

# 7925 – Design, Access and Heritage Statement

Proposed barn conversion at  
Manortoft, 12 Main Street,  
Market Overton, Oakham, Rutland



RIBA   
Chartered Practice

## General Information

---

HSSP Architects Limited  
Pera Business Park  
Nottingham Road  
Melton Mowbray  
Leicestershire  
LE13 0PB

01664 563 288  
info@hssparchitects.co.uk  
www.hssparchitects.co.uk

## Company Biography

---

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

## Issue Record

---

Revision	Date	By	Checked	Admin	Note
0	25 Aug '21	MG	SG	SAM	First Issue
A	26 Aug '21	MG	SG	SAM	Second Issue
B	19 Nov '21	MG	SG	SAM	Third Issue
C	19 Nov '21	MG	SG	SAM	Fourth Issue

# Contents

---

## 0.0 Executive Summary

## 1.0 Introduction

### 1.1 Brief and aspirations

## 2.0 Site Assessment

### 2.1 Site location

### 2.2 Site description

### 2.3 Site context

### 2.4 Site history

### 2.5 Local character

## 3.0 Planning Policy

### 3.1 National planning policy framework

### 3.2 Local plan

### 3.3 Neighbourhood development plan

### 3.4 Application site planning history

## 4.0 Consultation

### 4.1 Professional consultation

### 4.2 Community involvement

### 4.3 Outline application

### 4.4 Pre application advice

## 5.0 Design Concept

### 5.1 Opportunities and constraints

### 5.2 Client brief

### 5.3 Proposed design strategy

### 5.4 Sustainability

## 6.0 Proposed Design

### 6.1 Use

### 6.2 Scale

### 6.3 Appearance

### 6.4 Landscaping

### 6.5 Heritage assessment

## 7.0 Access

### 7.1 Design and policy approach

### 7.2 Consultation

### 7.3 Vehicular access

### 7.4 Pedestrian access

### 7.5 Site and building entrances

### 7.6 Inclusive design

### 7.7 Public/private space

### 7.8 Emergency service access

### 7.9 Sustainable travel

The format and content of this statement has been based upon the guidance supplied by CABE in their publication “Design and access statements - How to write, read and use them”

## 0.0 Executive Summary

This Design, Access and Heritage Statement relates to the change of use of an existing stone barn in the grounds of Manortoft House, a Grade II listed dwelling.

The barn is vacant, and only used as ancillary storage for the house.

Set within the curtilage of the grounds to Manortoft House, the large barn is ideally suited for conversion to a separate dwelling.

The proposal involves restoration and conversion to provide a separate 3 bedroom dwelling.

The scheme includes minor external alterations to the barn which are limited to one window, conservation style rooflights and converting the first floor access door to a glazed opening. The external brick stairs to the side of the barn are to remain.

Externally, the carport will be removed to provide a shared parking area for the converted barn and the existing dwelling.

An existing brick garage will be retained for use by Manortoft House.

Part of the existing single storey barn will be within the curtilage of the converted barn.

Works to provide a separate amenity space for the barn will respect the setting of the listed building and provide residential garden space sensitively screened from the parking area within a new walled garden which picks up on the local character of the area.

The proposal will not affect the existing street scene.



Manortoft House on the left – The existing brick garage will be retained for use by the house



Manortoft House from Main Street showing the entrance to the site

# 1.0 Introduction

## 1.1 Brief and aspirations

Manortoft House was Grade II listed in 1954 and previously noted as a 'Cottage to the south of Home Farm'.

The listing dates the house as C17/C18. The barn is not described in the description.

The barn appears on 1888 Ordnance Survey Maps, however, materials and details are identical to the house, so is highly likely the barn was constructed around the same time as the house.

The barn and dwellings off King's Close (to the north of Manortoft House) originally formed part Home Farm. Home Farm relocated from the village c1960 and several of the buildings were converted to dwellings.

The barn requires significant financial investment to preserve and enhance its architectural character, and safeguard its future.

Manortoft currently sits on a 0.46 acre plot and following the conversion, the existing dwelling will still sit on a 0.31 acre plot.

The converted barn will benefit from a 230 sq.m garden and the existing dwelling a 900 sq.m garden.



Frontage of barn viewed from the driveway



View of existing external steps to the 1<sup>st</sup> floor



Side view of the barn from the driveway

## 2.0 Site Assessment

### 2.1 Site location

- Market Overton, Oakham, Rutland
- Approx. 6 miles north of Oakham, 30 miles east of Leicester and 15 miles south of Grantham.
- Market Overton is a small village dating back to pre-Roman times, with much of the village linked to agriculture until the early 20<sup>th</sup> Century.
- Prior to the 19<sup>th</sup> Century most of the village was centred on the village green and Main Street. Most of the houses on Main Street are now listed.
- Manortoft House lies on the east side of Main Street with the old Home Farm buildings and farm yard accessed off Bowling Green Lane.



Aerial view of the site and surroundings

## 2.0 Site Assessment

### 2.2 Site description

- Topography – flat
- Land Use – residential ancillary use
- Existing buildings – ironstone with Collyweston or Welsh slate roofs

#### Features

- Coursed rubble stone with quoins
- Stone cills
- Red brick
- Stone arched lintols
- Welsh slate roofs
- Single access point off Main Street



South elevation details



South elevation details

## 2.0 Site Assessment

### 2.3 Site context

#### Wider context

- Village centre location.
  - Comparison between 1888 mapping and modern site photograph shows significant development to the east.
  - Later infill development to the north and east
- Development in the village has been limited with further properties seen off Berrybushes to the west of Main Street.
  - The only significant development being the houses on The Limes, The Finches and Cordle Way built c1977 to the east of Bowling Green Lane.



Aerial view –google map



1888 OS Map showing linear development off Main Street



## 2.0 Site Assessment

### 2.4 Site history

- Located immediately south of the former Home Farm.
- Cottage renamed Manortoft c.1960.
- Home Farm barns converted to dwellings off King's Close c.1960.

### 2.5 Local character

- Course rubble stone
- Ironstone quoins
- Collyweston slate roofs
- Welsh slate roofs
- Red clay roofs
- Buff/red brick
- Linear development off the existing village road pattern.
- Evidence of historic farms in the centre of the village with stone and brick barns serving these businesses.
- Barn has South facing open garden space to frontage.
- Rear elevation of the barn backs onto the garden of No.10 Main Street – there are two windows in this elevation. These will provide light to the proposed 1<sup>st</sup> floor corridor and will be glazed with obscure glass.

- The west elevation has the later brick steps up to a first floor access door.
- The east elevation of the barn adjoins a further barn belonging to No.4 King's Close.
- Old Stables and barns of Home Farm mostly

converted to residential use in 1960's.

- Views into the site are fairly restrictive from surrounding streets / vantage points.
- Site lies within an area of historic patterns of development.



Historic photograph of showing Manortoft as part of Home Farm – the wall to be reinstated is shown within the red dashed line (The blue dashed line denotes current curtilage of Manortoft)

## 3.0 Planning Policy

---

### 3.1 National Planning policy Framework

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

### 3.2 Local plan

- Rutland Local Development Plan Adopted 2011:

CS1: Sustainable development principals

CS3: Settlement Hierarchy

CS4: Location of Development

CS9: Provision and distribution of new housing

CS22: The historic and cultural environment

Market Overton is designated as a secondary settlement with a small town centre within the Local plan.

Policy CS1 – relates to conversion or redevelopment of vacant and under-used land and buildings within settlements.

Policy CS3 – relates to settlement hierarchy with Market Overton listed as a Local Service Centre with a focus on small scale developments up to 9 dwellings.

Policy CS4 – relates to development in sustainable locations such as Local Service Centres.

Policy CS9 relates to Rutland's housing provision over the period 2006-2026 with 20% of new housing being located within and adjoining Local Service Centres. The Strategic Housing Market Assessment identified a notable shortfall in the owner-occupied sector, the main shortage being for three bedroom homes, with a smaller shortage for two, four and one bedroom dwellings.

Policy CS22 relates to the quality and character of the historic environment in Rutland with protection given to:

- Listed buildings
- Conservation areas

### 3.3 Neighbourhood development plan

The pre-submission draft version of the Market Overton Neighbourhood Plan 2018-2036 was published in 2020.

### 3.4 Application site planning history

Erection of greenhouse at rear of property.

Ref. No: 2019/0545/LBA | Status: Approve

Erection of greenhouse at rear of garden.

Ref. No: 2019/0673/FUL | Status: Approve

Remove 1 No. Cherry tree (T1) to ground level

and reduce height of 1 No. Cherry tree (T2) by 1.5m and reduce lateral branches to balance shape. Ref. No: 2014/0001/CAT | Status: Approve

Proposed internal alterations.

Ref. No: 2013/0699/LBA | Status: Approve

Various works to 2 no. garages, including repair and replacement of roofs and replacement of gates to driveway. Ref. No: LBA/2007/0868 | Status: Approve

## 4.0 Consultation

---

### 4.1 Professional consultation

- Topographical and detailed building survey – Ramowski Clarke Limited
- Protected Species Survey – C.B.E Consulting

### 4.2 Community involvement

- None undertaken to date

### 4.3 Outline application

- Not applicable

### 4.4 Pre application advice

- Pre-application advice was gained for conversion of the barn to a separate dwelling. The proposal has been informed by the pre-app feedback.

## 5.0 Design Concepts

### 5.1 Opportunities and constraints

- Securing long term use of the building.
- Restoring building's heritage.
- Create shared parking area for both Manortoft and the new dwelling.
- Respect setting adjacent to the listed building.
- Re-assign part of existing garden from Manortoft House.

### 5.2 Client brief

- Convert building to three bedroom single residence.
- Retain the external brick staircase.
- Remove the car lean to and provide a shared parking area for both dwellings.
- Reinststate the farm wall dividing the parking court to the former farmyard and form a separate walled garden for the barn conversion.
- Repair, as necessary, the stonework.
- The brick garage will be retained for use by Manortoft House.
- Part of the single storey barn will be given over to

the new dwelling.

### 5.3 Proposed design strategy

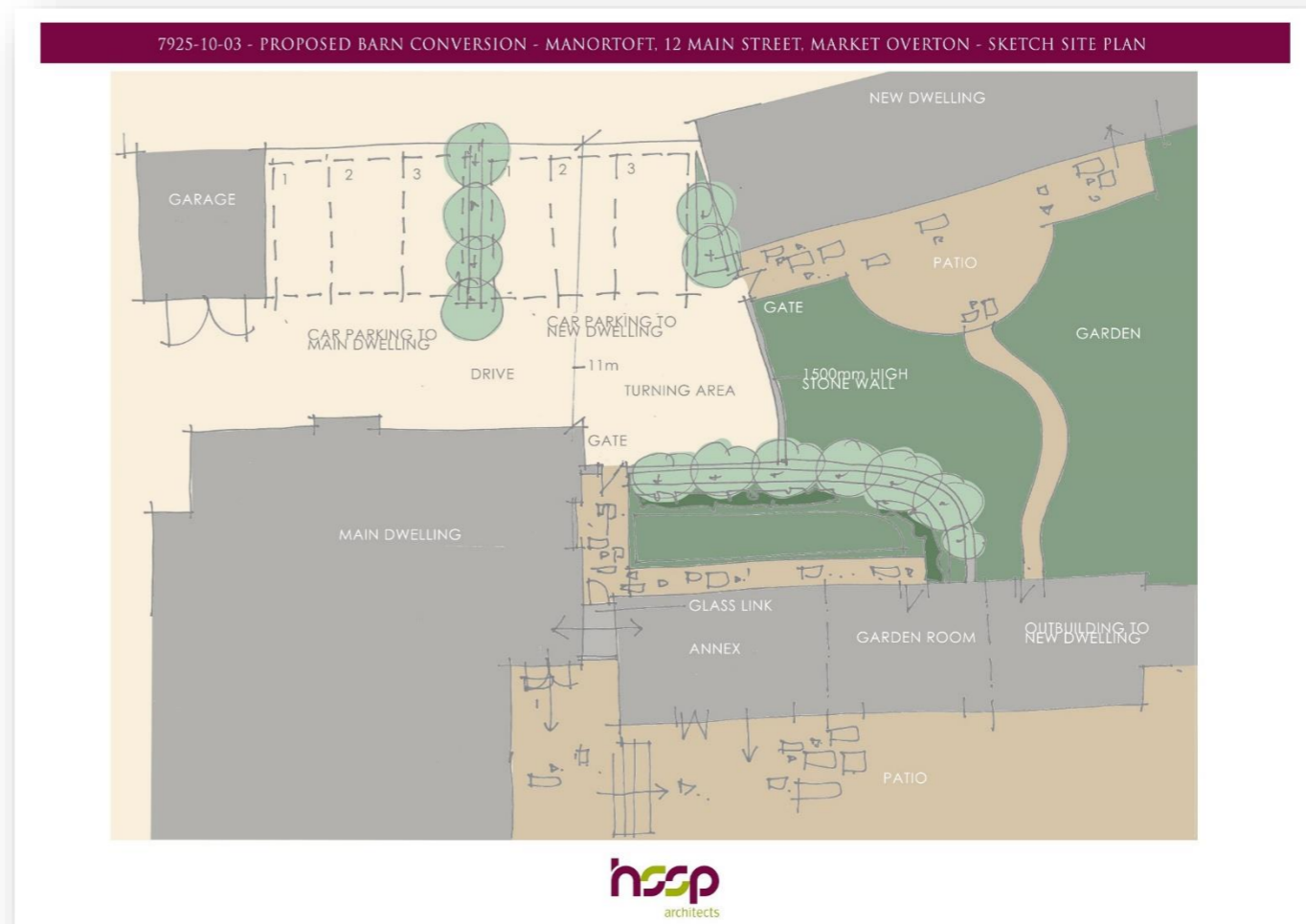
Look at options for:

- Enhanced parking to the main dwelling.
- Sensitive conversion.

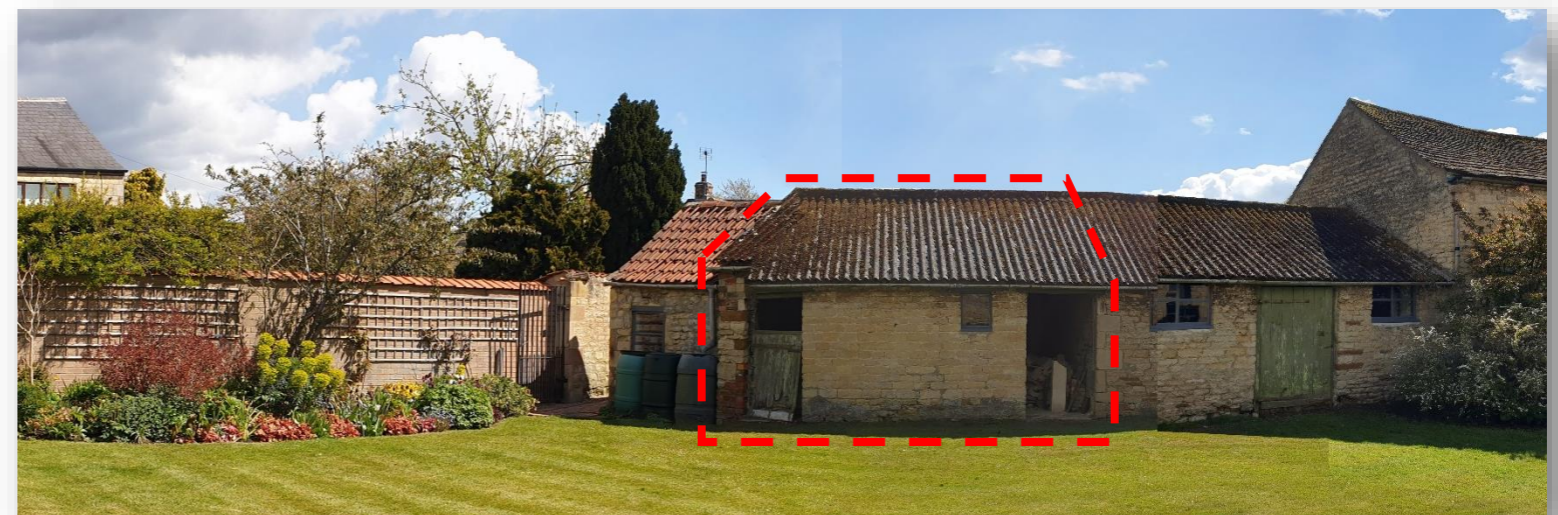
### 5.4 Sustainability

The client is keen for the barn to be off grid if possible and produce its own heat and power. Measures are proposed as listed below:

- Solar PV panels on the barn roof.
- Ground source heat pump to be installed.



Early sketch site plan



Single storey barn to be part of the curtilage of the converted barn

# 6.0 Design

## 6.1 Use

The existing barn is in a good state of repair, appearing to have been re-roofed recently.

The first floor is in good condition and head heights are more than adequate to provide residential accommodation.

The floor plan is easily large enough for conversion to a 3 bedroom dwelling with good sized rooms, living areas, bathrooms etc.

A new internal stair will provide access to the first floor and the former first floor door will be glazed, with the external brick stair retained and consolidated.

## 6.2 Scale

The first floor is in good condition and the existing head heights are more than adequate to provide residential accommodation.

## 6.3 Appearance

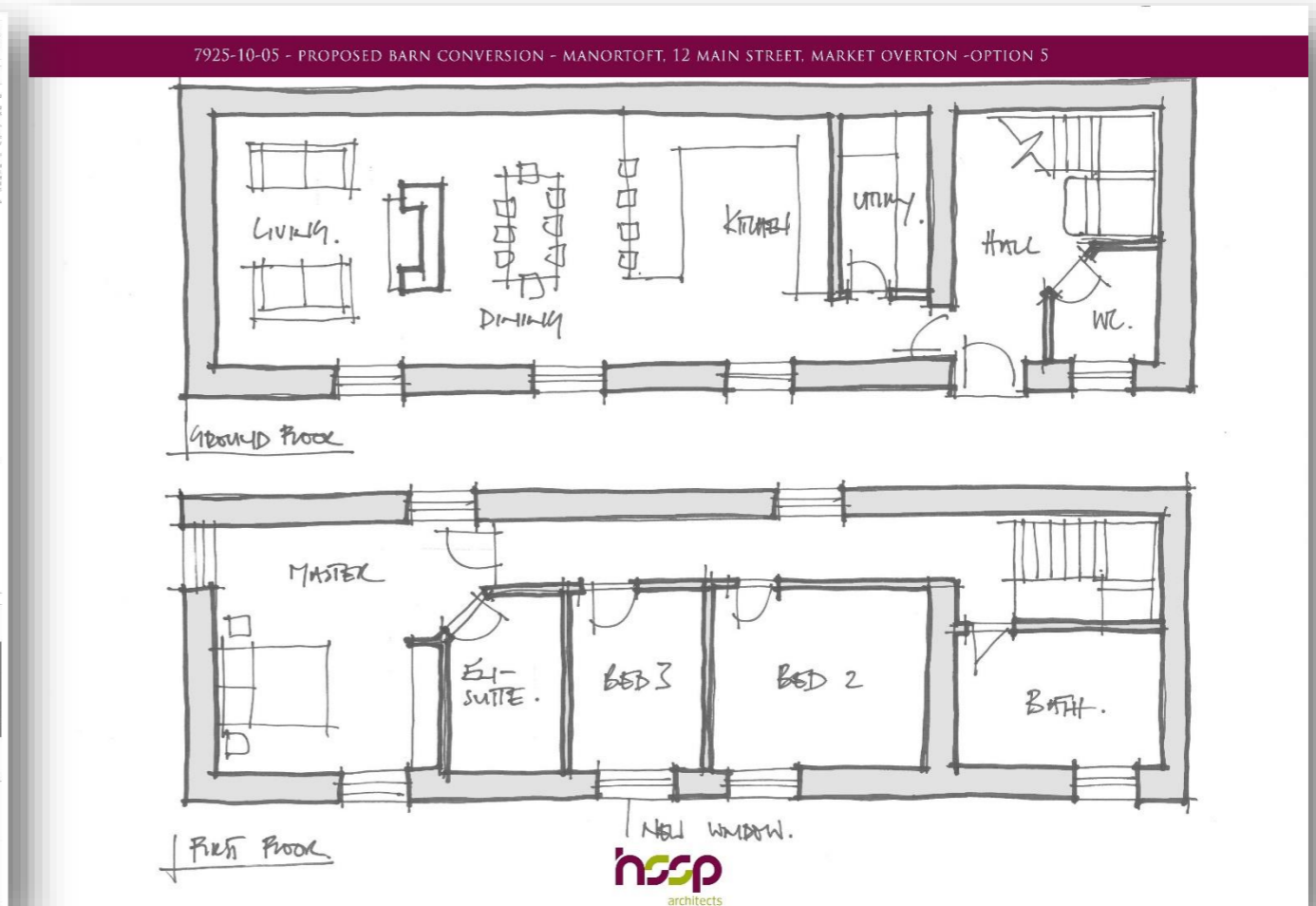
The proposed conversion will only require one additional window and 3 No. conservation rooflights.

## 6.4 Landscaping

Amenity space to the dwelling will be a secure and private walled 230 sq.m garden.



Proposed site plan



Early sketch floor plan

## 6.0 Design

---

### 6.5 Heritage Assessment

This assessment of the impact of the proposed development makes use of the step methodology set out in the English Heritage document Managing Significance in Decision-Taking in the Historic Environment.

It must be noted that the guide “emphasises that information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision,.....”

The guidance provides 6 stages of guidance on how best to analyse the information provided, although it is recognised that not all stages in the list may be relevant to each case and that the level of detail provided and applied should be proportionate.

**Step 1** – Understand the significance of the affected assets

*The barn is significant as a collection and although in close proximity to the house and the single storey barn to the south there is ample separation between them to create a new dwelling. The setting of the buildings rely on a degree of openness to the frontage between the three building.*

**Step 2** – Understand the impact of the proposal on that significance

*The proposal restores a viable use to the building which is superfluous storage to the main house. The house benefits from the single storey barn adjacent to their garden for ancillary use. With the principal addition being the reinstated garden wall, any impact on the house and single storey barn is minimised, with little to no impact on the setting of the listed building.*

**Step 3** – Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF.

*As explained through this process impact has been minimised – and the proposals clearly meet objectives of the NPPF.*

**Step 4** – Look for opportunities to better reveal or enhance significance.

*Restored garden wall, new landscaping and sensitive repairs and alterations to the barn can provide a much needed 3 bedroom village home in Market Overton.*

**Step 5** – Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.

*As described previously the only addition and changes required for the barn conversion affected the external appearance are a single window, 3 No. conservation rooflights and the reinstated garden wall, thereby keeping changes to an absolute minimum.*

**Step 6** – Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the historical assets affected.

*It is not considered that any historical features are being lost in any way that would warrant further recording.*

It should be noted that:

Change to heritage assets is inevitable...only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change.....

The above assessment demonstrates that the proposed changes lead to “less than substantial harm” and in accordance with Paragraph 134 of the NPPF this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

## 7.0 Access

### 7.1 Design and policy approach

- Existing access is appropriate and satisfactory for an additional dwelling.

### 7.2 Consultation

- Pre-application advice was requested - Highways asked to see further details which are included in the site plan submitted with this application.

### 7.3 Vehicular access

- The existing site access will be utilised.
- Three car parking spaces are to be provided for use of the proposed dwelling.
- Three parking spaces are provided for the existing dwelling together with an existing garage being retained.
- All vehicles can enter and exit the site in forward gear – no reversing onto the highway required.

### 7.4 Pedestrian access

- Primary pedestrian access to the converted barn will be via the parking court.
- Primary pedestrian access to the existing house will be off Main Street.
- Refuse bin storage will be in the

parking court as per the existing arrangement.

### 7.5 Site and building entrances

- Site entrance will reuse the existing entrance.

### 7.6 Inclusive design

- All parking is sited within 10m of the plot entrances.
- Level thresholds will be provided to the new dwelling.

### 7.7 Public/private space

- Both Manortoft House and the converted barn will have an area of private garden amenity space.

### 7.8 Emergency service access

- Roadside access for emergency vehicles can be provided.

### 7.9 Sustainable travel

- Not relevant to this application.



View from site entrance looking east



View of the existing car port looking west towards No.10 Main Street