are the result of a positive response to a Pre-Planning enquiry and we therefore look forward to receiving the councils support.



MBooth Design Ltd