

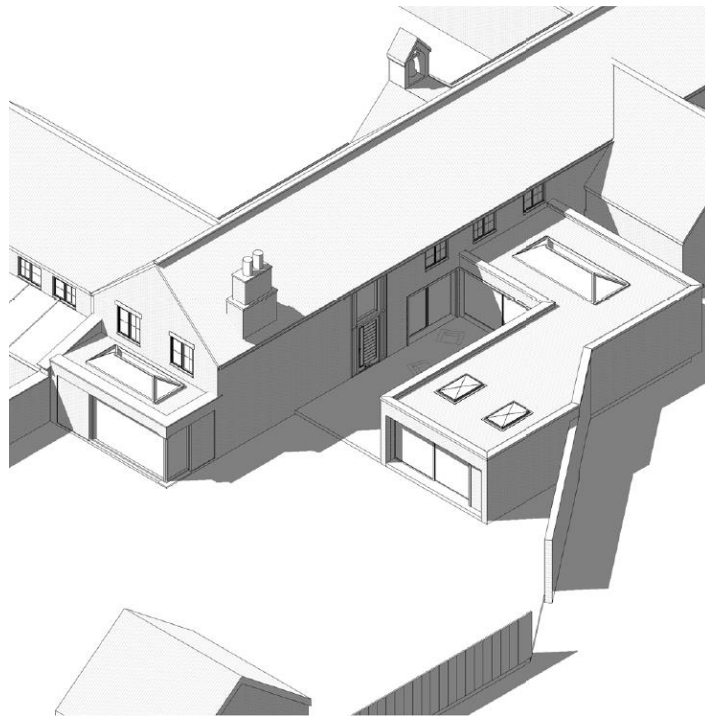
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Design and Access Statement

Planning & Listed Building Consent for Construction
of a Rear Single Storey Extension and Internal Alterations @

Chaworth Cottage,
Wiverton Hall,
Bingham Road, Tithby,
Nottinghamshire,
NG13 8GU.



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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared as additional information to support our Planning & Listed Building Consent for construction of a single storey extension and internal alterations @ Chaworth Cottage, Wiverton Hall, Bingham Road, Tithby, Nottinghamshire, NG13 8GU.
- 1.2 Further to this design and access statement an accompany heritage statement has been produced to support this planning submission, following amendments to the Town and Country Planning (General Development Procedure) Order 1995, some types of planning applications.
- 1.3 This statement has been prepared in compliance with the requirements of the Order and conforms to the advice set out in section 3 of DCLG Circular 01/2006: Guidance on Changes to the Development Control System.
- 1.4 This design and access Statement accompanies the planning submission, incorporating the following application drawings and documents.
 - 1052 .001 - Existing Floor plan, Elevations, Site Block Plan and OS Plan
 - 1052 .002G - Proposed Floor Plan, Elevation, Site Block Plan and OS Plan
 - 1052 004A Proposed Block Plan and site location plan
 - RU231. Chaworth Cottage, Wiverton Hall. Heritage Statement. V1

2.0 Planning History.

2.1 The site has no relevant planning history showing on the Rushcliffe Borough Council website for our site but included below is a selection of relevant neighbouring property applications.

2.2 The online planning portal shows no current related applications specifically related to the proposed site but show certain applications from neighbouring properties in the surrounding area that relate to the proposed site. These are as follow:

2.3 The only current live application is below:

- **Use of ground floor reception rooms as pop-up boutique wedding venue (and associated use of land to provide parking).**
Ref. No 21/01986/FUL | Status – Pending

2.4 Prior applications which hold relevance to the surrounding site and provide precedence are as below:

- **Planning application for alterations to the approved scheme for the change of use of redundant farm buildings (16/01637/FUL), re-erection of agricultural building for use as garage/store/office (demolition and re-building of wall).**
Ref. No 17/01247/NMA | Status – Non-Material Minor Amendment agreed
- **Single storey hipped and gabled roof extension to kitchen.**
Ref. No 14/00050/FUL | Status – Conditional Permission
- **Conservatory.**
Ref. No 10/00431/LBC | Status – Conditional Permission
- **Other related applications related to the site include gate repairs, Tree crowning (various tree) and replacing wood conservatory with aluminium framing.**

2.5 Ref. No 17/01247/NMA- This application shows that the surrounding area and its outbuildings have proven to be permitted for alteration, showing that is possible to change aspects of the original site structures

Ref. No 10/00431/FUL- This application is one that closely aligns with the proposal put forward in this application, providing more precedence that the single-storey extension proposed has a strong standing within the surrounding site.

3.0 Site Context & Heritage Impact.

- 3.1 The site is located at Wiverton Hall, Bingham Road, Tithby, Nottinghamshire, and is located within the current curtilage of the Hall and surrounding Land. The application site forms part of the historic stables that have been converted into separate dwellings.
- 3.2 Access is shared with the other cottages which share a communal turning circle on the front elevation and situated in the historic grounds and curtilage of Wiverton Hall, from Bingham Road.
- 3.3 The surrounding area around the Wiverton Hall site is largely agricultural farmlands giving the site a distinctly rural feeling.
- 3.4 Wiverton Hall is a Grade II* listed building which include the service range to the rear left, Bingham Road. This holds a strong importance over the client's site as all the cottages are directly influenced by the hall and its curtilage



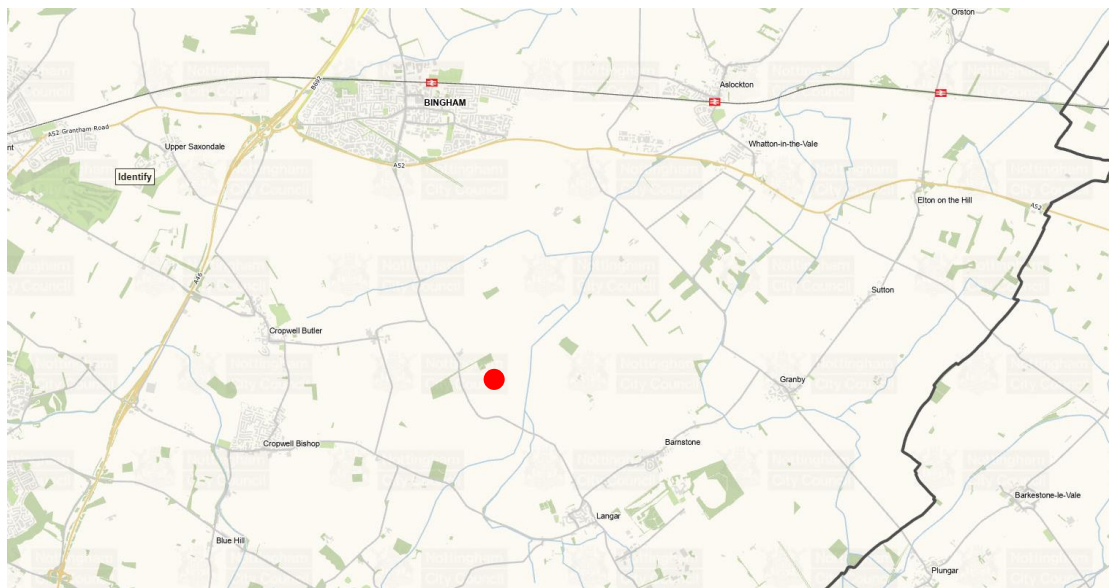
Wiverton Hall, Front Elevation (source: Insight mapping)

- 3.5 The structure in which Chaworth Cottage is situated falls under a Grade II listed building, the listing largely includes the Paddock Cottage dwelling but also encompasses elevations which directly connect to Chaworth Cottage (front Elevation). Aspects like the gable ends, windows and window layouts, doorways and bell tower. All these aspects limit the alterations which can be proposed for the front elevation.
- 3.6 The rear elevation does not fall under the listing, though there is a historically listed garden wall which forms part of the property boundary that directly influences the surrounding garden environment.

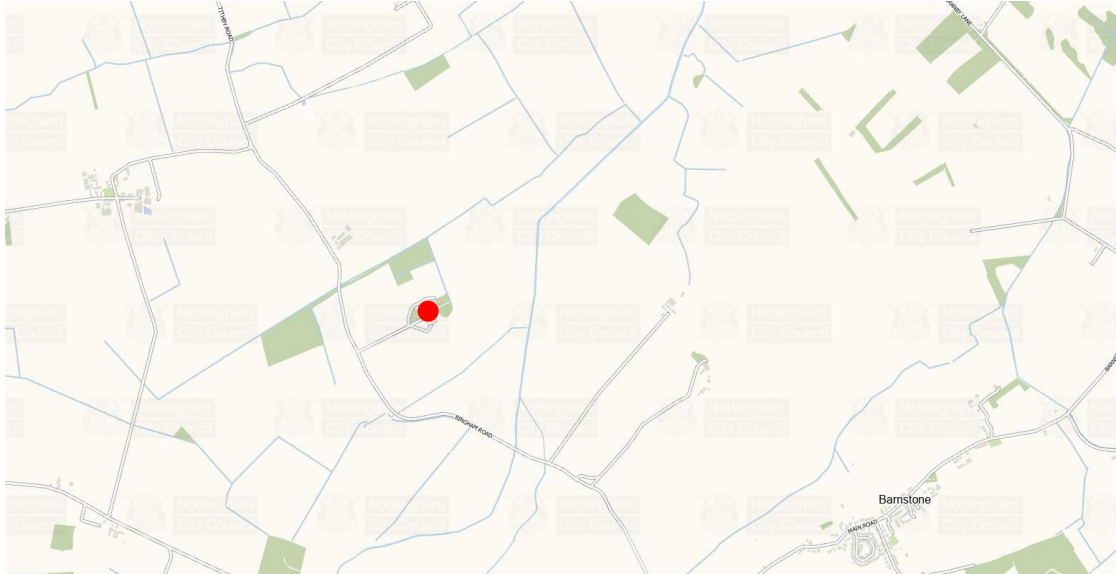


Chaworth Cottage, Garden wall

3.7 The application site lies within a historic and well established agricultural and rural environment with strong rural views.



Site marked with Dot Source 'insight mapping'



Site marked with Dot Source 'insight mapping'

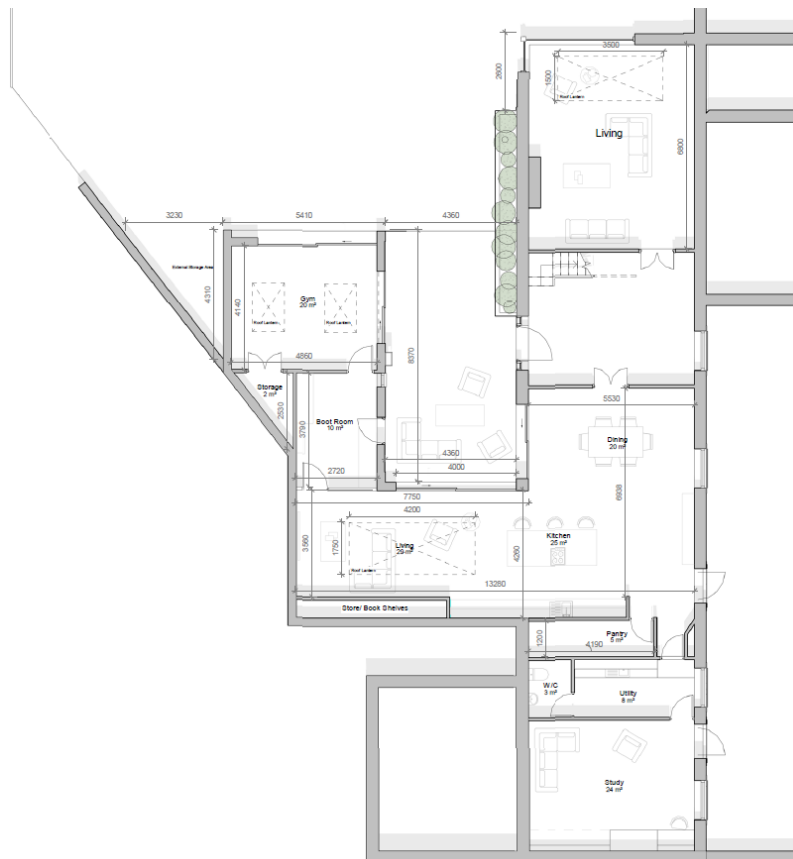
- 3.8 The proposal has been designed to utilise materials that are present on site, including a strong red brick masonry design pallet to match the existing building with accent bricks which match the colour of the existing garden wall. All material choices are chosen to closely follow that of the existing materials in a modern contemporary twist.
- 3.9 The proposed development will not be visible from the approach to the site or from the principal elevation and will add to the character of the site
- 3.10 For a more detailed heritage impact assessment please refer to the included heritage impact assessment produced by the historic building's consultant.



Chaworth Cottage, Proposed extension location (Rear)

4.0 Proposed Development

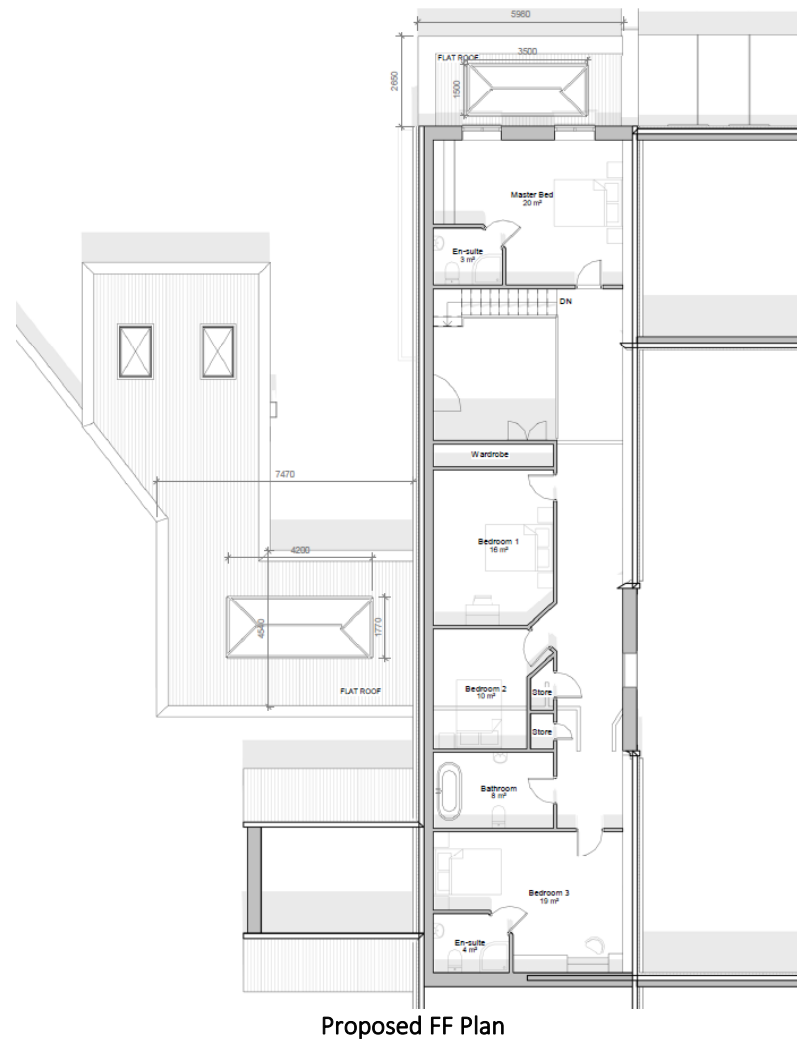
- 4.1 The proposed design looks to add new quality family spaces to what is currently an internal layout not suited for the modern family living required by the clients.
- 4.2 Reorientating the internal view to the garden giving a better outlook for the occupants.
- 4.3 Internal reconfigurations from the existing plan help to produce an open plan kitchen, living, dining layout which is focused on the views out to the garden. Modern glazing additions help to bring in ample natural light, improving not just the outlook but the quality of internal spaces.
- 4.4 Upon entry through the front entrance a modern open plan kitchen, living, dining is situated around large full height glazed doors, giving views out into the garden. A pantry has also been located behind the newly relocated kitchen.



Proposed GF Plan

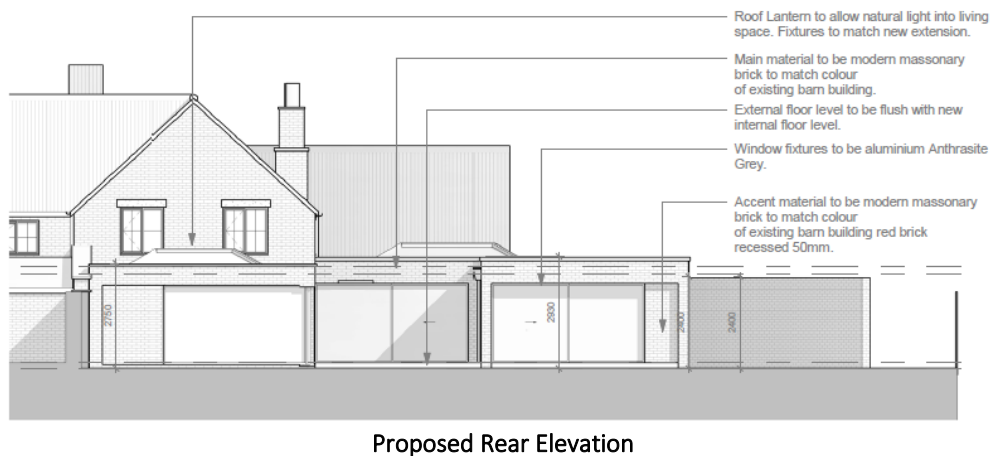
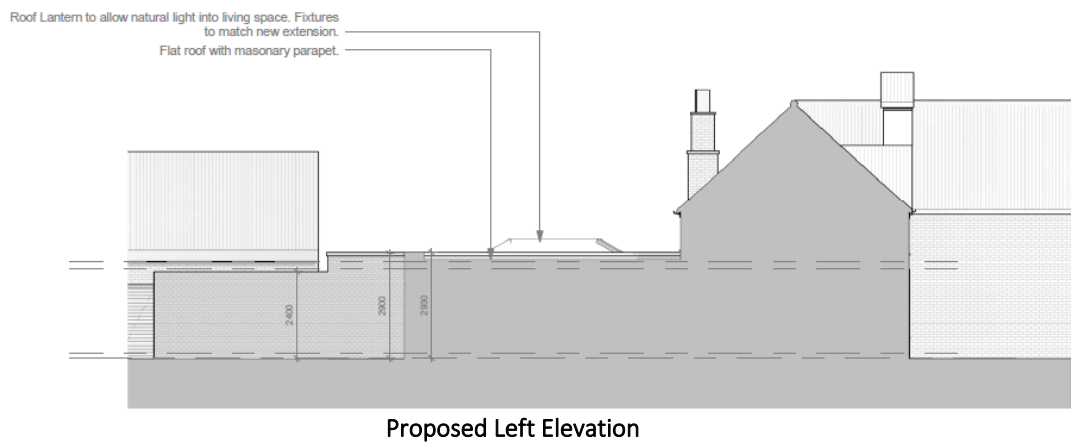
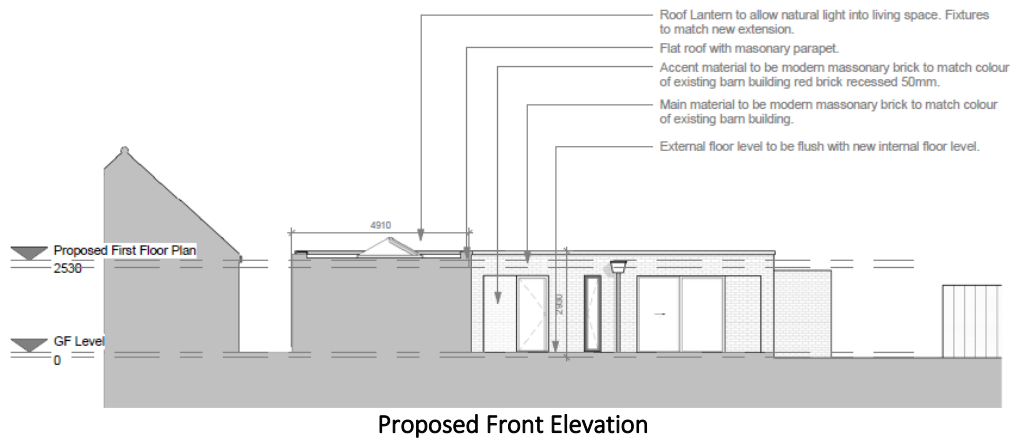
- 4.5 A large, glazed roof lantern help to bring in yet more natural light into the new living area. Which leads onto a boot room accessed of the internal courtyard. Further along a spacious personal gym makes further use of the views out onto the garden.

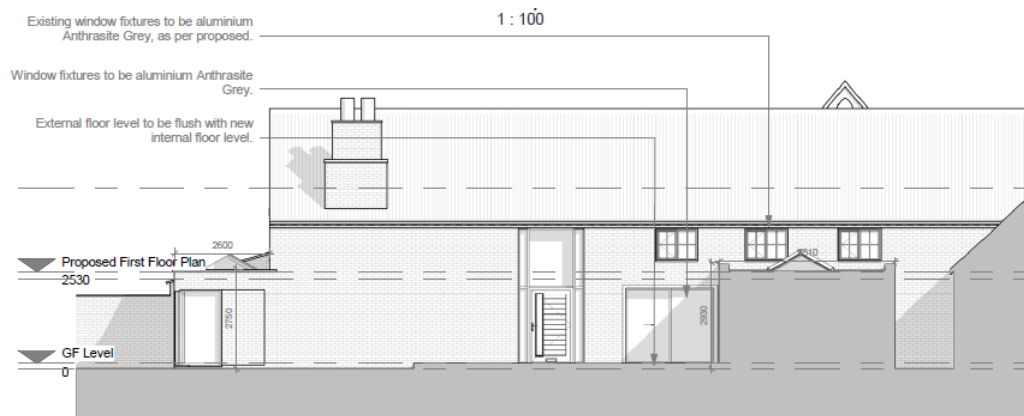
- 4.6 The natural form of the extension provides a protective external space for inside out living, focusing the view onto the garden and improve privacy with neighbouring properties. A key issue the clients have highlighted was the current overlooking issue from the adjacent neighbouring properties.



- 4.7 Improvements have been made to the existing formal living room, which in its current configuration was dark and rarely used. The proposed addition to the living room included a modern corner glazed window and roof lantern. These additions help to dramatically improve natural light levels within the room, improve outlook onto the garden giving the room a new purpose within the house.
- 4.8 The external design looks to put a modern contemporary twist on a traditional design pallet. A red brick to match the current brick will be used as the main external material with recessed brick details to add variation in design.
- 4.9 The proposal looks to include new large modern windows with aluminium frames to be powder coated in Anthracite Grey colour to match with the modern design language. Along with the new proposed windows the existing windows will be replaced with new units to match the proposed Anthracite Grey windows.

4.10 Minimal visual impact will be subjected to the listed building as the footprint of the extension is located behind the original form of the barn. Meaning none of the proposed extension will be visible from the listed property.





Proposed Rear Elevation

- 4.11 New hardscaped patio and external areas have been included to compliment the modern design with flush floor levels internal and external to improve the indoor/outdoor living experience.
- 4.12 The rear entrance has been modernised along side the extension with full height glazing into the central lobby with modern door. This further improves the natural lighting within the grand double height entrance hall. The window frame colour will be to match the proposed powder coated Anthracite Grey.

5.0 Planning Considerations

National Planning Policy Framework (NPPF)

- 5.1 The Proposal has been created with consideration of the national policy framework in particular the following sections:
- Section 2 – Achieving Sustainable Development
 - Section 4 – Decision-making
 - Section 11 – Making effective Use of Land
 - Section 12 – Achieving Well-designed Places
 - Section 16 – Conserving and Enhancing the Historic Environment
- 5.2 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.3 Paragraph 38 states Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.4 Paragraph 126 states: 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.

- 5.5 Paragraph 130 states: Planning policies and decisions should ensure that developments: 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; 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); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- 5.6 Paragraph 134 states that Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) 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.
- 5.7 Paragraph 194 relates to Proposals affecting heritage assets and states In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation
- 5.8 Paragraph 201 states Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use

Rushcliffe Borough Local Plan

- 5.9 The Proposal has been created with a consideration of local planning policy, including the following specific policies included within the Local Plan. In particular, care has been taken in creating a sustainable development that positively improves the housing mix of the area and is of a design that enhances local identity.

Local Plan Part 1

5.10 Policy 1 - resumption in favour of sustainable development

- 1.10.1 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

5.11 Policy 2 - Climate change

- 1.11.1 All development proposals will be expected to mitigate against and adapt to climate change, and to comply with national and local targets on reducing carbon emissions and energy use, unless it can be clearly demonstrated that full compliance with the policy is not viable or feasible.
- 1.11.2 that the building form and its construction allows for adaptation to future changes in climate
- 1.11.3 Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling

5.12 Policy 10 – Design and Enhancing

- 1.12.1 Create an attractive, safe, inclusive and healthy environment

5.13 Policy 11 – Historic Environment

- 1.13.1 Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.

Local Planning Part 2

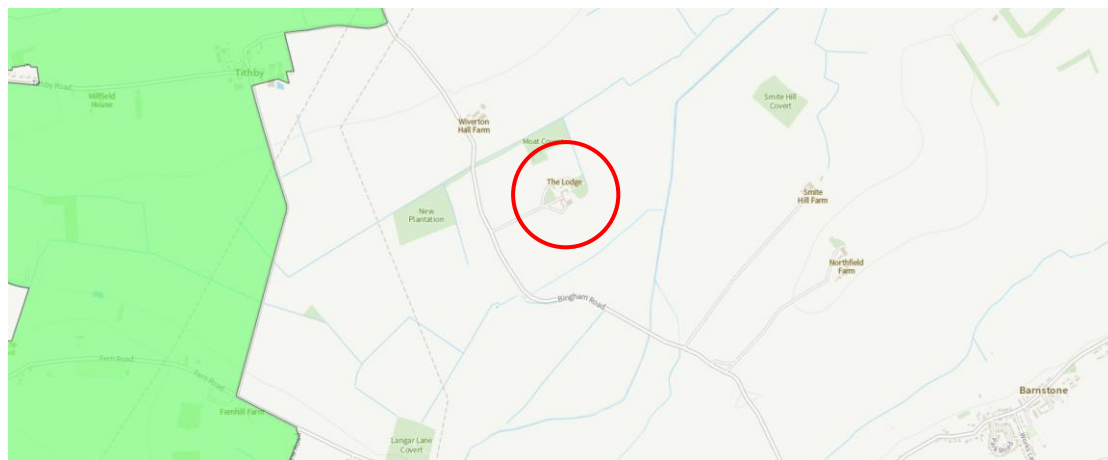
5.14 Policy 1 - Sustainable development

- 1.14.1 there is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the site, or traffic generated.
- 1.14.2 A suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority.
- 1.14.3 Sufficient space is provided within the site to accommodate the proposal together with ancillary amenity and circulation space.
- 1.14.4 The scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy.

- 1.14.5 Noise attenuation is achieved, and light pollution is minimised.
- 1.14.6 There are no significant adverse effects on important wildlife interests and where possible, the application demonstrates net gains in biodiversity.
- 1.14.7 There are no significant adverse effects on landscape character.
- 1.14.8 The amenity of occupiers or users of the proposed development would not be detrimentally affected by existing nearby uses.
- 1.14.9 There is no significant adverse effect on any historic sites and their settings including listed buildings, buildings of local interest, conservation areas, scheduled ancient monuments, and historic parks and gardens.
- 1.14.10 It can be demonstrated that wherever possible, development is designed to minimise the opportunities for criminal activities.
- 1.14.11 The use of appropriate renewable energy technologies will be encouraged within new development and the design, layout and materials of the proposal should promote a high degree of energy efficiency, and.
- 1.14.12 Development should have regard to the best and most versatile agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance as far as possible.

5.15 Policy 21 - Green Belt and the Countryside

- 1.15.1 The proposed site location does not fall directly within the green belt zoning set out by Rushcliffe Borough Council but does fall close so design consideration have been considered as if they would affect the green belt policy.



Map showing green belt location, red circle marks site (source- Troy Planning and design)

5.16 Policy 22 - Development within the countryside

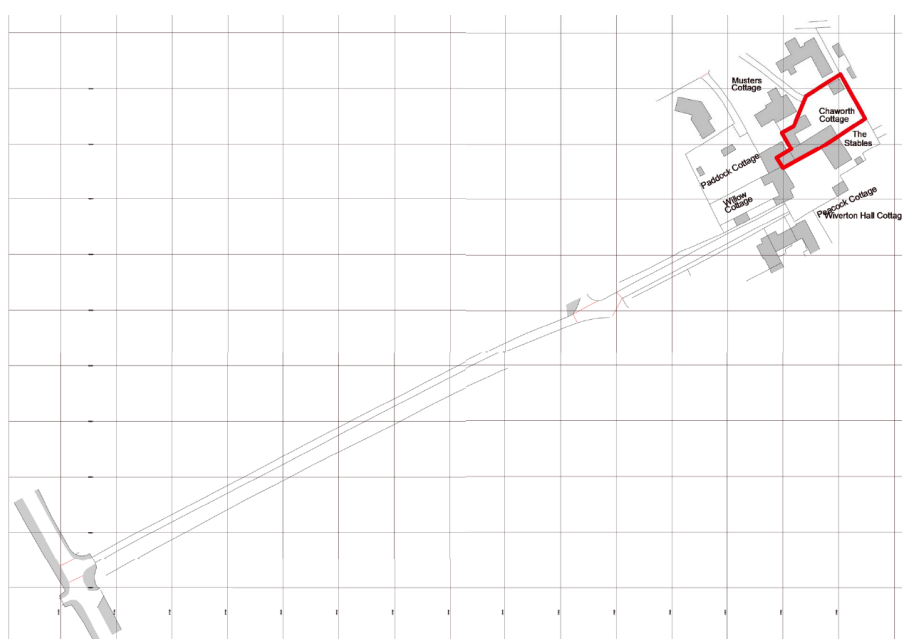
- 1.16.1 Land beyond the Green Belt and the physical edge of settlements is identified as countryside and will be conserved and enhanced for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources, and to ensure it may be enjoyed by all.
- 1.16.2 Within the countryside development for the following uses will be permitted subject to the requirements set out in (3) below
 - extension and replacement of dwellings

5.17 Policy 28 - Historic Environment

- 1.17.1 Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.
- 1.17.2 Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:
- The significance of the asset.
 - Whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses.
 - Whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail.
 - Whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks.
 - Whether the proposals would contribute to the long-term maintenance and management of the asset.
 - Whether the proposed use is compatible with the asset.

6.0 Access, Servicing and Parking

- 6.1 The applicant site is located within a rural location just outside the small village of Tithby and the town of Bingham. Due to its remote location, there are limited public transport options, though there are frequent bus routes located with the surrounding villages such as Cropwell Butler, Langer and Branstone.
- 6.2 As the application site is a private dwelling it is expected that private means of transport will be the primary mode of transport, though electric charging and secure cycle storage facilities will be provided to help promote more sustainable forms of transportation.
- 6.3 The applicant site will benefit from plenty of private off street parking with more than enough capacity to deal with the occupancy levels the property needs.



Proposed Site Plan Layout

- 6.4 Amenity space within the proposal is plentiful with a large external garden and access to further green space within the grounds of Wiverton Hall. This is then further complimented with the abundance of public walkways, bridal ways and open countryside within the surrounding area.
- 6.5 Adequate refuse storage has been provided within the development to meet the needs of future residents for the lifetime of the development and will be collected by a private management company.
- 6.6 Addressing entrances into the property, all doors will have level thresholds and be clearly identifiable using lighting and signage. The effective clear width of all entrance doors will meet the minimum provisions of Approved Document M. Any levels thresholds will be less than 15mm high.

7.0 Summary & Conclusions

- 7.1 The application site has no current planning history, which is relevant to the current application, but neighbouring site history sets out the principles of extension of dwellings within the surrounding area.
- 7.2 The proposals are the result of a detailed design process that responds to the built and natural context of the site. Designs have been developed to ensure a sensitive design solution that maximises the potential of the site.
- 7.3 The design approach includes the careful consideration of the prominent nature of the plot and creates a scheme that is well suited to its context and carefully addresses the listed buildings close to the site.
- 7.4 Consideration has been taken to improve the privacy of the client's property as requested while also not creating a harsh and imposing design on neighbouring properties.
- 7.5 The proposals can be considered to accord with planning policies, and the Local Planning Authority, is, therefore, respectfully requested to grant planning permission for our proposed development.