

**DESIGN & ACCESS STATEMENT and HERITAGE STATEMENT
for Listed Building Consent**

The Coach House, Holiday Farm House, Fen Street, Hinderclay, IP22 1HS

New porch, re-render all elevations with lime render, replacement windows throughout, replace 1 no. window with door, solar panels to rear lean-to roof

1. Design

1.1. Use

The Coach House is a detached property, ancillary to Holiday Farm House. It is a two-storey building with a single-storey lean-to on the rear and was converted into holiday accommodation in 2008. The building is not listed but is within the curtilage of Holiday Farm House, a Grade II listed building.

1.2. Amount

The proposal would increase the floor space by 5.4m² due to the creation of the new porch. The existing open canopy porch is approximately 1.5m².

The other proposals include:

Stripping the existing cement render to all elevations and re-rendering with lime render.

Providing replacement windows throughout

Replacing 1 no. window on the front elevation with glazed doors

Installing a solar panel array to the rear lean-to roof

1.3. Layout

The internal layout will remain unchanged by the proposals.

1.4. Scale

The proposed enclosed porch is at an appropriate scale for the building.

1.5. Landscaping

No landscaping measures are included in the proposal.

1.6. Appearance

The external appearance of the Coach House will remain largely unchanged by the works. The replacement lime render will be cream coloured, to match the existing, and the painted black plinth will remain the same.

The materials for the porch will all be to match those of the main coach house, with a black painted brick plinth under cream render under a clay pantile lean-to roof.

The new windows will all be painted white timber and the eaves and fascia boards will be painted black timber, all to match. The window styles will be traditional sash and casement with 12mm slimlite glazing.

2. Access

2.1. Access

The proposal will not affect vehicular access to or around the site.

Access into the building will be improved by the addition of a porch and new glazed doors to the front elevation.

3. Listed Building/Heritage Statement

3.1. Special Architectural or Historic Interest

Despite being located within the curtilage of a listed building, the Coach House is not itself listed and therefore can be considered not to have any special architectural or historic interest.

3.2. Setting

The property is set back from Fen Street and is located within the grounds of Holiday Farm House. The proposals will not alter the relationship between the Coach House and the Grade II listed Farm House.

3.3. Fabric

The fabric of the Coach House comprises rendered timber frame, on a brick/flint plinth, with a pantile roof. The fabric of the Grade II listed Farm House is not affected by the proposals.

3.4. Features

The listing text for the Grade II listed Farm House details various historic materials and architectural designs which contribute to its special interest. The Coach House, however, is not mentioned thus it can be considered that there are no special features which will be affected by the proposals.

3.5. Principles

The proposals aim to improve and modernise the property whilst ensuring minimal impact to the nearby Grade II listed building.

3.6. Justification

The porch will allow for storage of coats and outdoor shoes as well as log storage for the wood burning stove.

The window to the north elevation was originally the main barn opening and the proposal to replace this window with glazed doors will allow for the reinstatement of the original entrance. It will also provide access directly into the front garden area.

The remedial works to the render and windows are intended to update and modernise the building and to prevent any future issues with the timber frame stemming from the existing impermeable cement render.

The installation of solar panels will improve the energy efficiency of the property,

3.7. Mitigation

All new materials have been specified to match the existing appearance to reduce the impact of the remedial works on the special architectural or historic interest of the main house and its curtilage

The solar panels are being installed on the rear lean-to and will not be visible from the road, nor from the main house or any of the surrounding properties. The two adjacent properties have been consulted regarding this proposal and have no objections.