

HERITAGE STATEMENT

The site is currently dominated by redundant, collapsing farm buildings that formerly and jointly with land and buildings to the north formed part of Nether Mill Farm. It is understood that until recently these buildings were used to accommodate pigs, sheep and cattle plus machinery and fodder storage.

The buildings are constructed in blockwork, timber and steel with asbestos cement roofing. The site is generally unkept and overgrown. The site is accessed from Water Hall Lane which also provides access to Water Hall and Wordsworth Court. The existing site access is to be retained to avoid any conflict with the entrance to the adjacent Listed Building

The neighbouring development to the south of the site(Wordsworth Court) is a residential complex comprising converted barn buildings, hardstandings and amenity areas. It has a traditional courtyard appearance.

The site is not within a conservation area and the proposals do not impact directly upon an individual heritage asset but has the potential to detract from their setting. Therefore the proposed dwelling is limited in height to two storeys, and will be constructed to a scale, form and in sympathetic materials which are in keeping with the local vernacular.

The access to the site is remote from that of the adjacent development and does not distract from the presence of the Listed Building or the street scene.

The proposed dwelling and access have been positioned to avoid any detrimental impact. The new buildings have been designed to ensure architectural distinctiveness and will contribute to the sense of place.

Reference should be made to the Flood Risk Assessment that identifies the relatively small area of the site that is suitable for development.

Bearing this in mind the siting and design of the proposed dwelling has no negative affect upon the adjacent heritage asset.