

1202 | Village Farm, Mears Ashby

Impact & Justification Statement

This impact and justification statement has been written to support the application at Village Farm, Mears Ashby, Northamptonshire.

Description of Existing

The existing building is a single storey barn, which is one of a number of curtilage listed outbuildings forming the listing for No. 30 Village Farm. The site also sits within the Mears Ashby Conservation Area.

Description of Proposed

The application looks to revert the footprint and eaves height of the new dwelling house approved under application WP/18/00793/FUL and WP/20/00260/VAR to match the footprint and eaves of the existing building and change the internal layout and external fenestration. The application also looks to create a new slate pitch roof of 45 degrees on the building, which follows the proportions of the existing two storey barn on-site, removing the shallow corrugated roof, which does not sit comfortably on the site.

Description of building of Heritage Significance

MEARS ASHBY WILBY ROAD SP86NW (South side) 3/266 No.30 (Village Farmhouse) and 02/08/72 attached barn and cartsheds (Formerly listed as Farmhouse next east of Griffin's Head Public House)

Farmhouse and attached barns and cartshed. Barn is mid C18: farmhouse 1848 for Overstone estate. Regular coursed lias and lias ashlar with slate and corrugated metal roofs. T-shape plan. 2 storeys with attic. Entrance front of 3-window range of double and triple sashes with glazing bars under gauged stone arches. Flanking bays break forward to gabled dormer above. Central gabled porch has 4-centred arch head with C20 glazed doors. Ashlar gable parapets and kneelers and brick and stone stacks at ends. 2-storey C18 wing to right has one first floor casement. C18 barn with central cart entrance is linked at right angles by a 4-bay range of cartsheds with open brick arcade. Barn has original trusses and corrugated roof.

Listing NGR: SP8407566508

Impact on Heritage Significance

The significance of the identified heritage asset has been considered throughout the design of the proposed scheme. This Impact and Justification Statement is submitted to accompany the proposed works.

The existing approval involves the creation of a new dwelling which does not follow the footprint of the existing building in its entirety and features an alternative eaves height, therefore, changing the proportions of the existing building.

This new application seeks to retain the existing footprint of the building, along with the existing eaves height. The proposal also looks to introduce a new 45-degree slate roof to replace the shallower existing corrugated roof. It is felt that this new steeper roof, covered in a more traditional material, will sit comfortably within its immediate and wider surroundings, due to its more traditional form and similarity to the existing buildings on site, particularly the two-storey barn, close to the listed farmhouse.

Pre-application discussions were held with the council's Heritage Building Consultant, Samantha Pace, who felt that the proposed scheme, by reinstating the original footprint and eaves height and changing the roof pitch would be more sympathetic than the existing approval and would have no objections to these changes.

Conclusion

In terms of impact on the heritage asset, it is felt that by taking this approach there would be less harm caused to the heritage asset than the existing approval due to the retention of the existing footprint and eaves height. Whilst the principle of the steeper pitch is already established across the site, the surroundings, and the existing approvals.