

Planning / Heritage Statement – Erskine Barn

1. Introduction

- 1.1 This Planning / Heritage Statement has been produced in support of the associated householder planning application for a single storey rear extension and new entrance door to the west elevation at Erskine Barn, Rookery Lane, Stretton, LE15 7RA.
- 1.2 The proposal is for a single storey rear extension and new entrance door to the west elevation. The proposed new doorway will replace an existing window and will provide access into the property from the western side. The proposed extension to the rear will be of single storey in height, with a flat roof, and L-shape plan design. The proposed extension will replace an existing unfit for purpose conservatory.

2. Site Location

- 2.1 The site is located to the south of Rookery Lane in the village of Stretton along a private driveway. The site is not evident from the public highway and is situated behind both Jacobs Barn and Barnstone Barn.



- 2.2 The property is located within Stretton Article 4 Conservation Area.

3. Relevant Policy and Guidance context

3.1 It is considered that the following policy and guidance is relevant to the proposal.

National Planning Policy Framework (NPPF)

The following statements have been taken from the most up to date NPPF.

- 3.2 Paragraph 38 states that *'Local planning authorities should approach decisions on proposed development in a positive and creative way...'*
- 3.3 Paragraph 132 states that *'...decisions should ensure that developments:...b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).'*
- 3.4 Paragraph 206 states that *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'*
- 3.5 It is considered that the proposal conforms to all of the above NPPF paragraphs, due to its design and innovation. It is also considered that the proposed rear extension enhances, improves and has a positive impact on the property and the conservation area, as it is replacing an existing unfit for purpose conservatory.

Rutland Core Strategy Development Plan Document (DPD) 2011

The following statements have been taken from the Rutland Core Strategy DPD.

- 3.6 Policy CS19 – Promoting good design, states that *'All new development will be expected to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities'*.
- 3.7 Policy CS20 - Energy efficiency and low carbon energy generation, states that *'Renewable, low carbon and de-centralised energy will be encouraged in all development. The design, layout, and orientation of buildings should aim to minimise energy consumption and promote energy efficiency and use of alternative energy sources.'*
- 3.8 Policy CS22 - The historic and cultural environment, states that *'The quality and character of the built and historic environment of Rutland will be conserved and enhanced. Particular protection will be given to the character and special features of: a) listed buildings and features; b) conservation areas; c) scheduled ancient monuments; d) historic parks and gardens; e) known and potential archaeological sites. All developments, projects and activities will be expected to protect and where*

possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.'

- 3.9 It is considered that the proposal will conform to all of the above Rutland Core Strategy DPD policies, due to its design, innovation and energy efficiency. It is also considered that the proposal will enhance, improve and have a positive impact on the property and the conservation area.

Rutland Site Allocations and Policies – Development Plan Document 2014

The following statements have been taken from the Rutland Site Allocations and Policies DPD.

- 3.10 Objective 12: Built environment and local townscape suggests that there is a need *'to protect and enhance the built environment and open spaces, historic environment and local townscape associated with the historic core of the market towns, listed buildings and conservation areas'*.
- 3.11 Policy SP20 - The historic environment, states that *'Development in conservation areas will only be acceptable where the scale, form, siting and design of the development and the materials proposed would preserve or enhance the character or appearance of the area. Development will not be acceptable if it would have an adverse effect upon: i) the appearance of buildings being altered; ii) the immediate setting of the development; iii) the street scene, views into and out of the area; iv) other environmental, amenity and highway interests; and v) important features such as trees, hedgerows or important open spaces'*.
- 3.12 Policy SP15 – Design and amenity states *'that the detailing and materials of a building must be of high quality, respect and contribute to enhancing the local vernacular in respect of building traditions and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate'*.
- 3.13 It is considered that the proposal conforms to all of the above Rutland Site Allocations and Policies DPD objectives and policies, due to its design, innovation and energy efficiency. It is also considered that the proposal will enhance, improve and have a positive impact on the property and the conservation area. Further, it is considered that the design of the proposed rear extension will be a vast improvement on the current unfit for purpose conservatory.

4. Existing conservatory

- 4.1 The proposal involves the replacement of an existing timber, plastic, brick and glazed conservatory, that is currently unfit for purpose.



Photograph showing existing conservatory that is proposed to be replaced.

- 4.2 It is considered that the existing conservatory is of no historical or heritage merit and is not a key element in the design and / or operation of the property and does not contribute to its heritage value and significance. It is believed that the existing conservatory was added to the property at the time of its conversion to residential use, circa 25 years ago.
- 4.3 The existing conservatory is end of life, inefficient and is beyond repair. The timber has rotten through in many places and the glazing has 'blown' in many places also. Due to the existing conservatories age and issues, its energy efficiency is extremely poor, with heat loss significant.
- 4.4 Photographs of each elevation have been submitted within the planning application, to illustrate exactly what is existing in each elevation of the property.

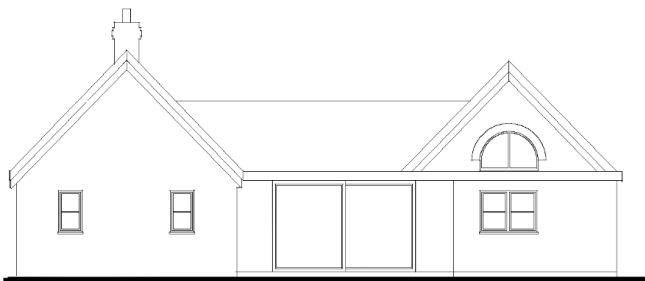
5. Proposed extension

- 5.1 The proposal is for a single storey flat roof rear extension and new entrance door in the west elevation of the property. The new entrance door will replace an existing window.



Photograph showing the western elevation and the window (lefthand side) to be replaced by an entrance door.

- 5.2 The rear extension will be L shape in design and measure circa 9 metres wide and circa 4.3 metres at its deepest. It is proposed for the flat roof to overhang to the southern elevation to provide some form of protection from the elements. The southern elevation of the proposed extension will comprise sliding glazed doors and window. Further information can be found on the associated plans and drawings that accompany this application.



South Elevation



West Elevation

- 5.3 It is proposed for the external walls of the extension to be monocouche render in heritage white (or similar alternative). It is proposed that the windows and doors in the proposal will match those in the existing property in colour and design. The flat roof will use modern waterproofing technology, however will not be visible from ground level due to the slight parapet design upstand incorporated into the proposal.
- 5.4 The proposed extension will be built to at least the most up-to-date building regulations, therefore will be of high energy efficiency and build quality, which will be a vast improvement on the current situation in relation to the existing end of life conservatory. The proposal will therefore improve the amenity standards for the occupiers of the existing property.

- 5.5 Due to the orientation of the proposed extension (south facing), solar gain will be at its maximum, which in turn will improve energy efficiency and reduce impact on the environment in relation to use of fuel and climate change.
- 5.6 With the siting of the proposed extension to the rear of the property and the topography of the surrounding land, the extension would not be seen from any neighbouring properties or public rights of way.



Photograph showing the ground level situation, and how secluded the location of the proposed extension is.

- 5.7 The single storey flat roof design ensures that the existing character and heritage features of the existing property are not impacted and in certain circumstances are enhanced. It is proposed that the extension will not impact the existing pantile sloping roofs of the property, and will enhance the views of the arched window which depicts the head of the original stable entrance doorway into the barn prior to its residential conversion.

6. Conclusion

- 6.1 It is considered that the proposal is enhancing both the property itself and the wider conservation area in which it sits. The proposal will increase the useable space within the property, replace an unfit for purpose end of life conservatory and will make use of modern technology and innovation, which in turn will improve the energy efficiency of the property.
- 6.2 It is considered that the proposal conforms to all relevant national and local policy, guidance and objectives, and is an examples of what can be achieved when high quality design takes into account modern methods of construction, character and heritage value.