

REPAIRS & ALTERATIONS TO MILL FARM OUTBUILDINGS

Mill Farm Outbuildings, Mill Lane, Wadenhoe

DESIGN & ACCESS STATEMENT

SITE

The site is part of the former Mill Farm situated on the corner of Mill Road and Church Street. The outbuildings are located in the southwest corner of the site. Vehicle access is from Mill Lane.

Mill Farmhouse is Grade II listed and the outbuildings are deemed to be within the curtilage of the listed building.

BUILDINGS

The outbuildings comprise a stone barn and a covered storage area. The roofs are finished with clay pantiles.

The buildings are in need of renovation to stabilise the barn and provide adequate weather protection to both buildings.

PLANNING APPLICATION

The Senior Conservation Officer for the former ENC has advised that the buildings are curtilage listed. Consequently listed building consent and planning permission is required for the alterations.

The alterations comprise:

- Additional roof purlins in the barn.
- New oak doors and windows in the barn
- Removal of some external timber partitions and cladding to the cart shed.
- Addition of external timber partitions and cladding with double timber doors to the cart shed.

Other works are considered to be repairs.

CAR PARKING & ACCESS

The existing vehicle access is from Mill Lane. Access and car parking are unchanged.

IMPACT & JUSTIFICATION

The justification for the alterations is to stabilise the structure of the stone barn and to secure to storage areas in the cart shed. The cladding and partitions which are altered are a recent addition and not part of the heritage fabric.

The alterations are “de minimis” and not considered to impact on the listed building.