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**2 The Hall, Radford Hall, Radford Semele**

21 December 2020

**Heritage and Design and Access Statement**

**Use**

The property is part of a conversion of the original grade 2 listed Radford Hall, dating from the early 17<sup>th</sup> Century but with major restorations in 1836 when the red brick façade of the front of the house was added. It was at this time that the listing refers to the addition of a single pier at the north end of the garden wall (which is now part of another unit within the development), and two pairs of gate piers to the west of the wall. The wall has been repaired in recent times but there are no gates remaining.

**Layout**

Access to the development at Radford hall is by two driveways; one in the centre of the plot serving units 1 and 2, and another at the north side of the site serving the remaining dwellings.

The house is set back from the road, with a low wall and hedge on the boundary, and timber panel fences elsewhere. The drive leads through to an area of hardstanding for car parking in front of the house, with a lawned area to the side. This is also set amongst mature trees. The proposals only seek to trim existing hedging, with no work proposed to the trees on the site.

A garden room structure between the lawns and the hedging and planting to the north of the garden, although appropriately painted and using good quality materials, does not compete with the main house. Also, within the area to the front of the house is some paving and gravelled area used for family space and it is this area that the proposal seeks to tidy up. The proposal would enhance the front of the property and be easily removable. Additional storage would allow garden furniture etc to be easily stored.

The hedge to the north would be trimmed on the garden side and be largely unchanged on the side facing the access drive on the north side, maintaining privacy

**Amount & Scale**

The alterations are minimal, amounting to a tidying up of the garden, and of a scale appropriate to family garden use.

**Access**

Access to the site is unchanged, with car parking adjacent to the property.