

## **DESIGN AND ACCESS STATEMENT/ HERITAGE IMPACT ASSESSMENT**

**Convert existing outbuilding to granny annexe at  
Hilltop Farm, Upton, RETFORD, DN22 0RA**

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## **1.0 Introduction**

This Design and Access Statement/Heritage Impact Assessment has been prepared in support of a planning application to convert an existing outbuilding into a granny annexe at Hilltop Farm, Upton, RETFORD, DN22 0RA. This statement should be read in conjunction with the proposed drawings, application forms and other documentation submitted with this application.

## **2.0 Proposal**

This proposal seeks to convert an existing outbuilding into a granny annexe close to and within the curtilage of an established dwelling. The proposed granny annexe will allow the applicants elderly mother to live independently whilst also receiving support and care from family. The applicants mother has suffered a stroke and has other conditions that affect her mobility and physical/mental health - as she currently lives near Doncaster it is difficult to provide the level of support she needs now and into the future.

## **3.0 The Site**

The granny annexe is outlined in red on drawing 01 Site Plan and Block Plan with the whole curtilage outlined in blue.

## **4.0 Planning Constraints**

The site is not located within a conservation area.

Hilltop Farm is a non-designated heritage asset and the property is within the setting of a Grade II listed building and other non-designated heritage assets.

A neighbourhood plan is available for the Headon cum Upton, Grove & Stokeham Parish Council (HUGS).

## **5.0 The Headon, Upton, Grove and Stokeham Neighbourhood Plan**

The proposed development supports the objectives stated in the HUGS Neighbourhood Plan as follows:

This is a small-scale development and a conversion of an existing buildings.

The scheme integrates into the neighbourhood by respecting the existing buildings and land uses.

The height, scale, massing and materials of the properties are sympathetic.

The development will support local identity and enhance the character of the area.

The proposals will not conflict with local character and distinctiveness.

The proposals do not encroach on the wider countryside as it utilises an existing structure.

## **6.0 Parking, highways and access**

There will be no additional parking required for the proposal as the occupant of the granny annexe does not drive.

## **7.0 Landscaping**

The area around the building will remain as garden/amenity space.

## **8.0 Drainage and Services**

Drainage to connect into existing system. All other services to be shared with main house.

## **9.0 Disabled Access**

The new dwellings will comply with Part M of the Building Regulations.

There is an existing parking area with a hard bound material allowing level access to the entrance of the granny annexe. The approach from the car parking area to the entrance will be graded or ramped to avoid the requirement for steps at the main entrance and the main entrance door will have a level access threshold. A domestic type sensor light will be provided over the main entrance to illuminate the approach/entrance.

A ground floor WC has been provided and circulation areas and door widths on the ground floor will be designed to comply with Part M of the Building Regulations. There will be adequate space for a wheelchair to turn around in the main living areas.

The heights of switches, sockets and other controls will be in accordance with current regulations i.e. between 450 and 120mm above floor level.

## **10.0 Heritage Impact Assessment**

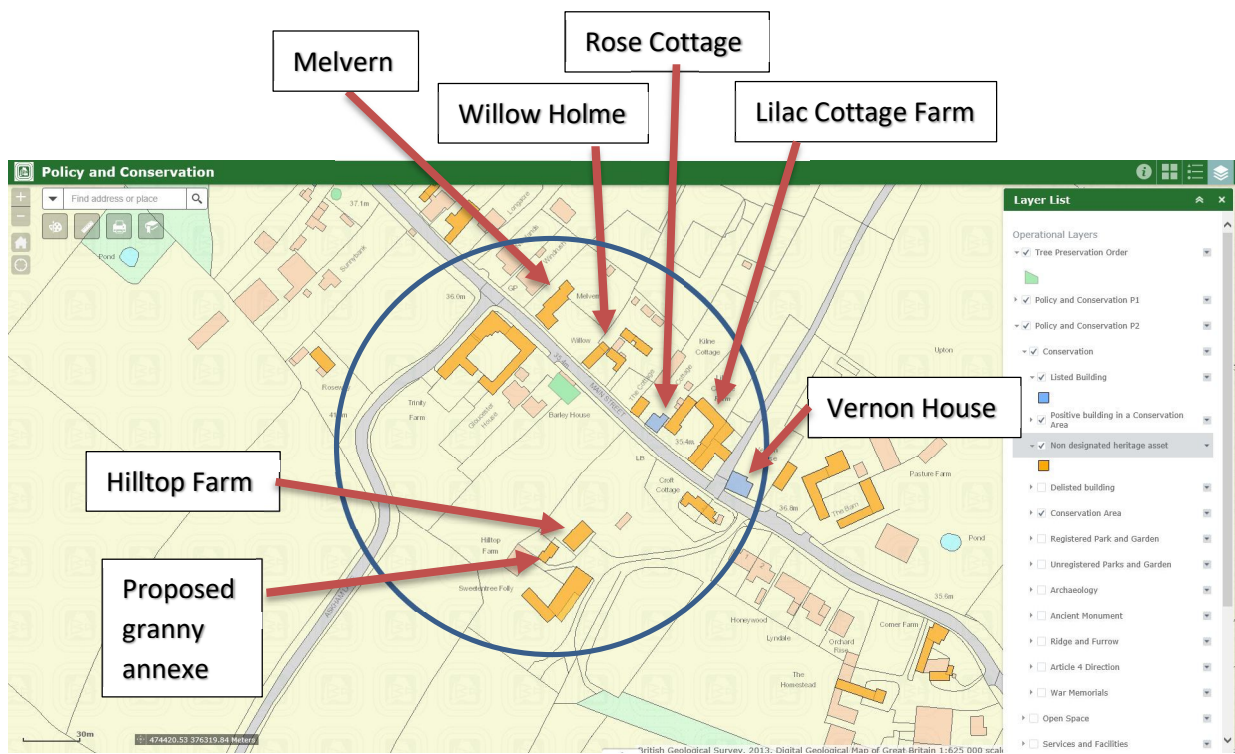
Historically the site was part of a larger area used as orchards – these were common in this part of the district, as the heavy clay soils are well suited to the growing of fruit trees.

The outbuildings which are to be converted were once part of a larger grouping of buildings which are visible on the historical images.

The site is within the setting of Rose Cottage (grade II listed), which is located to the east on the opposite side of the road. Further east is Vernon House, also grade II listed.

There are a number of non-designated heritage assets within the vicinity, including those buildings at Hilltop Farm. Most date to the late-18th/early-19<sup>th</sup> century, including several farms, primarily constructed in the period around the time of the enclosure, late-18<sup>th</sup>/early-19<sup>th</sup> century (the enclosures map dates to 1818).

The proposals will have no detriment to the setting of nearby listed buildings and non-designated heritage assets due to the building situation behind the main house and its distance from the main road.



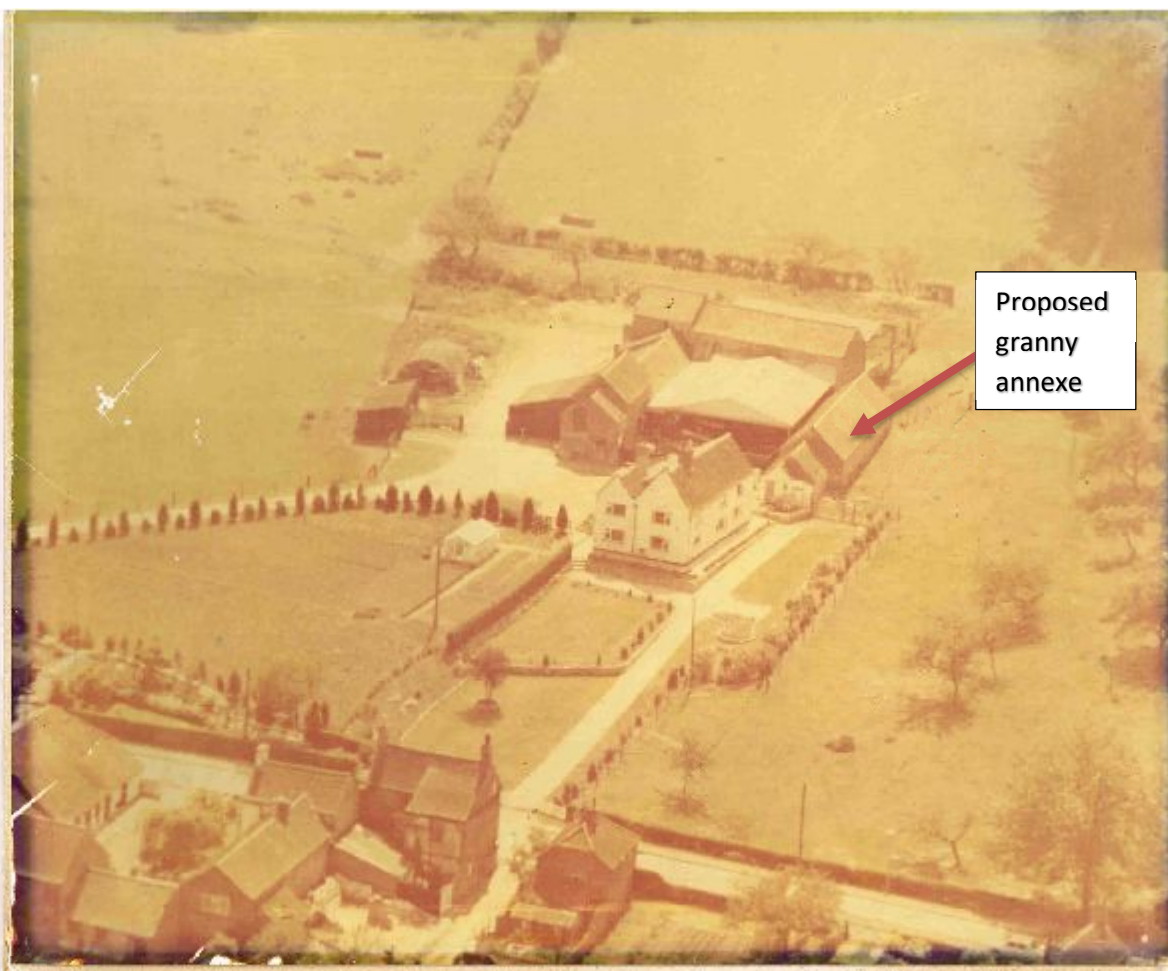
Extract from Bassetlaw Heritage Mapping

Blue - Listed building

Yellow – Positive buildings in conservation area

Historic photos of Hilltop Farm (dates unknown)





### 11.0 Proposed Alterations and Materials

The existing roofs are at two levels, both of which are pantiled with a 40° roof pitch. It is proposed that the lower roof level is raised by approx. 700mm to allow access.

The existing outbuilding is constructed from red brick with dentilated eaves.

A new opening would be provided on the North West elevation and a doorway infilled on the North East elevation. The height of a door and window will be modified where the roof line has been raised.

Brickwork for infilled openings will match that existing, using reclaimed brick where possible.

New windows and doors to be painted timber.

### 12.0 Future occupancy

It is not intended that the granny annexe is used as a separate dwelling house, nor will it be sold off separately – it will always remain as ancillary to the main house.

There will be no separate address, post box, access, garden or parking ensuring that the accommodation remains ancillary to the main dwelling.

The applicant would be willing to accept a planning condition stating that the granny access could not be sold as a separate dwelling.

### **13.0 Affordable Housing and Community Infrastructure Levy (CIL)**

Not applicable.

### **14.0 Conclusion**

The proposed development is within an existing structure so will have minimal impact on the surrounding area. The materials, design and detailing of the alterations have been carefully chosen to be sympathetic with the surrounding buildings and village.

The granny annexe will allow the applicant to care for an elderly relative and to be on hand to attend to their day to day needs whilst still allowing the occupant some autonomy and privacy.

It is therefore respectfully requested that planning permission is granted for this application.