

Newark and Sherwood District Council  
Kelham Hall  
Kelham  
Newark  
Nottinghamshire  
NG23 5QX

Client : Mr N Anderson

Job Number : 812.2356.1

Date : Feb 2021

### **Design and Access Statement**

**Application for Householder Planning Permission.  
The Conversion of Existing Double Garage into Living Space,  
Glazed Link Structure and New Single Garage.**

**On Behalf Of :**

Mr N. Anderson,  
The Old Farmhouse,  
Main Street,  
South Muskham,  
Newark on Trent  
NG23 6EE

**Prepared By :**

Guy St John Taylor Associates  
February 2021

## **1.0 Introduction.**

- 1.1** This Design and Access Statement relates to a Householder Planning Application. The project proposes a conversion of the existing brick garage into a day room in order to appreciate the south facing views across the garden, a glazed Link to facilitate a protected route from the existing Kitchen, and a smaller single garage allowing covered parking for one vehicle. 'Alterations to Existing Garage, Proposed Glazed Link and new Single Garage.' The application has been submitted to Newark and Sherwood District Council.

## **2.0 Pre- Application Discussions and Negotiations.**

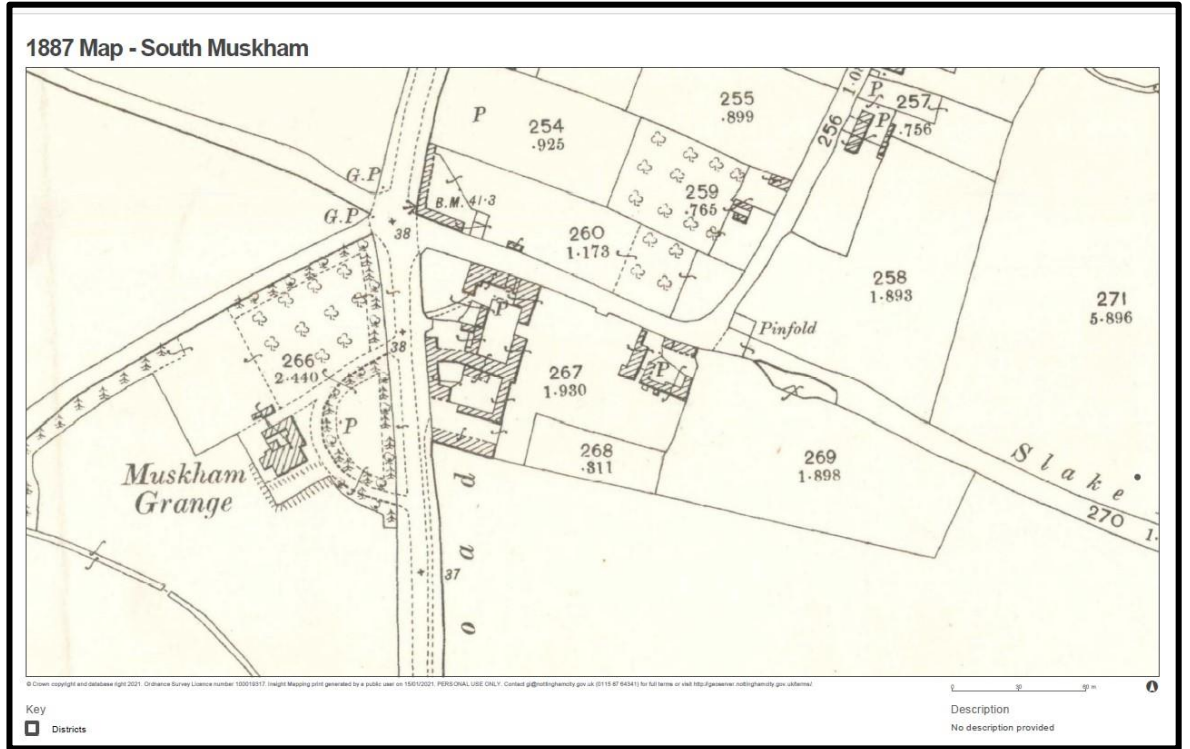
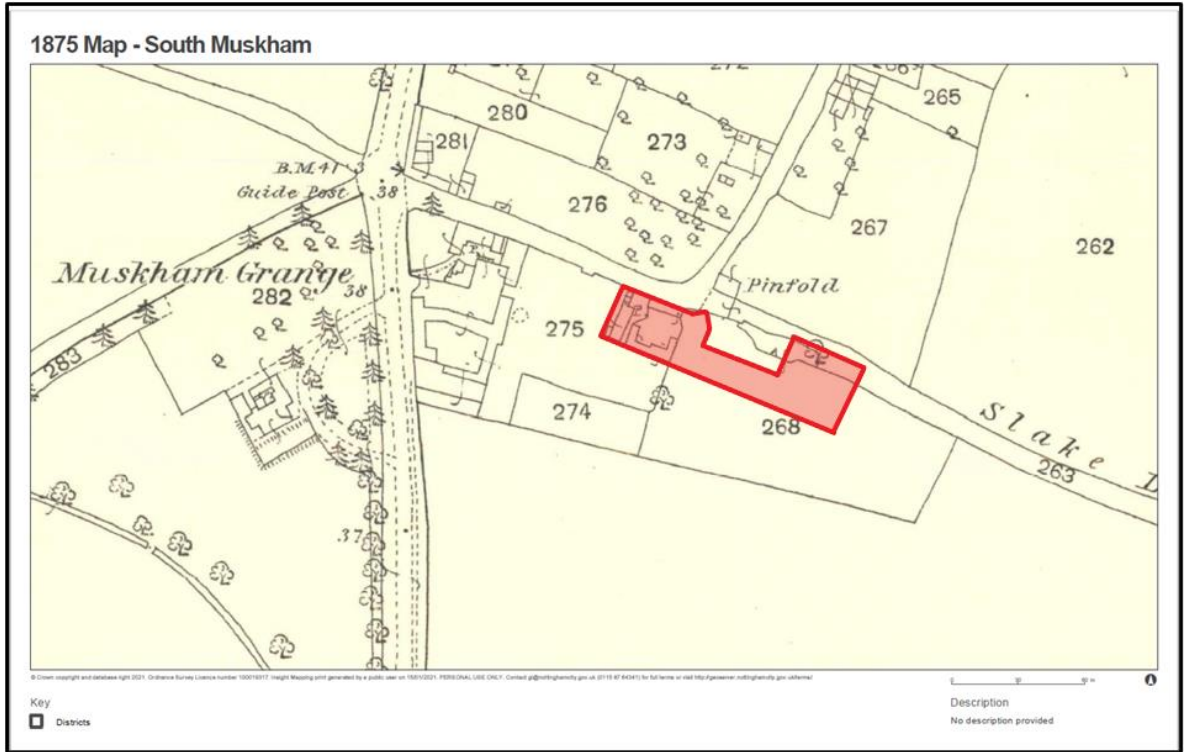
- 2.1** No formal pre application advice has been sought.

## **3.0 Physical Context.**

- 3.1** The Old Farmhouse is a three storey brick and pantiled dwelling on Main Street, South Muskham. Positioned at right angles to the road, this traditional farmhouse building (not listed) has ancillary adjoining buildings, which although are later additions are in keeping with the historic plans of both 1875 and 1887 indicating farm buildings to the length of the boundary alongside the road in this location. The proposals are contained within the site and face inwards across the internal garden space. The car parking provision is largely unaffected by the proposals with the provision for at least five spaces remaining.
- To the south of The Old farmhouse is mainly open farmland, with the now unused and derelict old farmyard (open space) adjoining the property on the right-hand side when viewed from the road. The property's garden is enclosed on all sides by a 2m high brick wall.
- The neighbouring property to the left-hand side, 'Willowby Cottage' sits behind this brick wall with its own substantial brick garage sitting between the two properties, giving further protection to any views into the site.

The existing and proposed views from the road are all of red brick corbelled walls with a pantiled roof and no windows or openings.

There is an electricity substation to the roadside, contained within a timber fenced enclosure.



## **4.0 General Character.**

- 4.1** The site lies within the village of South Muskham and is not in a Conservation Area. The closest listed building being the Grange Farm Mews development. This site is grade II listed, and titled 'Grange farmhouse and adjoining farm Buildings' - Historic England ref: NGR:SK7888456965.  
This site sits some 35m to the right hand side of the Old Farmhouse property, and with the proposed work positioned within the enclosed garden context and behind the main building, it clearly will have no impact on the setting of this Heritage asset.  
The street scene relating to this particular corner site is made up of a variety of individual buildings constructed at different stages, including the South Muskham Village Hall opposite, creating a varied and pleasant frontage.

## **5.0 Impact of Design.**

- 5.1** The proposed single garage structure will utilise an existing garage door. Bricks and pantiles will be selected from reclaimed stock in order to match the existing. The existing boundary wall will be marginally extended in height to match the existing buildings alongside including the brick corbel details and with the gutter line running through. This elevation will look much as existing with the substation remaining, although now with a lower visible pantiled roof which represents a return to the historic former outbuildings along this boundary. The single garage width will allow for a lower ridge height thus minimizing any impact in this respect.  
The proposals for the existing garage (not historic) will provide an alternative day room or sun room, with the opening up of the garden facing south side, and bringing the building up to modern standards for a habitable space.  
The small glazed link structure will provide a covered access to the above day room and a more visible and obvious main entrance structure when visiting the property. The brick low wall will again be in reclaimed brickwork and the main supporting structure in a classical painted timber design. The lantern rooflight will maintain light to the rooms beyond.  
The existing main entrance will be unaffected, and existing landscaping will be revised as required.  
The proposals will have little or no impact on the amenity of any of the neighbouring properties.