

Design, Access / Heritage Planning & sustainability

Church Gate Cottage, Church Rd, Elford B79 9DA



This design and access statement has been prepared in support of an application for new windows to the ground floor and to side elevations, and centralisation of the main entrance door to the front elevation.

The Application Site

Church gate cottage is located on Church rd. within the village of Elford and is located directly opposite St Peter's church. The property is not listed and has been subject to planning approvals in the past. The most recent being for a replacement porch ref **21/02122/FUL** in 2021.

This application essentially seeks to relocate the existing main entrance door and to centralise it within the front elevation. Currently the door is located, not in the hall but to the lounge. This forms an odd method of access into the property and one which the applicant is looking to improve upon. Approval was also given for replacement windows (18/00861/FUL) at first floor level and the intention is to apply the proposals (joinery details) to this scheme. The singular difference being the relocation of the main entrance door, the removal of the bay to the front elevation and replacement with openings which form a symmetry to the building frontage.



Entry Name: AVENUE HOUSE
 Listing Date: 20-Nov-1986
 Grade: II
 Source: Historic England
 Listing NGR: SK1867910632

There are a number of listed properties within the vicinity of the Church gate cottage. These include Avenue house listed above. But there are no further properties of listing status within the aerial view shown. However, of note would be St Peter's Church, grade II listed.

National Planning Policy Framework

Section 72 of the Conservation Areas Act makes it clear that in respect to any buildings in a conservation area....'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'

The Elford Plan provides at DH1 (*Design of New Development*) that new developments should 'be of high quality in design and use of materials and respond positively to the surrounding built character and natural landscape' and further provides at DH2 (*Heritage Assets*) that 'new developments should be sensitive to character, fabric and setting of these identified heritage assets'.

Policy BE1 (*High quality development*) of the Local Plan provides that all development proposals should ensure a high quality sustainable built environment which will have a positive impact on the significance of the historic environment. Core Policy 14 (*Our Built and Historic Environment*) of the Local Plan also looks to protect and improve the built environment and have special regard to conservation and enhancement of historic environment.

Staffordshire HER refers specifically to the Elford settlement.

Record Details

MonUID: MST2436
HER Number: 02446
Type of record: Place
Name: Elford / Eleford (Settlement)

Summary

Documentary evidence for a small village at Elford by the time of the Domesday survey in 1086 (when it is recorded to have had 24 villagers and two mills). Elford was granted a market in the 13th century.

Grid Reference: SK 1880 1049
Map Sheet: SK11SE
Parish: Elford, Lichfield District
Map: [Show location on Streetmap](#)

Monument Type(s):

- [SETTLEMENT](#) (SAXON - 410 AD to 1065 AD)
- [MARKET](#) (Established, Norman - 1254 AD to 1254 AD)

Associated Events:

- EST1302 - An archaeological watching brief at Howard Primary School, Elford, Staffordshire. (Ref: Marches Archaeology Series 295)
- EST858 - An archaeological evaluation in the Stanley Chapel at the Church of St. Peter, Elford, Staffordshire.

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The Application Proposals

A planning application is submitted as essentially a proposal for relocating the main entrance to the frontage, replacing windows (including removal of the bay) as well as forming a small brick boundary to the site. Note that the original building form was that of 2 cottages and the dwelling became a single property in the 20th century. There was a symmetry to the cottages which has been lost through the evolution of the building changes. Reinstating a symmetry reflects better we believe on the single occupancy of the property.

The proposed porch is exactly as the approval 21/02122/FUL but relocated on the front elevation.

Pre-app

A pre-app has not been submitted.

Layout

The proposals seek to retain the existing footprint of the house but to reconfigure the frontage and entrance point.

Access

Primary access is retained as per existing access from the Highway, parking remains unaffected. There are no changes to the current access to the dwelling from Church Road.

Flood Risk

The risk of flooding at the site is shown to be zone 2 according to the Governments flood warning information service. The land level and changes proposed would indicate that the property is not at risk with the works proposed, since there are limited changes, and none which we believe impacts upon the property in the event of a flood. We note that in the approved application 16/01265/FUL that a flood risk document was not required and believe that the same applies to this application.

Impact Assessment

Regarding impact upon adjacent listed buildings, we would view the proposals as having little or no impact upon either the fabric or view of each. We would hope and consider the works to be an enhancement to the surrounding built form.

Identification and description of all heritage assets on or around the site

There are separately identified listed buildings near to the site, and all are beyond either views of the site or with minimal impact, all are listed and mapped above.

Effect of the proposals on the Heritage asset

We believe the proposals have very little/no impact upon the listed buildings however the benefits to the homeowners are huge, in terms of greater and more logical habitable space.

Are the works reversible whole or in part?

The works are reversible however it is unlikely that it would be necessary as there are no changes which would impact the listed buildings.

Is the harm offset or outweighed by any public benefits?

There are no benefits to the public however there are benefits to the inhabitants.

Trees & Ecology

There are no trees within proximity to the development.

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Summary

We believe there are no heritage impediments to the principle of the proposals and would view the works as enhancements to the building form.

Site Photographs



BAY TO FRONTAGE (to be replaced)



MAIN ENTRANCE POINT



BRICK BOUNDARY



EXISTING WINDOWS (GROUND FLOOR)



PRIMARY ENTRANCE DOOR

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