

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION

CONSTRUCTION OF 2NO. DORMER WINDOWS AND INSERTION OF ROOFLIGHT TO REAR ELEVATION, AND INTERNAL AND EXTERNAL ALTERATIONS AS SCHEDULE OF WORKS (SUPERSEDES DC/21/01130 AND DC/21/01131).

**NEBBITS FARMHOUSE, ELMSWELL ROAD,
GREAT ASHFIELD, IP31 3HH, FOR MR. & MRS. J. REED.**

USE

Nebbits Farmhouse is a detached dwelling house.

AMOUNT

The proposal is to re-instate habitable accommodation within the existing attic floor, with the introduction of modest dormer windows. Therefore, there will be no increase in floor area, and only a modest increase in volume as a result of the addition of the 2no. dormers.

LAYOUT

The layout of the proposed attic floor is dictated by the constraints of the attic space, location of the existing chimney and staircase, and access to foul drainage. Dormer windows and a rooflight are proposed to the rear elevation only.

SCALE

There will be no increase in scale, and the proposed dormers are now smaller than previously approved.

LANDSCAPING

The proposed works have no impact on the existing established garden, and therefore no additional landscaping is intended.

APPEARANCE

The proposed dormers are now smaller and more in keeping with the local vernacular style. Replacement / insertion of new windows will enhance the appearance of the Listed Building, along with the removal of the ungainly rear chimney.

ACCESS (A)

Nebbits Farmhouse is located within the village of Gt. Ashfield. Access to the locality will be unchanged. None of the proposed works will have any impact on access.

ACCESS (B)

Vehicular and pedestrian access to the property remains unchanged and allows access by all, regardless of age, disability, ethnicity or social grouping. The proposals will have no adverse impact on access.

ECOLOGY

There are no significant ecology constraints or implications. No further information was required / requested under the previous recent applications.

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LISTED BUILDING CONSENT APPLICATION

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SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

A Grade II Listed Building. List Entry No. 1032476. Former farmhouse, early C17 or earlier, with alterations of c.1880. 2 storeys. 3 cell lobby-entrance plan. Timber framed, encased in c.1880 gault brick with bands of red-brick. Plain tiled roof. An axial C17 chimney of red brick: two close-set square shafts, a moulded cornice at the base with sunk date panel beneath it. C19 casements of 3 lights, those at ground storey with segmental heads of red brick. C19 4-panelled door at lobby-entrance position.

SETTING

Set parallel and back from Elmswell Road, within the village of Gt. Ashfield.

FABRIC

See above.

FEATURES

See above.

PRINCIPLES / MITIGATION / JUSTIFICATION

None of the key features of the building are to be affected by the proposals. The setting remains unaltered. Works include the re-instatement of habitable attic rooms including re-instatement of original window positions. Other works are predominantly at ground floor within the later rear single storey additions, and involve upgrade and enhancement to bring the principle day to day area of the building into the C21st and allow it to flourish for many more years to come.