

Heritage Impact Assessment

October 2022

FOR

Planning Purposes

**Change of Use of Existing Double Garage to Personal Gymnasium
and Alterations to 2 No. External Openings to Existing Lounge to
Form a Single Opening.**

In connection with the

The Town and Country Planning (Listed Building
and Conservation Areas) Act 1990 (As Amended)

Heritage Impact Assessment

Change of Use of Existing Double Garage to Personal Gymnasium and Alterations to 2 No. External Openings to Existing Lounge to Form a Single Opening.

INTRODUCTION

This Heritage Impact Assessment has been prepared in connection with a change of use of an existing double garage to a gymnasium for personal use only; and to the alterations to two number external openings within the existing lounge to form a single large opening at 3 Prebendary Farm, Habbleshthorpe Road, Habbleshthorpe

This application is in the form of a Householders Planning Application to enable Bassetlaw District Council as Local Planning Authority to consider the application under the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (As Amended) ; and Town and Country Planning Act 1990 (As Amended)

OUTLINE OF RELATED PLANNING HISTORY

The planning history of the site as stated within this Heritage Impact Assessment is based on information researched or given but may not be the full planning history associated with the site as a whole. However based on form and use of the 19th century barn conversion into a domestic dwelling was undertaken within the early 21st Century which has been validated through research.

- INSTALL FLUE FOR LOG BURNING STOVE

3 Prebendary Farm, Habbleshthorpe, Retford, Notts, DN22 0NA
Ref. No: 35/11/00029/L | Received: Mon 10 Oct 2011 | Validated: Tue 11 Oct 2011 | Status: Decided

- INSTALL FLUE FOR LOG BURNING STOVE 

3 Prebendary Farm, Habbleshthorpe, Retford, Notts, DN22 0NA
Ref. No: 35/11/00028 | Received: Mon 10 Oct 2011 | Validated: Tue 11 Oct 2011 | Status: Decided

- RETAIN UNAPPROVED GARAGE BLOCKS 

Prebendary Farm, Habbleshthorpe Road, North Leverton, Retford, Notts
Ref. No: 35/08/00021 | Received: Fri 12 Sep 2008 | Validated: Thu 18 Sep 2008 | Status: Decided

- RETAIN DEVELOPMENT AS CONSTRUCTED AND AMEND PLANNING PERMISSION 35/03/9

Prebendary Farm, Hablesthorpe Road, North Leverton

Ref. No: 35/07/00025 | Received: Tue 23 Oct 2007 | Validated: Tue 23 Oct 2007 | Status: Decided

- RETAIN WORKS AS CONSTRUCTED AND AMEND LISTED BUILDING CONSENT 35/03/10L

Prebendary Farm, Hablesthorpe Road, North Leverton

Ref. No: 35/07/00026/L | Received: Tue 23 Oct 2007 | Validated: Fri 18 Jan 2008 | Status: Decided

- CONVERT OUTBUILDINGS TO FORM FIVE DWELLINGS AND ALTER EXISTING ACCESS

Land And Buildings At Prebendary Farm Hablesthorpe, North Leverton, Retford,
Nottinghamshire

Ref. No: 35/03/00009 | Received: Wed 16 Jul 2003 | Validated: Thu 07 Aug 2003 | Status: Decided

- CONVERSION OF OUTBUILDINGS TO FORM 5 DWELLINGS

Land and Buildings At Prebendary Farm Hablesthorpe, North Leverton, Retford,
Nottinghamshire

Ref. No: 35/03/00010/L | Received: Wed 16 Jul 2003 | Validated: Thu 07 Aug 2003 | Status: Decided

INFORMAL DISCUSSIONS PRE-APPLICATION

Informal discussions were undertaken with Mr M.Tagg, Conservation Manager in reference to the application site in relation to the installation of solar panels on the south roof section of the two storey barn to 3 Prebendary Farm. Mr. Taggs informal help in the matter was very much appreciated and the solar panels do not form part of this application .

EXISTING BUILDINGS ON THE SITE

The original development formed part of planning application(s) : 35/03/00010/L and 35/03/00009 for the conversion of existing agricultural buildings into 5 dwellings. It will be noted that retrospective application was submitted and granted for the garaging on site as denoted in planning reference 35/08/00021.

Prebendary Farm House, Northside Lane is designated a Grade 11 Listed Building, listed in 1985 and therefore the application site is presumed listed through association

In 2017 Planning application ref: 17/01049/HSE was granted planning permission to Install Side Hung Timber Doors to Existing Detached Garage at Number 1 Prebendary Farm Hablesthorpe

EXISTING VEHICLE ACCESS AND PARKING PROVISIONS

Vehicle access to nos. 1,2,3 and 4 Prebendary Farm utilises the existing access off Northfield Road. The access as before described continues north and east of the development. A covered access way is sited on the east side of the development giving entry into the parking and garaging areas to Numbers 2,3 and 4 Prebendary Farm. Additional visitor parking for numbers 2,3 and 4 Prebendary Farm is provided for on the north east side of the development adjacent to the covered access as denoted on the plans.

Provisions for the parking of vehicles has been provided within/adjacent to the double garages as shown on the drawings. In reference to number 3 Prebendary Farm, the existing dwelling is a 3 bedroomed dwelling house and therefore requires parking for two vehicles. The existing parking provision on site is for four vehicles: two inside the existing double garage, with two parking bays externally.

PROPOSED CHANGE OF USE OF EXISTING GARAGE

The proposal as defined within this application is for a change of use of the existing double garage to form a gymnasium for personal use only. Internally, the building will undergo material alterations to facilitate its use which includes upgrading thermal components (roof, floor and external walls) and provisions for bi-fold doors within the existing opening (as modified). Due to the application being in a Flood Zone 3, flood resilient construction is to be adopted.

It is proposed to install timber side hung garage doors externally which will be in a closed position while the gymnasium (for private use only) is not in operation. When the gymnasium is being used by the applicant the timber side hung doors will be open (as required) to enable natural light/ventilation into the room. Details of the timber side hung garage doors are to be conditioned accordingly. The proposed side hung timber doors are to be sited in the opening on the west elevation and in the opinion of this agent, will have limited impact to the listed building(s). In addition the timber doors as before described cannot be seen from Northfield Road. It is proposed that the doors be either painted (colour to be agreed) or be in a natural finish; wood stain is not proposed in this application.

The aluminium bi-fold doors will be sited immediately behind the timber side hung doors and will only be open when weather permits and only during workouts undertaken by the applicant or members of the applicants family. All other times, the bi-fold doors and the timber side hung garage doors will be in a closed position. Details of the aluminium bi-fold doors are to be conditioned accordingly.

It is proposed to position a single entry door in the south elevation which will allow entry into the garage at all other times. Details of the single timber door are to be conditioned accordingly.

Proposed Vehicle Parking Amenity

In terms of parking, the existing dwelling is a three bedroomed dwelling house and therefore requires parking for two vehicles. The existing parking provision on site for 3 Prebendary Farm is for three vehicles: one inside the existing double garage, with two parking bays externally. It will be noted that two additional parking bays for visitors (sited at the northeast corner of the development) are provided for use.

The proposal therefore does not interfere with the existing vehicle access into the courtyard area and does not affect the existing parking provision as two existing parking spaces will be retained.

FLOOD RISK – CHANGE OF USE.

The site is situated with Flood Zone 3 and therefore a Flood Map (Appendix B) ; and a Householder and other minor extensions form for Flood Zones 2 and 3 (Appendix C) as produced by Environment Agency, forms part of this application together with further information as detailed below.

For the Council as Local Planning Authority's information, the proposed floor level to the existing garage which forms part of this application is to be raised 150mm. Therefore the proposed internal floor level above existing external floor levels increase to 225mm on the front elevation and approximately 300mm on the side elevation (south).

Resilient Wall Finishes

It is known that traditional plasterboards will be permanently damaged by flood water and therefore any water damaged boards will be required to be replaced . To minimise the number of sheets required to be replaced it is therefore recommended that plasterboards be run horizontally, not vertically. Only the lowest levels of board may therefore need to be removed. Alternatively Waterproof magnesium oxide wall boards instead of plasterboard,

Resilient Floor Finishes

Resilient floor finishes can be 100% waterproof and therefore waterproof laminates are proposed and can be purchased in various wood and tile effects.

Resilient Insulation

External Walls : The existing wall structure consists of 102.5mm masonry facing brick with 100mm block work internally which comprises a total wall thickness of 225mm. It is therefore proposed to fix timber studs internally with Waterproof Insulation Board between (Marmox Multiboard or similar)

Floor Construction

The existing floor is formed from a concrete slab (assumed minimum depth of 150mm thickened to 225-300mm at the entrance) with Engineering bricks upto 300mm above external floor levels . Existing DPC is positioned on top of the Engineering Brick DPC .

It is proposed to infill the existing garage opening with Engineering bricks of the same type and colour and ensure continuous DPC within the proposal. Additional DPM will be installed and taken up 1m minimum above proposed internal floor levels. Floor insulation will be in the form of a closed cell insulation board which is water resilient. Floor compression/construction will be researched prior to an application under the Building Regulations due to the proposed use. The proposed internal floor level will therefore be increased 150mm above existing internal levels .

Raised Electrical Sockets

All electrical sockets to be placed 800mm above proposed floor level with all wires and other services positioned between the studs and originating from the ceilings rather than from floor level. This will reduce the risk of having to rewire the building if flooding occurs.

PROPOSED ALTERATIONS OF EXISTING TWO NO. EXTERNAL OPENINGS TO FORM A SINGLE OPENING.

Forming part of this application is for the alteration of two existing external openings by the removal of a central masonry pier to form a single large opening . This newly formed external opening will accommodate proposed aluminium bi-fold doors (details to be conditioned), allowing natural light and ventilation into the existing lounge as denote on the plans.

It is proposed to support the opening utilising modern supporting methods (Lintel/Universal Beam-subject to calculations) and utilise a mock timber lintel to give the impression of the timber lintel supporting the masonry over as shown within the application drawings.

The external alterations as before described, is a pastiche of a large agricultural opening which could easily be mistaken as a traditional agricultural open store which is further substantiated with the existing leanto form of this element of the building. In addition, the new opening would not be seen from any other part of the development and certainly from Northfield Road.

FLOOD RISK – MATERIAL ALTERATIONS TO THE EXISTING SUNLOUNGE.

The site as before described is situated with Flood Zone 3, however the existing use of the room forming the material alterations is retained. Therefore we only advise consideration be given to the use of Resilient Materials in this regard.

LANDSCAPING

No Landscaping is proposed

IMPACT

It is considered that the proposal as defined within this application will have very little impact on the visual appearance of these listed buildings (through association) which form the existing development and cannot be seen from Northfield Road. .

The proposal for the change of use, externally will reflect visually to a similar application which was determined in planning reference 17/01049/HSE (when the gymnasium is not being privately used). When in use; Aluminium bi-fold doors will be visual seen from within the parking area only. In the applicants opinion this does not detract from the existing form of the development as bi-fold doors are often adopted in large openings within the conversion of traditional agricultural buildings.

The proposed enlarged opening to the exiting lounge is in keeping with the traditional architectural style and adopts the same philosophy as stated above.

In reference to Flood Risk, the proposed gymnasium will only be used for limited times during the day and should flooding occur during its use, the proposed Bi-fold Doors will allow the occupier good visual warning. It is therefore concluded that the proposal or its use will not increase a danger to life over its existing use

CONCLUSION

We believe this application reflects an acceptable form of development and does not detract from the existing form. Visually, we believe that the side hung timber doors, which will remain in a closed position when the gymnasium is not in use, is acceptable and reflects a similar visual appearance as described in planning reference: 17/01049/HSE

When the gymnasium is in use, the timber side hung doors will be retracted to show an acceptable aluminium bi-fold doors within the opening allowing natural light and ventilation into the room.

Aluminium bi-fold doors are again adopted in the proposed enlarged opening to the existing lounge, as a result of the removal of the existing central masonry pier. The use of bi-fold doors allows an increase of natural light into the lounge area and is deemed an acceptable alteration to this dwelling.

Appendix A Photographs

Photograph 1 Showing Existing Front Elevation to Garages 1 and 3 Prebendary Farm



Photograph 2 Showing Existing Front Elevation to Sun Lounge – 3 Prebendary Farm



Appendix B Flood Map

Flood map for planning

Your reference	Location (easting/northing)	Created
Prebendary Farm	479352/382245	27 Oct 2022 13:28

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

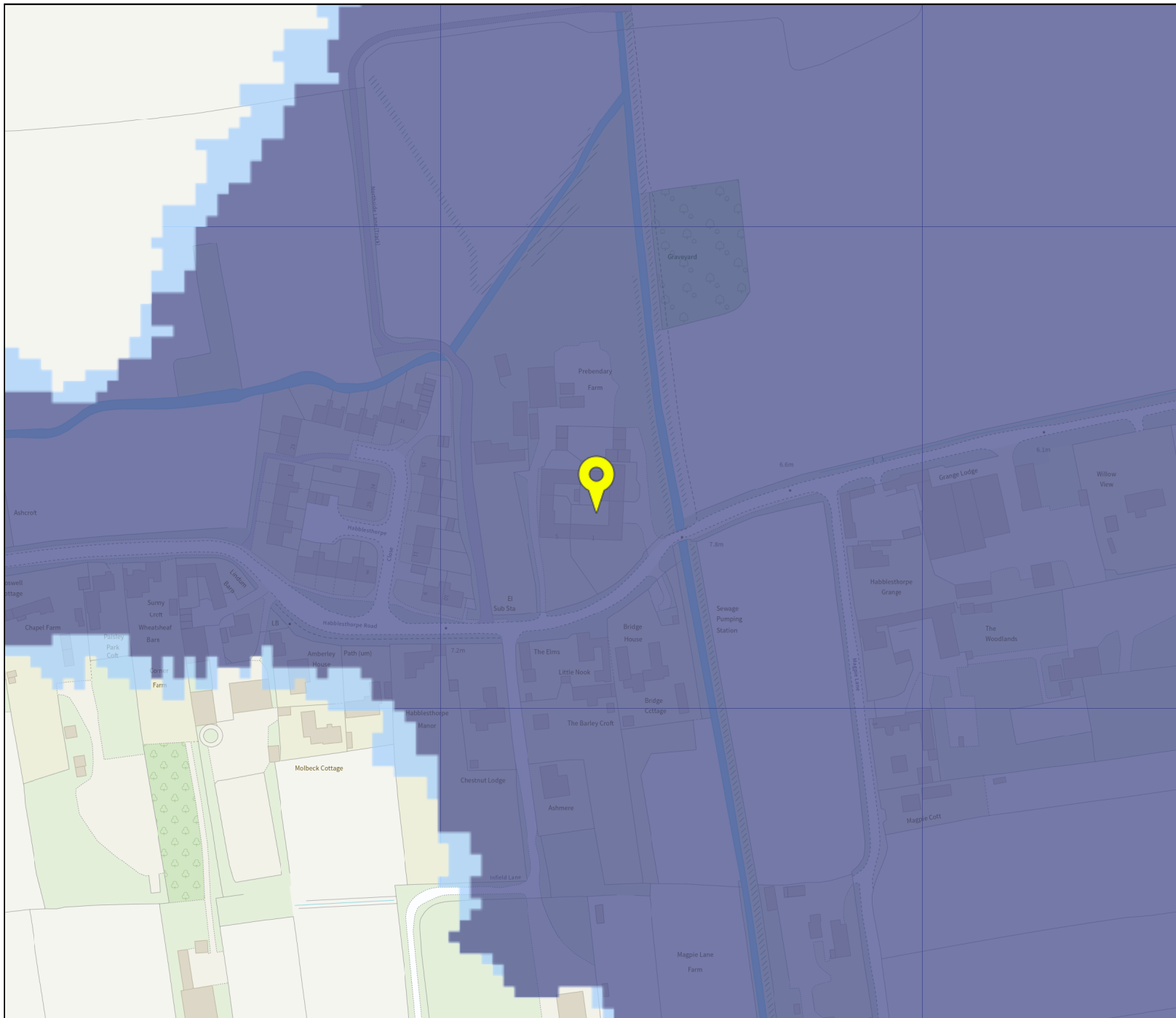
Flood map for planning






Your reference
Prebendary Farm

Location (easting/northing)
479352/382245

Scale
1:2500

Created
27 Oct 2022 13:28



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Appendix C

HOUSEHOLDER AND OTHER MINOR EXTENSIONS IN FLOOD ZONES 2 AND 3 FORM

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

We recommend that:

Planning Authorities

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed. Print the completed form to a PDF writer if submitting this form electronically.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with <i>'Improving the flood performance of new dwellings'</i> CLG (2007)	Yes (See Heritage Impact Assessment)
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater; basements should be avoided in areas at risk of flooding.

The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'Highly Vulnerable' development and should not be permitted in flood zone 3. We are fundamentally opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour

Cumulative impact of minor extensions and the removal of Permitted Development rights.

PPS25 paragraph D16 highlights the potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied². FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5 square metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

The Environment Agency support this change to the GPDO as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment