

DESIGN AND ACCESS STATEMENT

Introduction

This statement is prepared in accordance with requirements to apply for listed building consent and planning permission for the replacement of a fence and addition of CCTV Security cameras to a Grade II Listed property.

Ridge View Barn in Ridge is a Grade II listed building dating from the C17/early C18 and was converted into a residential dwelling. The first occupants of the Barn (building owner) moved into the property in December 2011.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1175265
Date first listed:	12-AUG-1985
Statutory Address 1: (on listing)	BARN ABOUT 25 METRES SOUTH OF CHURCH FARM HOUSE, DEEVES HALL LANE
Known as	Ridge View Barn
District:	Hertsmere (District Authority)
Parish:	Ridge
National Grid Reference:	TL 21462 00398

Background

This is a retrospective application for:

1. Replacement fence
2. Installation of CCTV cameras

The building owner was unaware of the need to obtain Listed Building Approval prior to replacing the fence and erecting the cameras.

Proposal

The proposals to be considered under this application are listed building consent for

1. Replacement fence (previous fence was rotten, sagging and leaning). The new fence features a trellis section which improves the appearance of the fence as well as increasing privacy since there is a ground floor bedroom adjacent to the fence. The trellis also increases security and is a burglar deterrent.

The fence panels are **not** next to a highway used by vehicles (or the footpath of such highway)

The total height of the fence panels including trellis is 1.8m from ground level.

2. Erect 6 security cameras on the building which cover:
 - a. 2 x back garden
 - b. 1 x door opening to barn
 - c. 1 x front door to Deeves Hall Lane
 - d. 2 x roadside to Crossoaks Lane,

Only 3 of the cameras are visible from the public highway (c and d) and photographs are provided.

The request is for listed building consent and retrospective planning permission for the retention of the replacement fence and security cameras

Degree of harm

The main fabric and character of the original barn will remain unaltered.

1. Replacement fence – The new fence replaces the old fence and a lattice trellis section which improves the appearance of the fence as well as increasing privacy and security for the occupants of the barn.
2. Erect 6 security cameras on the building - The cameras are very small and do not materially change the character and appearance of the building

Impact Assessment

This application will have as minimal impact on original fabric of building as is possible. The setting of the building will be maintained and it will be provided with security that in turn protects the heritage asset.

Justification Statement

The cameras will provide additional security for the building and the occupants. The cameras will also provide protection from potential criminal damage that threatens the heritage asset itself.

Scale of the development

The listed building itself will remain unchanged. The fence is a replacement

and the cameras are painted black to blend in the building and the dimensions are small.

Conclusions

The works proposed for the fence and for the CCTV cameras to this listed building have minimal impact on the listed heritage whilst managing to help protect the house and its historic fabric from criminal damage. The overall aspect and visual integrity of the main listed building will be preserved.