

DESIGN & ACCESS STATEMENT
INCLUDING PROPORTIONATE
HERITAGE IMPACT ASSESSMENT

Removal of conservatory and erection of porch
Church Farm House, Rectory Lane, Gamston,
Retford, DN22 0QD

Applicant – Miss Suzie Banks

Derek Kitson Architectural Technologist Ltd
Trinity College Farm
Great North Road
Barnby Moor
Retford, Notts
DN22 8QQ
Tel. 01777 816686
Email: derek.kitson@hotmail.co.uk

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1.0 DETAILS OF THE APPLICATION AND THE PROPOSAL

- 1.1 This application seeks planning permission to erect a single storey porch over the main entrance door into Church Farm House.
- 1.2 The application is required due to the size of the proposed porch, otherwise it would have been permitted development under Class D of the General Development Permitted Order 2015.
- 1.3 Church Farm House is somewhat unusual in its orientation in that it does not front onto a highway and its original front elevation looks out onto the church.
- 1.4 An aerial photograph attached to this document taken in the late 1960s shows Church Farm House with both the front and rear doors clearly visible.
- 1.5 The proposed porch is to be built in a traditional manner utilising reclaimed facing bricks for all the walls laid in Flemish cross bond to match the existing farmhouse, a green oak frame to the outer end gable and slates for the roof covering.
- 1.6 The layout will provide for an open porch to the outer portion which leads into an inner enclosed section.
- 1.7 At present, this elevation of Church Farm House is dominated by a large mono-pitch UPVC conservatory over the existing rear door and a window in the previously bricked up main front door location. These are to be removed as part of this proposal.
- 1.8 The existing single storey extension to the western end of the farmhouse is to be retained.
- 1.9 The footprint of the proposed porch is 5.85 square metres (external).
- 1.10 Access to the site is an unadopted road which also gives access to the neighbouring property, 21 Rectory Lane, and of course St Peter's church and churchyard.

2.0 PROPORTIONATE HERITAGE IMPACT ASSESSMENT AND MITIGATION

- 2.1 The proposal is nominal in nature and therefore it is proposed to present a proportionate Heritage Impact Assessment.

- 2.2 Church Farm House is within Gamston's conservation area and, as such, an assessment of the impact this proposal will have on the conservation area and any assets within, such as St Peter's church which is Grade I listed.
- 2.3 Both Church Farm House and the church have their main entrance accessed off Rectory Lane.
- 2.4 The church is a Grade I listed building with elements of C13, C14, C15 and later C19 development culminating in a restoration by Sir Gilbert Scott in 1855.
- 2.5 Access into the churchyard and further into the main porch and church entrance is gained through an arched gateway leading directly off Rectory Lane. This arched gateway frames the porch beyond when looking directly down the pathway.
- 2.6 The proposed porch is on the south side of the farmhouse and faces directly towards the church.
- 2.7 The proposal also sits within the larger Gamston conservation area with numbers 21, 23 and 24 Rectory Lane and Dresden Cottage, Rectory Lane being identified as positive buildings.
- 2.8 Together with the above, there are 2 listed buildings within this location, the church is obviously one and Corner Cottage (C17), Rectory Lane is the other.
- 2.9 The church itself has frontage onto Rectory Lane on both its north and east sides.
- 2.10 The proposal itself is, in reality, twofold. Firstly, there is the removal of a later C20 UPVC conservatory and, secondly, the restoration of the original front entrance door opening and the construction of a simple porch around it to protect it.
- 2.11 Both the structure that is to be removed and the proposed porch are located on the south elevation of Church Farm House and face towards the church and are therefore not seen from the public highway.
- 2.12 Neither can or will be seen from Rectory Lane although both can and will be seen when approaching the church on foot and, of course, from the church itself. Views to and from the church are also diminished due to the large substantial hedge on the boundary and the planted tall trellis work on the wall.
- 2.13 The setting of the church and churchyard is typical of many village churches that are located within the built form of the village.

- 2.14 The church would have originally been somewhat isolated but over the centuries the village has become more developed with many nearby structures having taken their name from the association or closeness of the church itself, Church Farm House being one of them.
- 2.15 Not all of the structures around the church are sympathetic nor do they contribute in a positive way to the setting of the church.
- 2.16 The UPVC conservatory affixed to Church Farm House is a typical case in point. However, the church is located within the main built form of the village and is today surrounded on all sides by much more modern structures, mostly domestic with the odd agricultural building still remaining.
- 2.17 Opposite the entrance to the church is the old Church of England primary school which is now a dwelling. This also has a slate covered pitched roof porch of similar proportions.
- 2.18 Church Lane and Sandy Lane have numerous modern C20 dwellings. Some of the older properties have been improved, altered and extended such that the majority of the village now is of a domestic/residential nature.
- 2.19 Church Farm retains some of the older agricultural buildings but some have also been converted to dwellings.
- 2.20 The large C20 agricultural buildings still remain which gives relevance to the agricultural heritage.

3.0 PORCH DESIGN AND IMPACT

- 3.1 The porch design is primarily a traditional Nottinghamshire porch with solid walls although it is a little larger as it also provides an undercover weather protection area for this new front door.
- 3.2 The porch enables more space to be provided at the bottom of the stairs that rise up to the first floor.
- 3.3 The church has a grand porch facing towards Church Farm House, this is stone built with a pitched roof that has recently been changed from sheet lead to slates.
- 3.4 At the entrance to the churchyard there is a pair of oak gates with tall oak gateposts finished off with a modern wrought iron gothic arch over and in its outline form certainly frames the main porch to the church.

- 3.5 The materials have been chosen to respect both the farmhouse and also the surroundings.
- 3.6 Bricks have been sourced that match those used in the construction of the original farmhouse and these also will be laid to a bond which is the same as the farmhouse, ie Flemish cross bond.
- 3.7 The roof will be covered with slates which will match those on the reroofed church porch and the outer oak frame will be likened to the oak posts and gates of the outer entrance to the churchyard and church.
- 3.8 The materials have, therefore, been chosen with particular care and relevance to the adjacent listed building, St Peter's church.
- 3.9 Given the location of the proposal, it is strongly argued that its impact on the wider conservation area will be neutral although it can be said that with its careful considered approach to both design and materials, it could well have a positive impact upon the conservation area and setting of the listed buildings.
- 3.10 What is so much easier to quantify is the major positive benefit the removal of the C20 UPVC conservatory will have on the conservation area, local character, listed buildings and setting of the listed building.
- 3.11 This proposal therefore will provide a net positive impact on these settings.

PHOTOGRAPHS



Aerial Photo of Church Farm House, Gamston, taken in the late 1960s.



