Design & Access Statement

Background

The applicant purchased Heald Head Cottage and curtilage from BMBC as Trustees on behalf of the Heald Head Cottage Charitable Trust, a non exempt charity under number 513283. it is registered with title absolute under the title number SYK 139987 at the Land Registry Nottingham Offices. The agreed completion date for the sale was 20 November 2018.

From the completion date, extensive discussion and correspondence has taken place with the BMBC Planning Service and other technical officers to rehearse access and other environmental issues. It was agreed by the council in a comprehensive response from Mr. Smith, Group Leader that, whilst the building has suffered damage, it has not blended into the landscape and, as such, it would be classified as previously developed land. The NPPF does allow for the opportunity for redevelopment providing it would not have greater impact on openness of the Green Belt than existing development. Para 89 of the NPPF allows for the replacement of a building providing the new building is in the same use and not materially larger than the one it replaces. Policy GB2 of the Adopted Local Plan reflects the NPPF arrangements. Under the Transfer of the whole registered title SYK 139987 additional provision 11.3 the new owner is required not to allow the property not to become overgrown or unsightly and not to use the property for any purpose other than under Class C of the Town and Country Planning (Use clauses) Order 1987 as amended. The proposal for the existing site is to continue the residential single family use in a new form of high quality accommodation and construction, on a landmark site, used for centuries but in urgent need of remodelling to meet the needs and technical requirements of the centuries ahead.

Access

The property does benefit from a legal right of access to the south with or without vehicles via a partially made track through Pashley Green Farm off North Lane and then along an unmade bridleway to the western boundary of a field.

The particulars provided on sale by BMBC refer to "Easiest access route to the property is via the public bridleway which leads off Coach Gate Lane." Parking is available adjacent to the start of the bridleway which continues up an incline to the property after approximately 200 metres.

This latter route with proposed improvements is historically the main route to the property and has the support of all the landowners involved.

The existing access track has been surveyed from Coach Gate Lane and initial proposals for the upgrade of the bridleway (at the expense of the applicant and for future maintenance requirements) have been prepared and submitted to the council for discussion and approval in October 2020 to the Senior Rights of Way Officer. The proposals are shown on submitted drawings No 1,2,3,4 & 5 together with a copy of CTS survey drawings 4886CT1/2.

The arrangements allow for a safe upgrade of the bridleway and the provision of local widening to permit safer passage for all parties. Traffic movements generated by the new house provision will be very minimal in use. There is widespread support for the upgrade within the community horse riders and walkers as the neglected bridleway has not been maintained for public use. Some slight adjustment of a public footpath and passing through the curtilage has already been discussed with footpath officers who have suggested an acceptable small change of position subject to more formal agreement.

Building Design Principles

The existing property has been surveyed (drawing No 4438AB/2) and accurate drawings showing the building before damage occurred (drawings HH 1,2 & 3) have been produced. The building was used for agricultural family use for the majority of its life and is internal layout reflects the lifestyle of the occupants with minimal amenities and clearly heated by open fires. The basic principle is to site the new house on the footprint of the existing house with matching building heights and replace inappropriate former spaces with accommodation for modern life. The volume of the building is little changed and is not materially larger than the previous structure currently present but has to adjust more areas to conform with Building Control, structural integrity, modern thermal and environmental performance, the South Yorkshire Design Guide and general Government direction on higher quality housing property for private occupation.

The house has been a feature for footpath walkers and horse riders for centuries and the new owners want to produce a modern dwelling which sits comfortably in its place on the historic curtilage.

Building Design

The bulk of the property sits over the original footprint. A block of toilets will be demolished and replaced by a store and oak mainly glazed relaxation space. A previous large timber porch and shelter area to the front elevation will be absorbed into a new oak entrance area incorporating the staircase to the upper floor as an example of traditional construction in a modern house. The main ground floor is dedicated to living and kitchen area with ancillary spaces replacing off-shoots on the western (rear) elevation and infilling voids between the original structures not fit for modern use. The first floor will be bedroom space with en-suite accommodation. The footprint of the building has been adjusted a few metres further north to allow a slight regrading of the ground levels with low retaining walls. Existing retaining walls to the south will be absorbed into the ground and will not affect any tree roots beyond the existing (demolished) stone access steps. Various unused structures and concrete surfaces around the curtilage will be removed or buried into some land adjustment and regrading.

Materials

The building will be constructed in natural stone with traditional fenestration. It will be possible to incorporate original lintols on the house wall featuring carved dates as a

reference to its history. Any existing original elements which provide history of the site or house, if found, will be incorporated if possible.

Curtilage and Service

The curtilage is well defined with existing walls, bunkers, stone steps and access points with trees to the curtilage which will be retained. The main vehicular access will incorporate some parking space with stone porous surface and with new landscape elements to define the area and minimise any impact from this necessary requirement. It will replace existing minor structures and concreted areas around the site area generally.

Technology

The building will be served by heat pumps, air or ground based. probably ground based, and insulated beyond statutory standards. The building will have adequate security and high grade low energy domestic service provisions throughout and will incorporate some areas of underfloor heating.

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