

DESIGN, ACCESS & JUSTIFICATION STATEMENT

Two storey extension to rear



Prepared by Harris McCormack Architects

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1 INTRODUCTION

This document has been prepared by Harris McCormack Architects on behalf of the applicants, Alex Hardy and Rosie Marlow, in support of Householder Planning Application and Listed Building Consent application for works to the Grade II listed building, Pinfold Cottage, Wardley.

In summary, the works are to include;

- The addition of a two-storey coursed rubble stone extension.

Harris McCormack Architects is an award-winning RIBA chartered practice based at ArchHaus in Wansford, with a focus on high quality, design-led, innovative architecture both in traditional and contemporary projects nationwide. Many of the projects involve listed properties or sensitive situations that require a greater level of understanding of the built environment which informs the proposals.

This document demonstrates the process undertaken to develop a brief for the above site. It shows that, along with the Applicant, we have assessed the site's full context, including physical, social and economic characteristics and relevant planning policies. It demonstrates that a scheme has emerged from a rigorous assessment-involvement-evaluation-design process that can be taken forward to a successful and appropriate design proposal.

The key objective of this document is to identify and minimise any potential impact on the historic asset and demonstrate the application is in line with national and local planning policy.

This document accompanies a full set of drawings for the Householder and Listed Building Consent applications, seeking approval from Rutland County Council.

2 THE EXISTING SITE AND SURROUNDINGS

The application site lies in Wardley, a small village in Rutland with only 13 houses and its own civil parish. The existing site shares a boundary with the St. Botolph Church, which is a Grade II* Listed building.

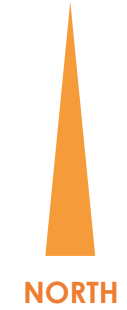


Image 1 The site

The cottage sits approximately 9m from the road and has a large rear garden which is enclosed by a stone wall that runs flush with the front of the house. The exterior boundary is a timber fence, and the garden sits adjacent to a large open field. Although the village is very wooded, the site itself is quite open, especially to the rear.

The undulation of the site adds to its overall character, a trait that carries through to the church site and the opposite area, which has a seating area and pond.

The site currently has a greenhouse and brick outbuilding to the south-west, close to the Grade II* Listed church.

The original cottage dates back to the early 17th century and is built in coursed rubble stone, keeping in line with the church. The cottage has a thatched roof and timber framed windows and sits on a site of approximately 1200m².

The cottage is the only residential building in the village which shares a boundary with the Grade II* Listed church. Hence its setting must be considered when regarding the changes to the cottage.

The 20th century saw quite a few changes to the historic building, including the erection of two extensions and a garage. The first addition was the one-storey extension to the south of the cottage, which includes an inappropriate gabled end built up of large random stone.

The modern two-storey extension to the rear was added in 1979, along with a garage, both built with buff facing brick, a material rarely seen in the village, and plain tile roofing.

These changes have diminished the historic value of the dwelling.



Image 2 Modern extensions



Image 3 Side of modern garage



Image 4 View to church from house, showing existing greenhouse

3 HERITAGE ASSET

The building is listed Grade II with the following description.

WARDLEY MAIN STREET (North Side) SK 80 SW No 1. (Pinfold Cottage) 4/3 (Formerly listed as 10/11/55 Cottage 40 yards North East of Church)

II

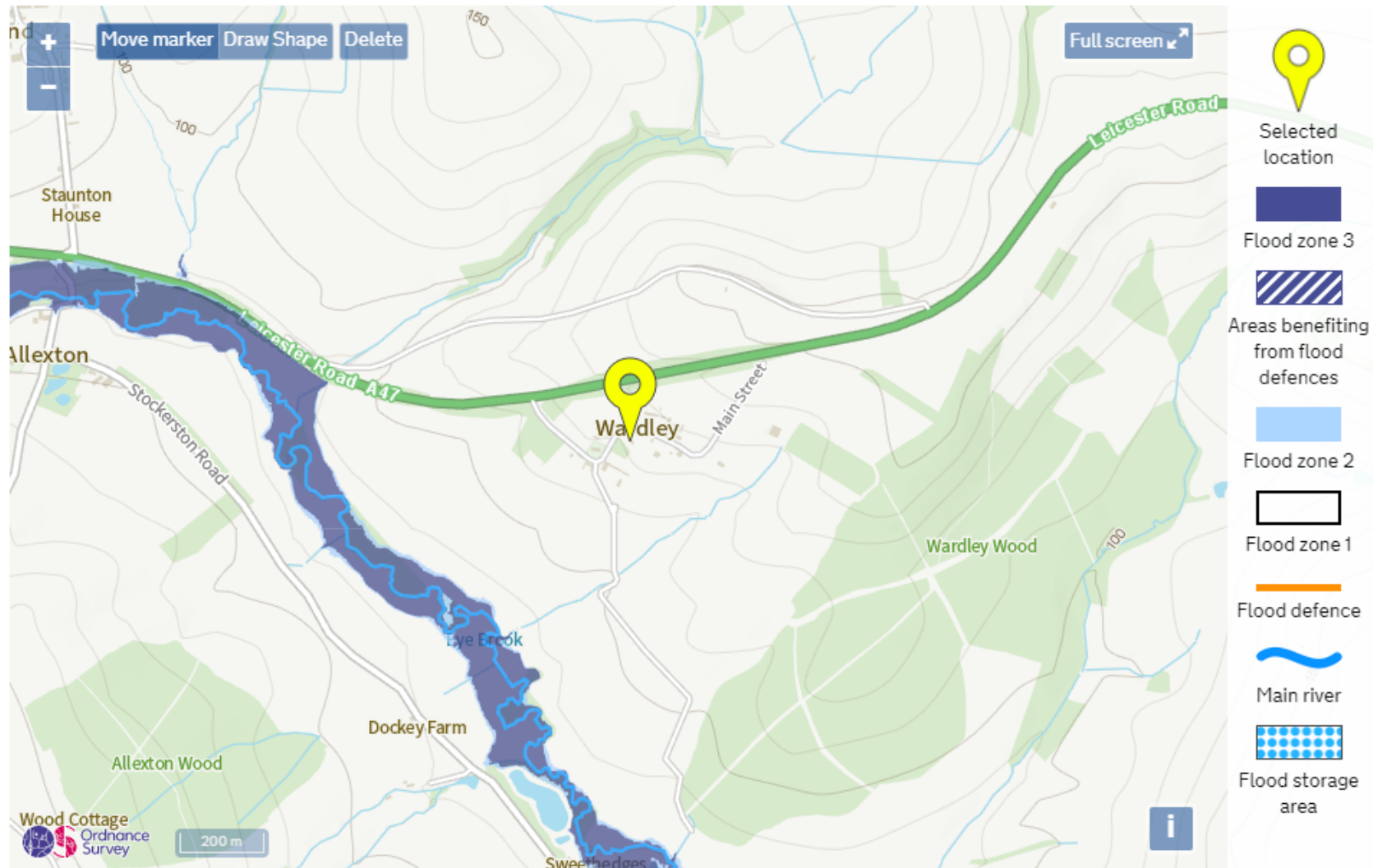
Cottage, formerly part of range. Early C17. Coursed rubble, thatch. 1 1/2 storeys. 2 eyebrow dormers with 2-light casements. 2 3 light casements on ground floor flanking central entry. All openings on ground floor have timber lintels. 2 gable end brick stacks. C20 addition to left not of special interest. Wooden framed iron water pump in garden directly in front of entry.

Listing NGR: SK8322700233

Although the cottage is built in line with the adjacent church, the house sits solely as a listed building in its own right. Hence the proposals have been assessed due to the original cottage and its own significance.

Whilst acknowledging its Grade II status, its significance has dramatically been reduced by its modern extensions. These have not kept in touch with the status of the building mainly due to their materials.

4 FLOOD RISK MAP



The map shows that the site is not under any flood risk.

5 PLANNING HISTORY & CONSULTATION

There is an extensive planning history dating back to 1979 recorded on the Local Authority Planning Portal.

REF LBA/2007/0064

Proposal: Replacement of front door

Pinfold Cottage, Main Street, Wardley, Rutland, LE15 9AZ

Approved

Decision date: **Thu 29 Mar 2007**

Validated on: **Tue 20 Feb 2007**

REF LBA/2006/0481

Proposal: Replacement of front door and frame to match existing

Pinfold Cottage, Main Street, Wardley, Rutland, LE15 9AZ

Application withdrawn

Decision date: **Unknown**

Validated on: **Unknown**

REF L/1994/0191

Proposal: Seven replacement windows to rear of house made in timber fitted with double glazed units and stained

Pinfold Cottage, Main Street, Wardley, Rutland, LE15 9AZ

National Planning Policy Framework

124. *The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

It is considered that the design has followed the Policy with a quality design that fits the rural environment and its surroundings.

RCC Local Plan

EN15 - The historic and cultural environment

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features. Development should also respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features. Development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural

interest to a level proportionate with its importance. A Historic Impact Assessment may be required to support proposals which affect historic assets and their setting.

EN3 - Delivering good design

To ensure high quality design is achieved throughout the County, all development proposals will be expected to :

- a) Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area; and
- b) Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and
- c) Provide sufficient private amenity space, suitable to the type and amount of development proposed; and
- d) Take account of requirements of the Design SPD and made Neighbourhood Plans. 2.

Development proposals should seek to:

- a) Retain and incorporate important on-site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development.

The proposed extension respects the material usage within the wider area and the original historic cottage.

Due to the proposal being to the rear of the building and now set back, it will bear little significance on the building's street scene.

It is appropriate in terms of its scale, mass and height, not exceeding previous proposals.

There is no loss or impact on existing site features.

7 PROPOSAL, IMPACT & JUSTIFICATION

This design and access statement is written in response to comments received on the original applications numbered 2021/0853/FUL and 2021/0854/LBA, of which the design was altered to a single-storey extension and subsequently approved. The statement will highlight key issues with the original two-storey extension and show how we have altered the design taking into account the comments received by Paul Milne via email dated 04/11/2021. We believe the key issues that were expressed for the original two-storey can be summarised as the below:

- The host dwelling would be dominated by the massing of the extensions
- The off-set eaves roof design is inappropriate to the character of the host dwelling
- The increased massing would make the dwelling more dominant when viewed from the approach, rear and churchyard

The comments have been considered and assessed on site and, whilst we don't whole-heartedly agree with the host dwelling being dominated by the extension, we propose to set the gable back from its original position. This has been decided to minimise the amount of the extension that will be visible from the main street frontage as described and seen in *Image 6*. The impact the gable end will now have from the street frontage is minimal; the gable will be visible from the road for a very short amount of time, especially as there is no footpath on the road so most of the traffic will be vehicular. The extension will be built up of a traditional coursed rubble stone, meaning that whatever small view there is from the road will be of a material in keeping with the host dwelling.

We assessed the site again to consider the various views mentioned to come up with a solution that is more sympathetic to its setting. As can be seen in *Image 7*, the proposal cannot be seen from the adjacent church yard. The only aspect of the dwelling being visible is the ridge of the modern existing extension.

The new proposal has also reduced the massing and therefore the perceived dominance over the historic asset, as highlighted in the above comments, also allowing for more of the historic thatch and fabric to be viewed from the rear elevation.

The offset eaves on the extension are a carefully selected design feature and one that we wholly believe contributes to the character of the original dwelling. The offset eaves are not only aimed to complement the traditional imperfection of thatched roofs, which can be clearly seen on both the east and west elevations below (particularly the west), but also create a smoother transition between the lower thatched eaves and the higher eaves on the existing modern extension.

We therefore believe that the offset eaves do not appear inappropriate in the context of the existing gable end form and thatched roof and are clearly justified as above.



Image 6 View from approach



Image 7 View from church yard



Image 8 East elevation



Image 9 West elevation

8 CONCLUSIONS

The original proposal (Ref 2021/0853/FUL and 2021/0854/LBA) has been assessed on site in relation to comments received on 04/11/2021.

The new proposal has been carefully chosen in response to these comments and mitigates many of the original perceived problems

The proposal is adequately justified and hence should be approved.