

MANOR FARM, ELKESLEY Phase 1



Design and Access Statement / Heritage Impact Assessment

9117

November 2022

FOREWORD

Property Address: Manor Farm,
Twyford Lane,
Elkesley,
Retford,
Nottinghamshire
DN22 8AS

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On behalf of Soul Architects Limited

This Design and Access Statement and Heritage Impact Assessment has been prepared by Carl Andrews of Soul Architects Limited.

The document has been prepared in support of the application for the conversion of the existing agricultural building and development of the farmyard to provide 5 new dwellings.

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1 UNDERSTANDING THE SITE

1.1 Site Location and Topography

Manor House Farm is located to the east end of the village of Elkesley. Elkesley is 8 miles southeast of Worksop and 4 miles south west of Retford.



Extract from Google Earth

Elkesley is located in the District of Bassetlaw. Manor Farm has a number of good quality brick built farm buildings, it is not in a conservation area and the site is within the village boundary.



1.2 Management and Maintenance

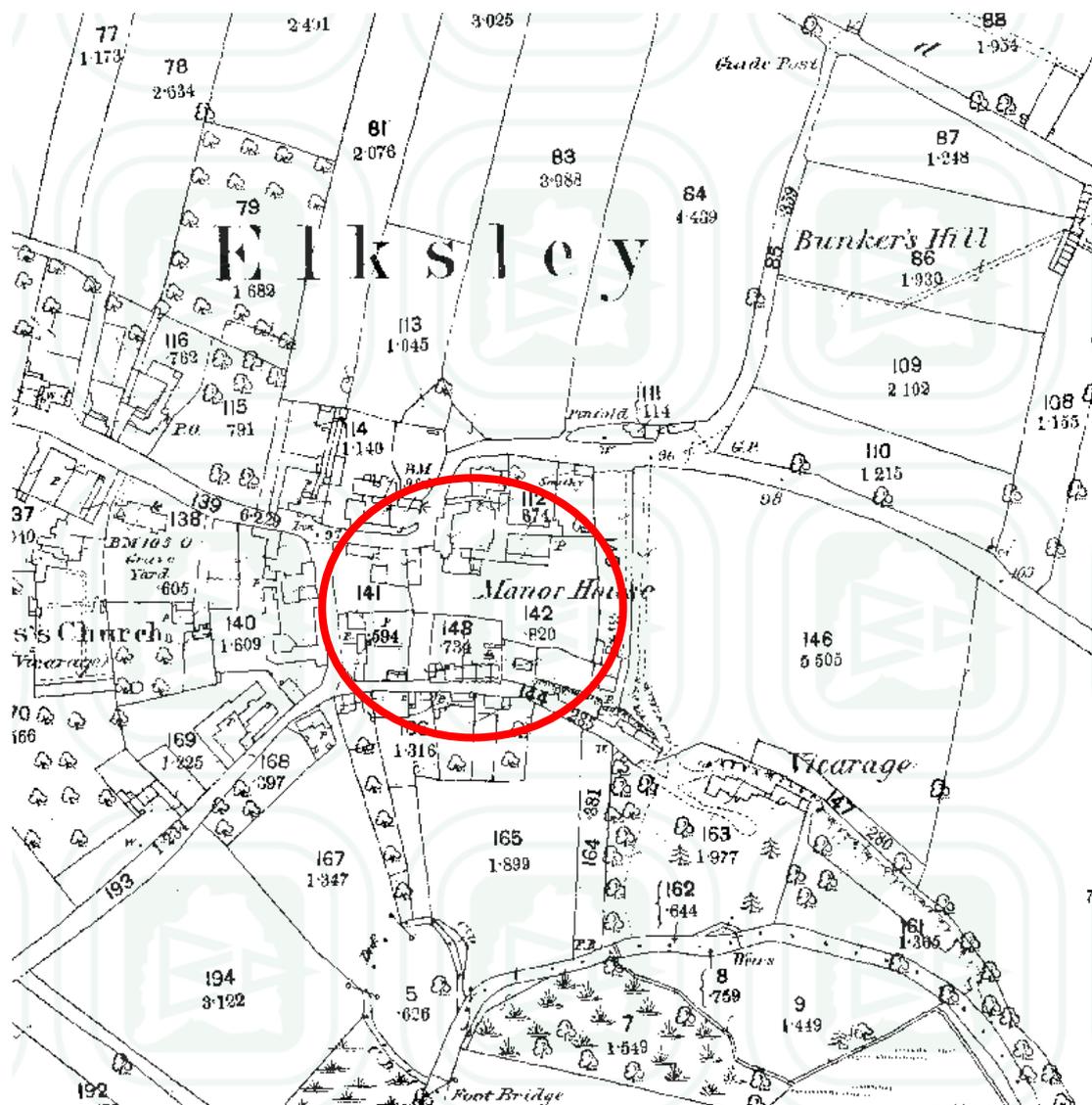
The site continues to operate as a farm and currently has a tenant farmer.

The tenant Farmer is 90 years old with no one to succeed to the tenancy on his death. The whole farm is only 125 acres and the land is divorced from the farmstead. Tim Shuldham, a Rural Chartered Survey with Fisher German, is of the opinion that this is not a viable commercial farming unit and the farmstead will be redundant when the tenancy ends.

As with many sites of this type there has been an ad hoc approach to development and there is currently a mix of good quality brick buildings and 'Atcost' style farm sheds.

1.3 Historical Development

The 1885 plan below shows historic development on the site to the east of the current property.



Manor Farm comprises early 19th century farm buildings and yard with additional modern agricultural buildings. The buildings offer very little flexibility to meet the needs of modern farming methods and there is insufficient space to develop the wider site.



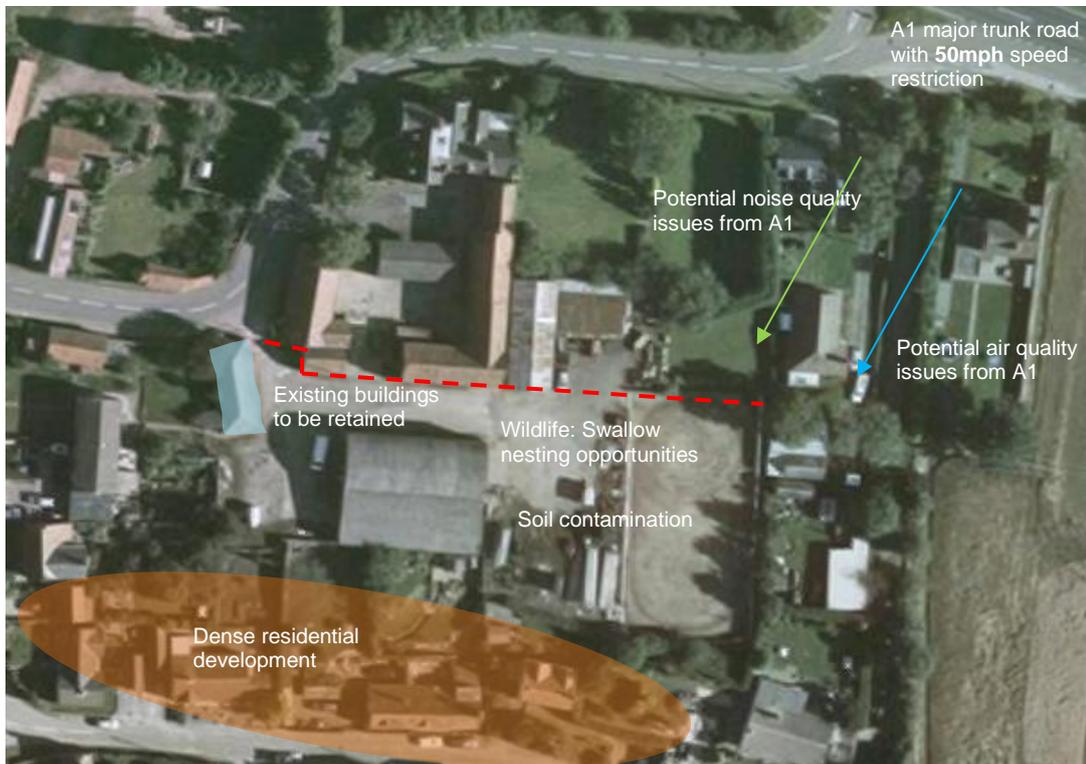
Assessment of existing structures

2 THE PROPOSED DEVELOPMENT

2.1 Interpretation of the Site



Assessment of boundaries and views



Assessment of Site Constraints



Assessment of Opportunities

Summary

The brief for the site is to provide low density residential development. The pre application advice with Bassetlaw District Council identified the following considerations:

- Development to be limited to no more than 5 residential units
- Development to be in an agricultural style maintaining the quality of the local vernacular.

The farmyard is located within a residential area of the village, the influence of the A1 with noise and air quality considerations makes the south boundary the best opportunity for development.

2.2 Proposed Development

The design retains much of the existing openness and character of the Manor Farm site while fitting in with the suburban character that has enveloped the site over time.

The site will retain access from Twyford Lane and will serve a development of five residential dwellings. The new dwellings lay largely along the south boundary.

The access to the existing farmhouse will remain unaffected by the proposed development.

Materials for New Buildings

External Walls	Red facing brickwork in Flemish bond. With brick corbelled eaves Brick arched heads to windows and doors.
Roof Coverings	Clay Pantiles Natural slate (unit 5)
Windows	High performance timber framed windows with sealed double glazed units. Factory painted, colour TBC.
Doors	Secure by Design doors with multi point locking systems. Factory painted, colour TBC

Gutters & Downpipes	Heritage style UPVC gutters on rise and fall brackets with matching down pipes.
Paving	Buff concrete paving slabs
Access road	(unadopted) free draining finish with well rolled road plannings. Tarmac surface at junction with Highway.
Fencing	Open post and rail fencing to public spaces. Hawthorn hedgerows

Units 2, 3 & 4

The plans provide for a two storey barn style development with well laid out three bedroom accommodation with single storey garage wings to each end. The double garage will provide space for cycle storage as well as a car.

Unit 5

The plan provides a two storey farm house in a similar estate style to the main house on Twyford Lane. The property is well laid out four bedroom accommodation. The double garage and workshop are detached. The double garage will provide space for cycle storage as well as a car.

Please refer to the following drawings supporting this application;

9117-20 Proposed Site Plan

9117-22 Units 2, 3 & 4 Plans

9117-23 Units 2, 3 & 4 Elevations

9117-22 Units 5 Plans & Elevations

2.3 Conversion

There is a single 19th Century outbuilding worthy of retaining; the modern freestanding buildings and additions will be demolished to clear the site. The bat report has identified no activity in buildings but have identified the need to accommodate swallows.

Cart Shed

The existing cart shed to the west of the site is in brick with brick columns forming the openings to the east side. The existing open fronted cart shed will be repaired to provide well laid out three bedroom accommodation.

Materials

External Walls	Red facing brick in Flemish bond.
Roof Coverings	Clay pantiles
Windows	High performance timber framed windows with sealed double glazed units. Factory painted, colour TBC.
Doors	Secure by Design doors with multi point locking systems. Factory painted, colour TBC
Gutters & Downpipes	Heritage style UPVC gutters on rise and fall brackets with matching down pipes.
Paving	Buff concrete paving slabs

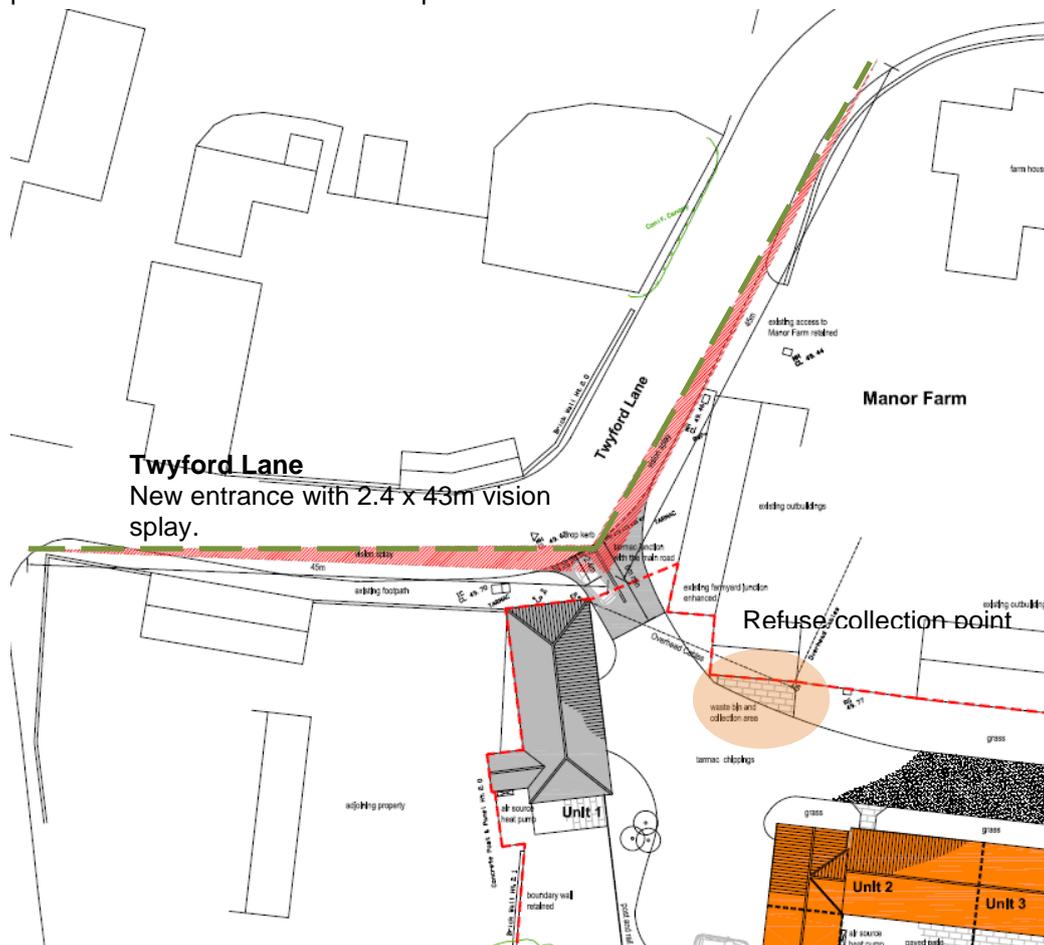
Please refer to the following drawings supporting this application.

9117-20 Proposed Site Plan

9117-21 Unit 1 Plans & Elevations

2.4 Highways / Access Twyford Lane

There is an existing entrance to the site from Twyford Lane, the entrance is to be retained and improved to meet modern standards. The new Junctions will be 4m wide allowing the passing of incoming and outgoing vehicles. The Junction will be formed in Tarmac over an MOT type base, there will be a transition to a free draining material approximately 6m into the site. The private access road will not be adopted.



Refuse collection points have been located with easy access from Twyford Lane.

Access

The new and converted buildings will have level access and door widths compliant with part M of the building regulations. All dwellings have a ground level cloak room. The footpaths to the front of each property will be in flags and graded to accommodate changes in levels.

2.5 Landscaping

There are no mature trees on the site, the proposals will include soft landscaping to the common areas. Private gardens will retain a sense of open space with post and rail fencing dividing the gardens.

2.6 Ecology

A protected species survey was carried out by ESL on the 24 August 2017 and 1 September 2017 following standard methods. The report was updated by BJ Collins Protect Species Surveys in November 2022 .

All habitats, plant communities and plant species within the site are common and widespread in similar habitats locally and are of no conservation interest. No evidence of past or present use by roosting bats was recorded. No evidence of barn owl was recorded. There was evidence of use by swallows in the existing cart shed.

Habitats

As none of the habitats on site is of any conservation interest, there is no requirement to compensate or mitigate for their loss.

Bats

No further surveys are required pre-determination. Bat surveys are just a 'snapshot' in time and the survey must be repeated.

Birds

No further surveys are required pre-determination. Future use of the buildings by nesting birds in subsequent breeding seasons can be expected, so any removal of these habitats must be undertaken outside the breeding bird season (mid-March to mid-August) unless an ecologist has made a search for active nests in advance. Any nests found with eggs or young will be identified and protected until the young have fledged.

2.7 Noise

Sharps Redmore Acoustic Consultants have prepared a noise assessment and acoustic design statement to support the planning application.

An attended noise survey was carried out on site and the results compared to relevant criteria. Acceptable levels at external amenity spaces can be achieved with a good acoustic design in terms of layout and orientation.

Reasonable internal noise levels can be achieved using high quality acoustic glazing and alternative means of ventilation with appropriate acoustic performance, as set out. Specifications for these systems would need to be dealt with post grant of planning permission and incorporated into the building design.

2.8 Air Quality

An Air Quality Assessment was carried out by Redmore Environmental Ltd and the report has been submitted with the application.

The findings of the assessment have confirmed that air quality issues are not considered a constraint to planning consent for the development.

2.9 Soil Investigation

A Phase 1 Environmental Assessment has been carried out by William Saunders.

Formerly the site was largely undeveloped with only the north-western buildings shown on mapping from the late 1800s. The central building was constructed in two phases, the first by 1947 and the second by the late 1960s. The A57 was constructed by the late 1940s, in the mid-1960s this became the A1.

British Geological Survey mapping indicates the site lies on gravelly sandstone of the Chester Formation, classified by the Environment Agency as a Principal aquifer. No superficial or artificial deposits are indicated.

The property is in an area that could be affected by underground mining in 2 seams of coal at 690m to 860m depth, and last worked in 1986. Any movement in the ground due to coal mining activity should have stopped.

The site is located within Environment Agency's Flood Zone 1 (annual probability of river flooding of less than 1 in 1000 (<0.1%)). The site is indicated to be at very low risk of pluvial flooding. The entire site is indicated to have limited potential for groundwater flooding to occur. The site is in a lower probability radon area and no radon protective measures are necessary in the construction of new buildings.

The site lies within a nitrate vulnerable zones for surface water and groundwater.

Based on the proposed residential end uses, the CSM indicates a potential short term high risk to human health (asbestos in the ground), a potential moderate to low risk to the built environment and a potential moderate risk to controlled waters.

Phase II investigation should comprise trial pits, boreholes and sample chemical analysis along with establishing ground bearing capacity and permeability of the soils to enable engineering design of the proposed development. An asbestos survey of existing buildings is recommended.

3 POLICY

Pre-application advice was received on the 18th May 2017, the officer dealing with the application responded in detail confirming that the principle of providing additional housing within Elkesley is supported.

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied, with particular emphasis on the overarching approach to delivering sustainable development through the planning system. There is a presumption in favour of sustainable development and the NPPF states that proposals that accord with the development plan (Core Strategy) should be approved without delay.

Section 4 is relevant to promoting sustainable transport

Section 6 is relevant to delivering a wide choice of high quality homes and protecting the countryside.

Section 7 is relevant for setting out the key criteria in requiring good design.

Section 11 is relevant to conserving and enhancing the natural environment.

Section 12 identifies the requirements for conserving and enhancing the historic environment.

3.2 Bassetlaw Core Strategy

Bassetlaw Core Strategy & Development Management Policies DPD adopted in December 2011 is the development plan for the area.

The Strategic Objectives relevant to the proposal include the following:

SO1 Provide a range of high-quality market and affordable housing to meet diverse needs

SO6 New developments to address causes and effects of climate change

SO7 New developments to enhance the attractiveness and local distinctiveness

SO9 To protect and enhance Bassetlaw's heritage assets

Policy CS1 sets out a settlement hierarchy for the distribution of new development over the plan period. The Council's current Five Year Supply Statement (published 26 August 2014) shows that there is a significant shortfall in the district's five-year housing land supply.

CS8 – the site is within the Rural Service Centre of Elkesley.

Policy DM4 applies to all development and should a planning application be submitted, then the General Design Principles of this policy would need to be addressed. These are set out on pages 54 and 55 of the Policy Document.

Policy DM5 considers housing mix and density and encourages development to provide housing of a size, type and tenure appropriate to the site and locality and of a density reflecting the characteristics of the site and surrounding area.

Policy DM8 states that the historic environment shall be protected and enhanced to secure its long term future and that any development that would be detrimental to the significance of the heritage asset or its setting, will not be supported. The Conservation Officer's comments should be read to fully understand the concerns in regard to impact on the historic environment.

Policy DM10 states that Council will be supportive of developments that maximises the use of renewable and low carbon energy.

Policy DM12 relates to flood risk, sewerage and drainage where new development will be required to incorporate Sustainable Drainage Systems (SuDS).

Policy DM13 provides the general principles of sustainable transport.