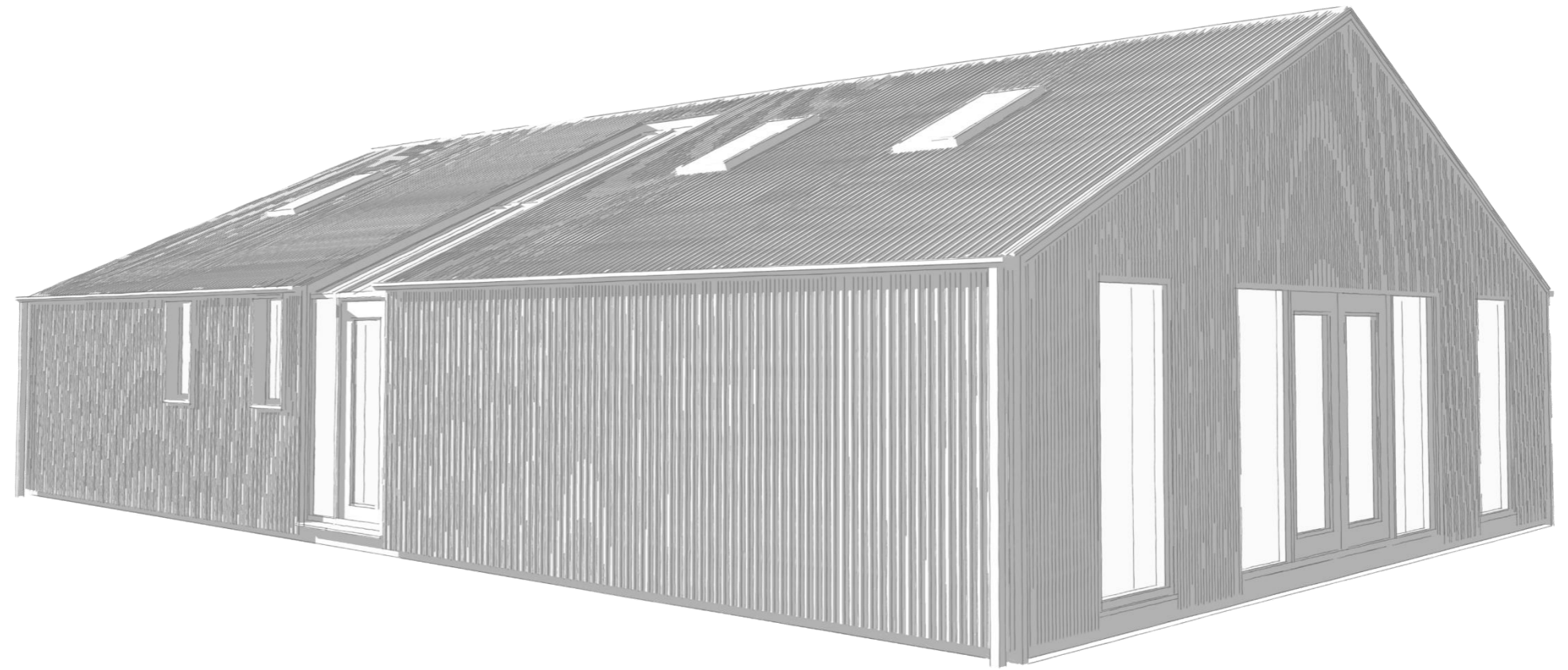


Design, Access & Heritage Statement

Hay Lane Farm

Longdon Green

May 2023



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1.0 Use - Planning Policy

National Planning Policy Framework (July 2021)

1.1 - The National Planning Policy Framework was revised in 2021 and sets out the Government's planning policies for England and how these should be applied in practice.

1.2 - The NPPF has replaced all previous documents such as PPG's and PPS's, all ministerial circulars. It is a material consideration in the determination of planning applications (*paragraph 2*).

1.3 - The Framework contains a clear presumption in favour of sustainable development and requires LPA's to approve all individual applications which accord with an up-to-date development plan without delay.

1.4 - The plans seek to provide sustainable development through economic, social, and environmental means and have several key aspirations which are relevant to the current proposal. The plan confirms LPA's should support the following:

- Growth and innovation
- Strong, vibrant, and healthy communities
- A high-quality built environment
- Protect and enhance the built and historic environment

1.5 - Paragraphs 17 and 19 also confirm LPA's should adopt a positive attitude to sustainable proposals and look for solutions rather than problems. Decision takers at every level should seek to approve applications for sustainable development whenever possible.

1.6 - Chapter 6 relates to the creation of high-quality homes and LPA's should seek to ensure:

- A mix of housing types and tenures
- Good design with positive planning for inclusive design

2.0 Introduction

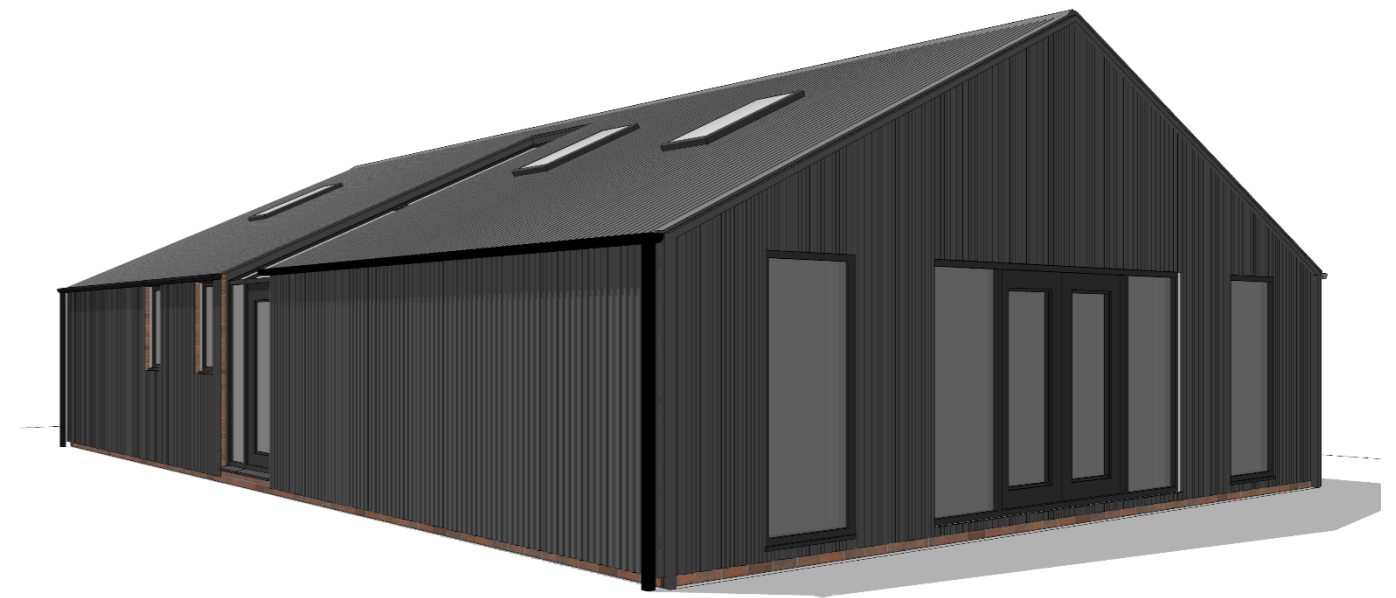
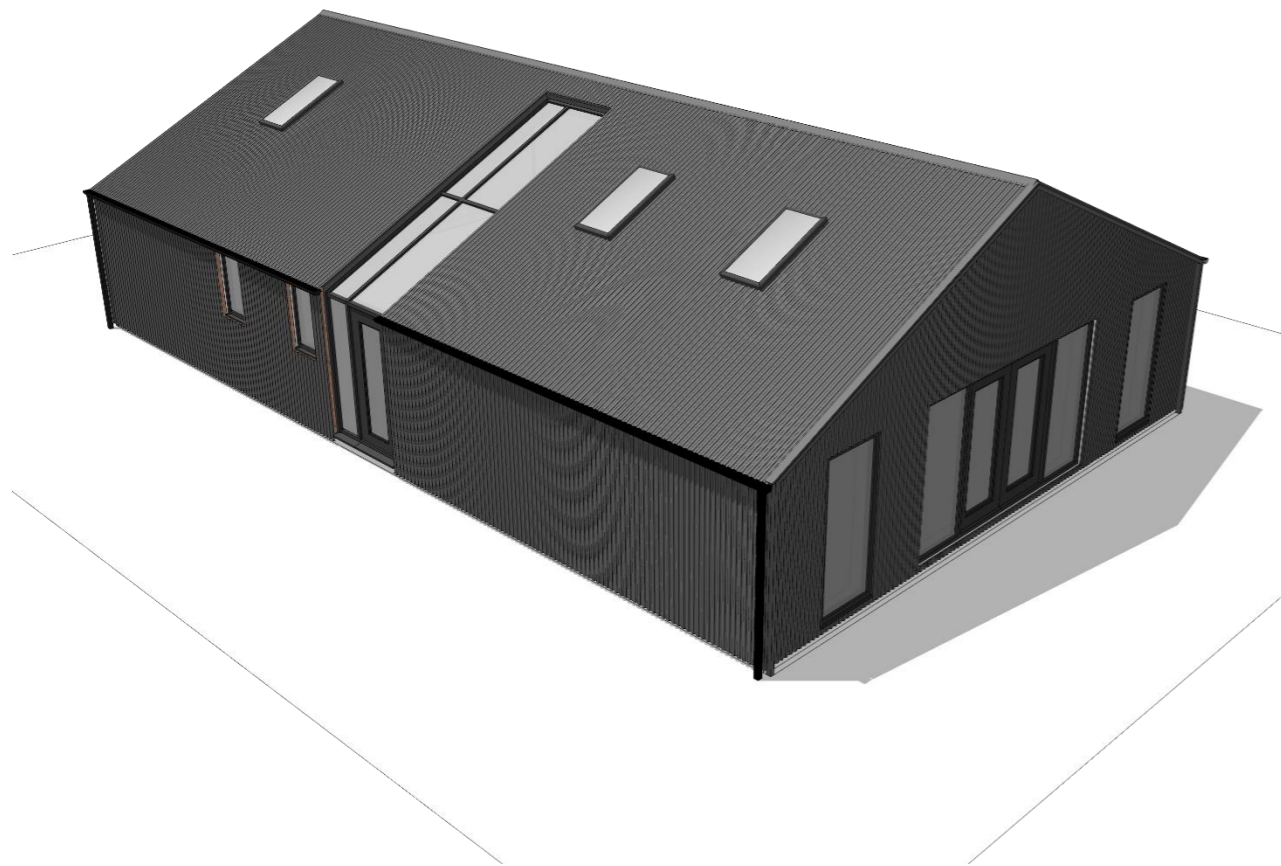
2.1 This design document has been produced in support of the planning application for the proposed demolition of two barns and creation of one 2-bedroom dwelling.

2.2 - The proposed dwelling is intended to compliment the site by replacing two dilapidated structures with a single dwelling, utilising the form and aesthetic characteristics that would be expected on a site such as this.

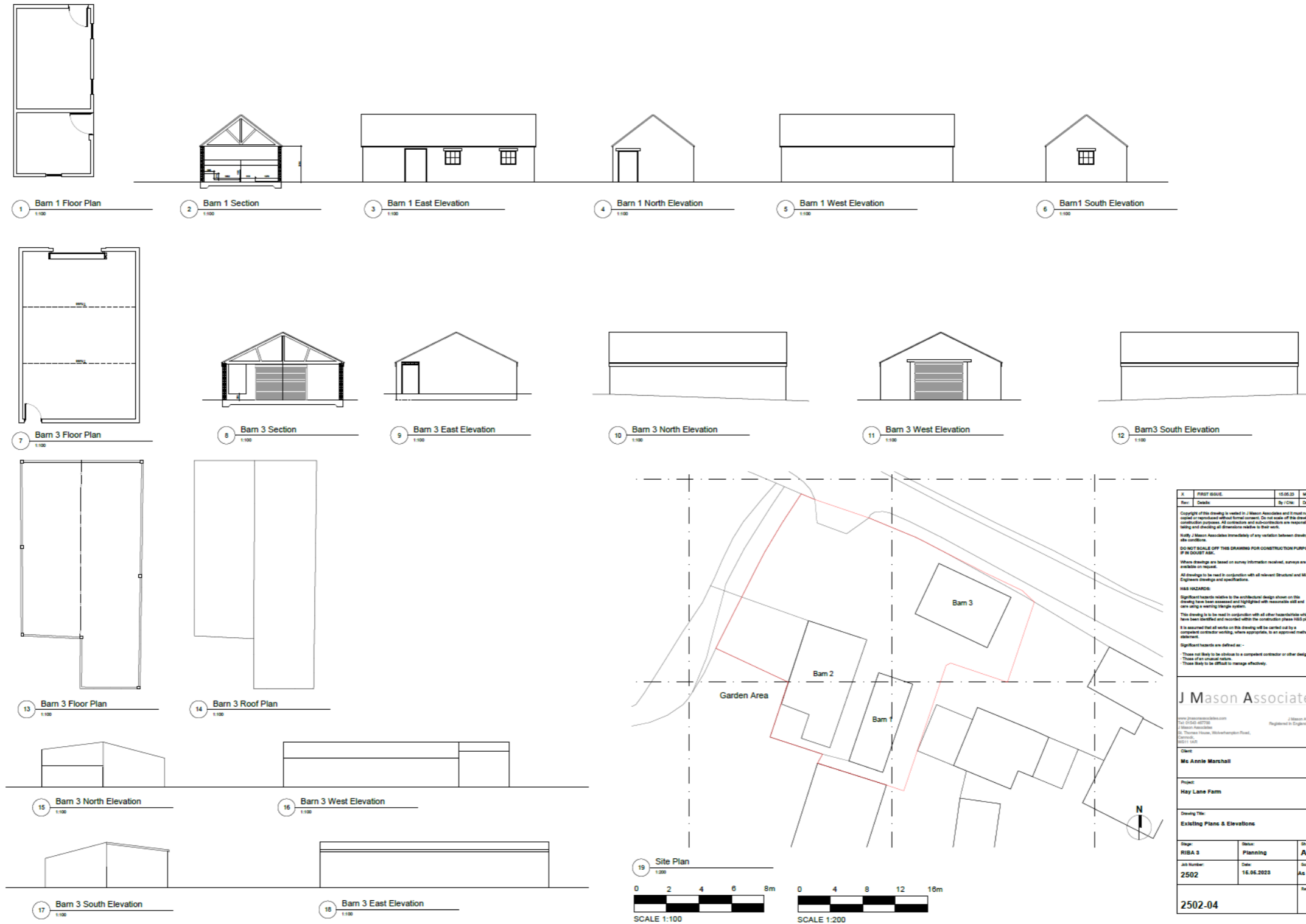
2.3 - An important factor of the design process has been to avoid creating a pastiche new-build rural dwelling that detracts from the original 20th century buildings. This can be seen in numerous barn conversions/extensions where, in an attempt to replicate what is already there, both old and new suffer a loss of integrity.

2.4 - The two existing barns that are proposed to be demolished are of limited historical and architectural merit which, its can be argued detract from the setting of the site.

2.5 - A project which improves the visual setting of the site and improve the quality and variety of the local housing stock should be seen as a positive additional to the area and the overall architectural value of the site.



3.0 Existing Building



Barn 01

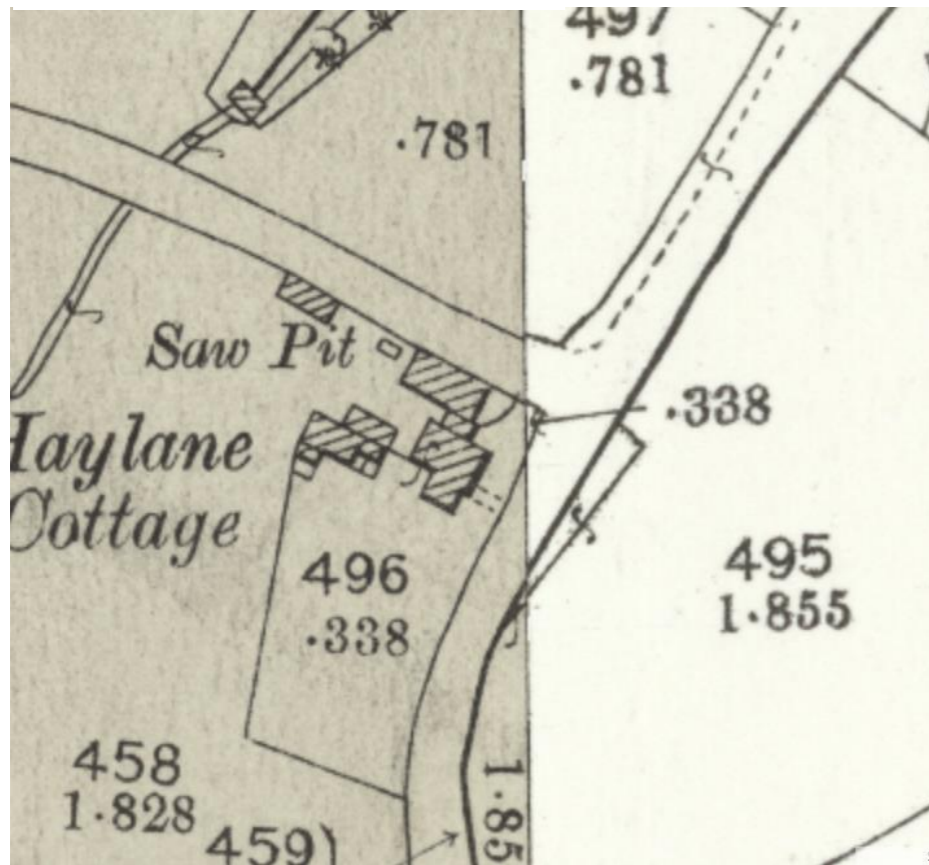


Barn 02



4.0 Heritage Assessment

Historic Map Data Overlay



OS Map 25 Inch – 1892-1914



Present Day Bing Map Data



Map Overlay

4.1 - As the above map data shows, Barns 01 & 02 appear to have been built during the early to mid-20th Century.

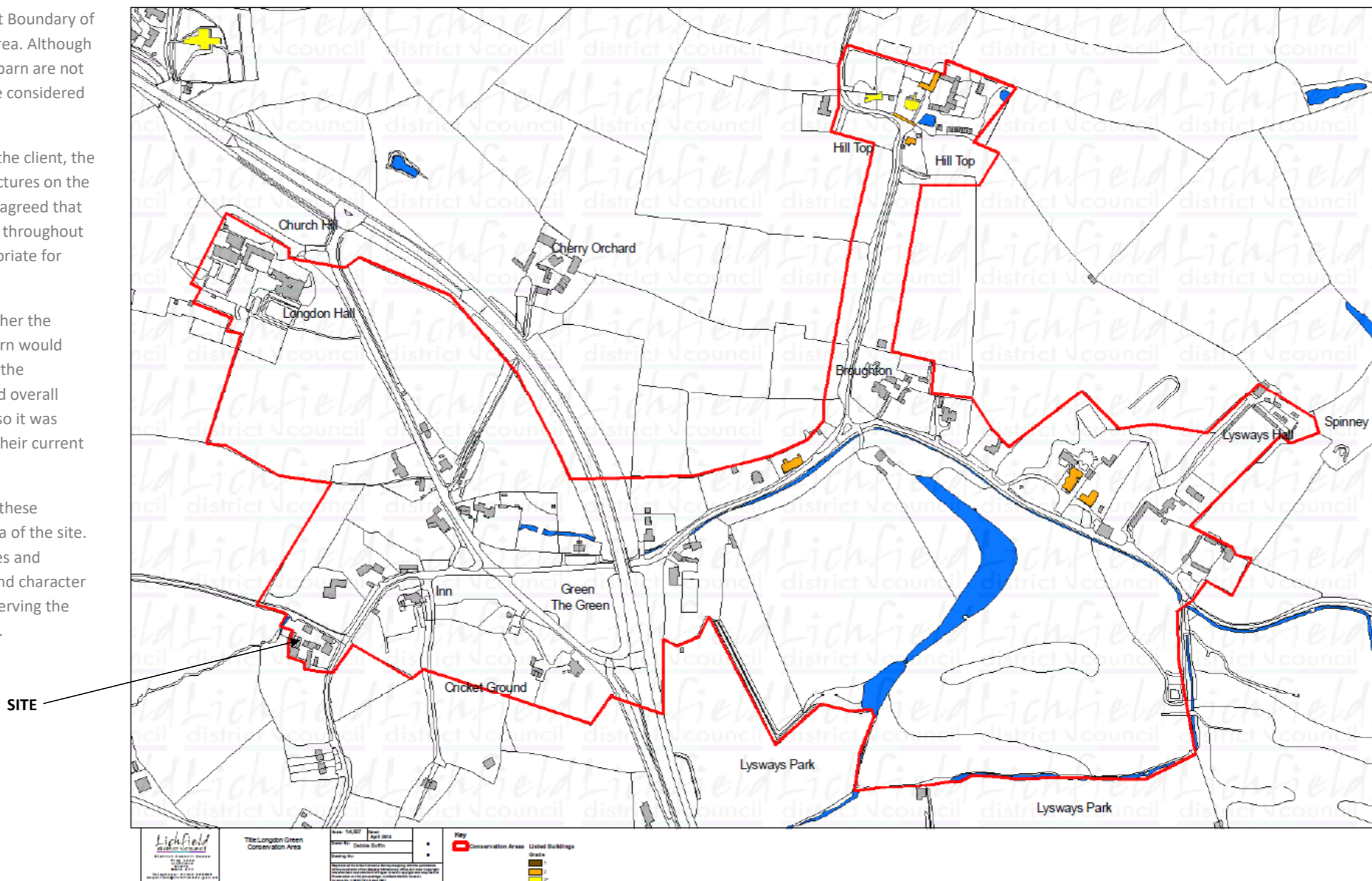
4.2 - What can be seen from this comparison is that the existing farmhouse and timber framed barn remain largely untouched in terms of overall footprint. This reinforces the decision to demolish Barns 01 & 02 as from historical perspective, they add little value to the site owing to their recent and poor construction.

4.3 - The site sits on the South-West Boundary of the Longdon Green Conservation Area. Although the Farmhouse and timber framed barn are not designated heritage assets, they are considered non-designated heritage assets.

4.4 - During initial discussions with the client, the idea of converting some of the structures on the site into habitable dwellings, it was agreed that the two barns which had been built throughout the 20th Century were more appropriate for alterations.

4.5 - Extensions or alterations to either the farmhouse or the timber framed barn would have a decidedly greater impact on the appearance of the road junction and overall character of the conservation area so it was agreed these shall be preserved in their current state.

4.6 - The proposal is set away from these buildings, occupying an internal area of the site. It is believed this approach preserves and maintains the overall appearance and character of the conservation area while preserving the farmhouse and timber framed barn.



- 4.7** - The relevant policies are contained in the Lichfield Local Plan Strategy 2008-2029 adopted on 17/02/2015, the Lichfield Historic Environment Supplementary Planning Document December 2015, The National Planning Policy Framework (particularly section 16 Conserving and Enhancing the Historic Environment) The National Planning Practice Guidance on the Historic Environment, Historic England good practice advice notes on Managing Significance in Decision Taking in the Historic Environment July 2015, Making Changes to Heritage Assets February 2016 and The Setting of Heritage Assets December 2017.
- 4.8** - Core Policy 14 of the Local Plan requires development proposals to have special regard to the conservation and enhancement of the historic environment through positive action, Development proposals which conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting.
- 4.9** - Policy BE1 of the Local Plan states that development will be permitted where it can clearly and convincingly be demonstrated that it will have a positive impact on the significance of the historic environment included listed buildings. Extensions and alterations to existing buildings should carefully respect the character of the surrounding area in terms of layout, size, scale, architectural design, and public views.
- 4.10** - The SPD Historic Environment states that the Council will encourage good contemporary design if the position of a building, its mass and scale and additionally the space about it respect local character. New building form could deviate from replication of traditional forms. The significance of a heritage asset together with its setting should not be detrimentally affected by proposals including via impact on skyline and vistas. Specifically in relation to extensions to historic buildings, it is important that changes do not harm the character or appearance of the existing building, that extensions are appropriate to their context and the combination of the existing buildings, and the extension create a pleasing composition. The original building should be clearly legible and should be the most dominant part by virtue of its scale, bulk, height, and massing. It is generally unacceptable for an external face of a historic building to be concealed or mostly concealed by an extension.
- 4.11** - The overall mass and bulk of an extension would be an appropriate design solution. The aim is to achieve visual harmony whether the new work is traditional or contemporary. Using simpler materials than those on the principal building can help an extension to read as subservient to the host building.
- 4.12** - The National Planning Policy Framework requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets by ensuring they can be put to viable uses and can make a positive contribution to sustainable communities. The National Planning Practice Guidance on the historic environment reiterates the point about securing viable uses and notes that proposals relating to heritage assets should provide appropriate supporting information in the form of a combined Design and Statement with Heritage Impact Assessment.
- 4.13** - The good practice advice from Historic England notes that in the overall context of sustainable development, managing decision taking on the historic environment should achieve economic, social, and environmental gain. In this context the aim should be to either avoid, minimize, and mitigate impact on the significance of heritage assets.
- 4.14** - In relation to the setting of heritage assets there is a statutory obligation to have special regard to preserving the setting of listed buildings, including views and the relationship with the wider landscape. Concepts such as quiet and tranquillity can contribute to setting as can prominence in the landscape, sense of enclosure/privacy, prominence, and conspicuousness.
- 4.15** - In managing change to heritage assets, it is not good practice for new works to dominate the original asset or its setting in either scale or materials. An assessment of an asset's significance and its relationship to its setting will usually suggest the form of extension which might be appropriate. The junction between new work and the existing fabric needs particular attention both for its impact on the significance of the existing asset and of its setting. Where possible it is preferable for new works to be reversible so that change can be undone without harm to the historic fabric.

5.0 Heritage Analysis

5.1 - The siting, scale and design of the proposed dwelling has emerged from design team meetings, analysis of the site.

5.2 - The solution adopted is a simple modern design but using both the existing forms of the surrounding barns, and materials found on site.

5.3 - The scale of the proposal would be subservient to that of the farmhouse and timber framed barn. It would be sited in a position that does not adversely affect the setting of the house or timber framed barn.

5.4 - The design solution, relying on a simple form with the use of agricultural material is one commonly recognised as appropriate to use for proposals of this nature

5.5 -In relation to the relevant Development Plan and Supplementary Planning Document policies it is considered that the proposal will conserve and enhance the existing buildings and its setting with minimal alterations to the retained buildings themselves. The SPD recognises that good contemporary design can be appropriate and using simpler materials than those on the principal building on the site and can help to achieve subservience in addition layout, siting, and scale. The original farmhouse buildings will remain clearly legible and the dominant feature of the site with the main elevations of the building not concealed or affected in any other way by the proposals. Barn 3 will remain unaffected from the elevation that is visible from Hay Lane.

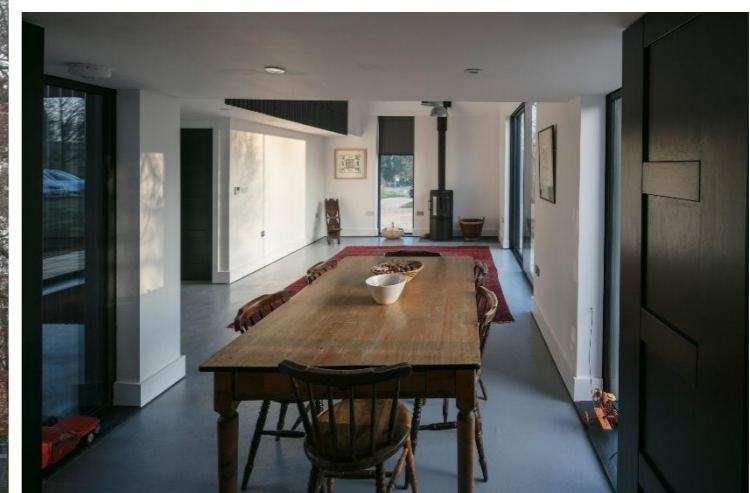
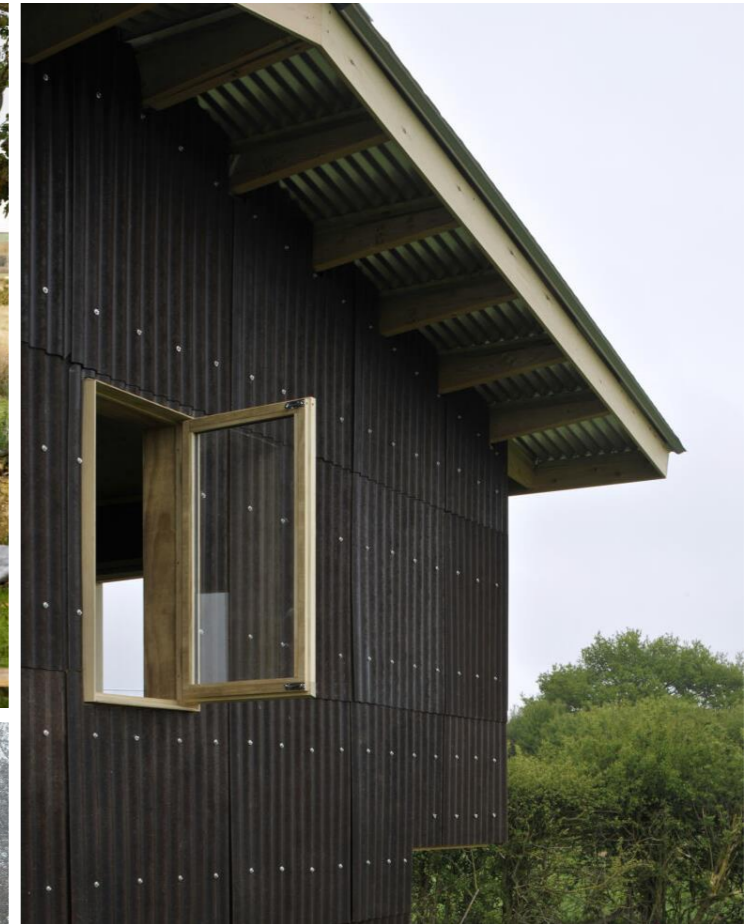
5.6 - The proposal will make a positive contribution to the three components of sustainable development, social, economic, and environmental. The main social benefit of the scheme will be that it provides a 2- bedroom dwelling in this rural area to help serve local needs by way of a building conversion. There will be an economic benefit to construction and suppliers of the equipment to be installed and the historic environment will not be adversely impacted.

5.7 -The overall setting of the non-designated heritage assets in the wider landscape will be unaffected by the proposal. The existing substantial boundary hedges screen views into the site so that only the upper floors of the of the farmhouse are visible in the wider landscape.

6.0 Heritage Conclusions

6.1 - In conclusion, it is considered that the requirements of all the relevant policies would be met with the construction of a well-designed and appropriately sited replacement building to complement the existing site and without adversely affecting either the farmhouse or the timber framed barn.

7.0 Precedents



8.0 Access

Government policy makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. This policy is set out in the document 'Safer Places: The Planning System and Crime Prevention' (February 2004, ODPM and the Home Office) and Manual for Streets. The guidance is based on seven attributes of sustainable communities particularly relevant to crime prevention. These attributes have emerged from in-depth research into crime prevention and urban design practice and theory. The seven attributes of sustainable communities relevant to crime prevention are:

- Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;
- Structure: places that are structured so that different uses do not cause conflict;
- Surveillance: places where all publicly accessible spaces are overlooked.
- Ownership: places that promote a sense of ownership, respect, territorial responsibility, and community.
- Physical protection: places that include necessary, well-designed security features;
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

A key aspect of creating a safe and secure development will be to look at detailed areas with the Local Authority's Crime Prevention Design Adviser as the development is progressed through the application. At this stage the specific ways in which the proposals accord with six attributes relevant to crime prevention are as follows:

Access and Movement - All routes are designed to be well defined and overlooked by new development and active frontages. All routes are proposed to be direct and necessary allowing access to properties, public open spaces and leading to facilities and residential areas in the wider context.

Structure - The development will sit opposite to the existing residential properties. Our proposal promotes social interaction with this scheme via utilization of direct access to public spaces, together with pedestrian connection. The built form and material palette will allow the proposal to maintain connect to its context.

Surveillance - The movement network (vehicular, pedestrian and cycle routes) and all public spaces will be well defined and overlooked by surrounding development. Parking areas for apartments will be located to the rear of the apartment building. No front parking courts are proposed. Parking spaces will be visible from the dwellings that they belong to or overlooked by others, increasing opportunities for passive surveillance.

Ownership - The distinction between public and private space will be clearly defined by physical means such as boundary walls, fences, railings, hedges/ low level planting and surface treatments. Properties will face into streets allowing residents to get to know their neighbours and recognise their cars etc. – engendering a sense of personalization and community spirit. Locating parking within the curtilage of the plot helps private parking to be defined. Areas where parking is not permitted will be protected by physical means such as level changes, grassed or landscaped verges, changes in hard surfaces, timber bollards or knee rails.

Physical Protection - All buildings will be secured to the relevant standards as set out in Building Regulations or by the LPA. The option to exceed these standards will remain open to the applicants.

Management and Maintenance - A good quality public realm will be provided, stimulating human activity and influencing the behaviour of users. Dwellings within the site that are privately owned will be maintained by the individuals who own or occupy them. Affordable dwellings will be managed by public or private companies. Roads and footways will be designed to adoptable standards (based on Manual for Streets and Borough Guidance).

Design & Heritage Statement prepared by J Mason Associates

in support of Planning Application

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