

DESIGN, ACCESS & HERITAGE STATEMENT

Manor Farm Cottage, Bell Hill, Norton St Philip, Bath BA2 7LT

October 2022

1.00 INTRODUCTION

- 1.01 Manor Farm Cottage is a Grade II listed building on the north western side of Bell Hill in Norton St Philip and falls within the Conservation Area. The building forms part of a semi-detached pair of houses and contributes to the distinctive character of this street. [Fig.1]
- 1.02 This report accompanies a listed buildings application for re-positioning the existing gate opening within the stone boundary wall and outlines the impact of the proposals on the heritage asset.
- 1.03 The assessment fulfils the requirements of paragraph 194 of the National Planning Policy Framework (the NPPF, July 2021) and meets Mendip's validation checklist for applications affecting listed buildings.



Fig.01 Front elevation elevation (south-east)



Fig.02 Side garden wall (south-west) gate opening against house gable wall



Fig.03 Side garden wall (south-west) gate opening against house gable wall



Fig.04 Side garden wall (south-west) new gate opening within length of wall

2.00 HERITAGE DESIGNATIONS & PLANNING HISTORY

2.01 The National Heritage List for England, list entry summary describes Manor Farm Cottage as:

Cottage. Mid C18. Roughly coursed rubble Douling stone. Double Roman clay tile gabled roof common with adjoining cottage (qv) brick end chimney stack to left. 2-storey, 2-window with entrance beyond right hand window. Vertical boarded door in chamfered stone door frame. 2-light 2-pane C19 casement windows in chamfered stone mullion frames.

The original building has been altered over the years and retains some original features. The property is in good order and has been well maintained.

2.02 Previous planning applications:

2019/2473/HSE – Erection of a single storey extension to rear, minor alterations to the internal layout to provide wc/wet room on the ground floor. New floor finish in hall. Erection of a workshop/garden building. Approved with conditions 13.12.19.

2019/2474/LBC – Erection of a single storey extension to rear, minor alterations to the internal layout to provide wc/wet room on the ground floor. New floor finish in hall. Erection of a workshop/garden building. Approved with conditions 13.12.19.

2020/0433/HSE – Free resubmission of previously approved 2019/2473/HSE - New single storey extension to rear, minor alterations to the internal layout to provide wc/wet room on the ground floor. New workshop/garden building. Approved with conditions 06.04.20.

2020/0434/LBC – Resubmission of 2019/2474/LBC - New single storey extension to rear, minor alterations to the internal layout to provide wc/wet room on the ground floor. New workshop/garden building. Approved with conditions 06.04.20.

3.00 DESCRIPTION OF CONTEXT AND BUILDING

3.01 Manor farm Cottage and Corner Cottage frame the view of Manor Farm House and entrance to The Barton from Bell Hill. This area has mature trees, stone boundary walls and small open areas of grass, see Fig.05.

3.02 There is an existing gate opening with stepped access positioned at the rounded north-west external corner of Manor Farm Cottage. The gate is positioned within the narrowest part of the road between Manor Farm Cottage and Corner Cottage where traffic passes close to the wall and steps. This is the route used by the residents of both Manor Farm Cottage and the adjoining neighbours in Red Hill Cottage to put out their wheeled bins and recycling boxes for collection and for taking bicycles to and from the properties, see Fig.06.

3.03 The existing drystone boundary wall to Manor Farm Cottage garden contributes to the character of the space. There are two continuous vertical joints visible within the garden wall which suggest that there was a wide gate opening at some time, see Fig.07. This opening would lead onto the drive for Manor Farm House.



Fig.05 View looking towards Manor Farm House



Fig.06 Manor Farm Cottage stepped access and collection point for wheeled bins and recycling



Fig.07 View of stone boundary wall with signs of previous opening indicated

4.00 ASSESSMENT OF SIGNIFICANCE

4.01 The buildings on the north side of Bell Hill, including Manor Farm Cottage, have group value. Within The Barton, Manor Farm Cottage, Manor Farm House, Corner Cottage and other unlisted properties create a cohesive group. The mature trees and stone boundary walls make a positive contribution to the character of the space.

5.00 SUMMARY OF PROPOSALS

- 5.01 The new opening within the stone boundary wall offers a ramped access/egress for bicycles, wheeled bins and recycling on to the grass verge. The existing gate opening will be infilled with stone to match the existing boundary wall in respect of type, colour and texture. The new wooden gate will be in keeping with the cottage and be a positive addition to the immediate area.



Fig.08 New opening within stone boundary wall with ramped access/egress on to the grass verge

6.00 HERITAGE IMPACT ASSESSMENT

- 6.01 The relocated gate opening, and new timber gate will not significantly affect the character of the space. The walling material remains as existing, and a new good quality wooden gate would be in keeping.

7.00 CONCLUSION

- 7.01 The proposals have minimal impact on the external appearance of the property or the character of the immediate surroundings. The new gate opening position offers a safer exit on to a wider section of verge and a significant improvement to the accessibility of the garden and the weekly movement of wheeled bins and recycling for the owners of both Manor Farm Cottage and adjoining Redhill Cottage.