

Design, Access & Heritage Statement – Vine Farmhouse – Rebuild of Outbuilding/Barn

Introduction

This statement has been prepared in accordance with DCLG Circular 01/2006 (as amended by the “Guidance on Information Requirements and Validation” March 2010).

It also incorporates the assessment of the impact of the proposal on the significance of Vine Farmhouse, which as a Grade II Listed Building is a heritage asset, as required in paragraph 128 of the National Planning Policy Framework. It should be read in association with the submitted planning application for the proposed development.

The Application Site

Vine Farmhouse is a Grade II Listed Building located on the western side of High Street, Collingham, within the Collingham conservation area. It is an 18th century farmhouse with 19th century extensions constructed in red brick with a slate roof. As noted above the boundary treatment immediately to the front of the house is a low stone wall and hedge with a gap for a pedestrian access. To either side the boundary treatment is a higher wall predominantly constructed in brick with some lower courses in stone.

The ancillary structures to the rear are a modest outdoor toilet building (circa 19th century) of brick and pantile construction. Appended to this is an early/mid 20th century metal barn with a timber frame structure. A later modern brick built double garage was added in the 2000's. The garage is accessible from the eastern side facing the host dwelling.

Planning Policy

The development plan for this area consists of the Core Strategy, which was adopted by the Council in March 2019 and the Newark and Sherwood Allocations & Development Management DPD, adopted in July 2013. Paragraph 215 of the recent National Planning Policy Framework requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework.

The following policy of the Core Strategy is relevant to the consideration of this application.

Policy 14 requires the continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment including Listed Buildings and Conservation Areas. It also requires the preservation of the special character of Conservation Areas including such character identified in the Conservation Area Character Appraisals.

The following policies of the Newark & Sherwood Allocations & Development Management DPD are relevant to the consideration of this application.

Policy DM9 requires that development should be designed to preserve or enhance the character or appearance of a conservation area in terms of scale, form and massing and the use of traditional materials.

National Planning Policy

The National Planning Policy Framework sets out the government's national policies for the planning system and may be a material consideration in considering individual proposals. Paragraph 128 of the Framework requires that applicants should describe the significance of any heritage assets affected, including any contribution made to their setting and that the level of detail submitted should be no

more than is sufficient to understand the potential impact of the proposal on their significance. The impact of the proposals on the significance of the conservation area and the setting of the adjacent listed building is considered below.

Scale & Appearance

The replacement barn will be on approximately the same footprint as the original barn. It is proposed to have a pitched roof to make it more in keeping with the surrounding buildings. The new barn will be oak framed (exposed) and will be clad in oak cladding which will weather in time to a grey/light brown appearance. The roof will be reclaimed Nottinghamshire pantiles with an integrated solar panel roof to the south elevation.

The existing stone and brick garden wall on the southern side of the barn will be retained.

Effect on the setting of the Listed Building and the character and appearance of the Conservation Area

The rebuilding of this barn will improve the appearance of the Conservation Area and the Listed Building. The existing barn is run down and has a negative impact on the Conservation Area and the surrounding listed buildings. The new building will have a positive impact on both, improving the setting of both the house and the neighbouring All Saints Church and the paddock as viewed from Church Lane.

Context

The design has taken full account of the context of the architectural character and historic interest of the building and of the character and appearance of the conservation area.

Access

The access to the barn will be from the northern and western side of the barn to enable access to agricultural equipment to be stored in the barn.

Use

The rebuilt barn will be used to store agricultural equipment used by the farming business operated from the host dwelling farmhouse.

The upper floor will be used as storage and as an office for the farming business.

Layout

The design is replacing an existing structure on the same footprint. The upper floor is accessed from a staircase at the eastern end of the plan which provides easy access from the host dwelling.

Conclusion

In view of the above statement together with the details included in the planning application, it is hoped that the Council will be able to support this proposal, which is in accordance with the relevant development plan policies and has no adverse effect on the setting of the Listed Building or the character and appearance of the Collingham Conservation Area.

Heritage Impact Statement

Site Address:

Vine Farm, 121 High Street, Collingham, Nottinghamshire, NG23 7NG

About the Development

The host dwelling, Vine Farmhouse is Grade II Listed.

The site is adjacent to All Saints Church, a Grade I Listed building.

The site is adjacent to White Hart Cottage, a Grade II Listed building.

The site is neighbouring the site of the North Collingham War Memorial, a Grade II Listed structure in All Saints Church Yard.

The site is within Collingham Conservation Area.

The Nature of the Heritage Assets

Vine Farmhouse – Grade II Listed – Historic England Source ID: 1302667 – Listed 17th October 1984

All Saints Church – Grade I Listed – Historic England Source ID: 1156985 – Listed 16th January 1967

White Hart Cottage – Grade II Listed – Historic England Source ID: 1369911 – Listed 17th October 1984

North Collingham War Memorial – Grade II listed – Historic England Source ID: 1425561 – Listed 23rd April 2015

Collingham Conservation Area –

The Nature, Form, Materials and Significance of the Heritage Assets

Vine Farmhouse

Farmhouse, C18, with C19 second floor and rear additions. Brick with hipped Welsh slate roof, stone plinth, ashlar quoins and first floor band, dentillated eaves, central ridge stack, 2 external gable stacks. Central C19 gabled brick porch, slate roof, moulded timber doorcase with C19 part-glazed door with rectangular overlight, flanked by 2 glazing bar sashes; above, central blank panel flanked by 2 glazing bar sashes; above, 2 glazing bar sashes. Rear wing has rubble plinth, one coped gable.

All Saints Church

Parish Church, C12, C13, C14, C15, C16, C17, C19. Coursed blue lias rubble, ashlar plinths, buttresses, organ chamber, and dressings; tower rendered. Leaded and stone slab roofs. West tower, nave, chancel, north and south aisles, north and south porches, organ chamber, vestry. West tower, 2 stages, battlemented parapet with 4 crocketed pinnacles, 2 diagonal buttresses to west with 3 setoffs plus plinth. West window has C13 moulded opening with label mould containing triple lancet with restored panel tracery; above, clock, and 2 round headed openings on south. 2nd stage has triple lancet bell openings with 4 centred arched heads. North aisle and Vestry, C14 and C19, form a continuous range of 4 bays. Plinth, 3 buttresses of 3 setoffs; 2 triple lancets with cusped quatrefoils in square headed chamfered openings. East window C15 triple lancet in splayed 4 centred arched opening with hood mould and mask stops. West window, C19 triple lancet with decorated tracery in

chamfered opening with plain hood mould. North porch, C13, rubble with slab roof, coped eaves and gable containing corbelled niche, 2 buttresses with gabled capitals,. Doorway, C13 with double chamfer and cove moulding.

Interior has 3 bay vaulted roof with 2 transverse cove moulded pierced ribs and C13 double chamfered and rebated doorway containing C18 panelled door with iron latch. Nave Clerestorey, C15, has on north side 3 double lancets with cusped heads and chamfered eaves; on south side, double lancet like north side and 2 larger triple lancets to east, with Decorated tracery.

Chancel north side has single 4 centred arched opening containing C14 double lancet with Decorated tracery and single square headed light in chamfered reveal in eastern return angle. East end has 5 lancets with Decorated tracery in 4 centred arched opening with plain hood mould. Coped gable with cross. South side has sill band and off-centre priests door with decorated spandrels and lintel, and sundials on each jamb; flanked to west by triple lancet with Decorated tracery and plain hood mould; to east by 2 similar lancets both blocked at the base.

South aisle, 3 bays, has 3 buttresses of 3 setoffs, moulded parapet each end, 2 triple lancets with Decorated tracery. East end has C19 triple lancet with panel tracery and hood mould with mask stops. C15 south porch has plinth, rendered walls, coped gable, C19 timber leaded roof, 2 diagonal buttresses of 2 setoffs, 4 centred arched doorway. South doorway has C13 double chamfered and rebated opening with hood mould and narrow-panelled C18 door.

Nave north arcade, C13, 3 bays, has clustered piers with keeled major shafts, waterleaf and stiff-leaf capitals, clustered responds with shaft rings, 2 mask stops in spandrels. South arcade, C13, 3 bays, clustered piers with keeled minor shafts and filleted major shafts; moulded impost with dogtooth, that to east with mask corbel. Below, C14 double piscina in rectangular chamfered surround with detached octagonal shaft. Nave roof, C19, low pitched, with corbels carrying arch braces to tie beams, and arch braces to rafters; decorative bosses. Fittings comprise C19 plain pews. Tower arch, C14, double roll moulding and chamfer, mask at apex. Triple shaft respond to south with keeled major shaft and moulded capital; north respond has stiff leaf capital to major shaft and additional projecting mask capitals to minor shafts.

Tower arch screen, C19, leaded glass and timber. Ringing chamber has Royal Arms on canvas and 2 C19 commandment boards printed on steel. North aisle, 3 bays, 2 windows, has C13 moulded and chamfered doorway to Vestry, moulded and gilt pelmet to north door. East end has small C14 piscina and 2 C15 incised slabs; classical wall tablet, 1772: Low pitch C19 panelled roof. South aisle has memorial tablets of 1703, 1839 and 7 later C19 and C20 tablets. C18 panelled door with baroque pelmet. Font has round base with 4 octagonal columns carrying plain octagonal bowl; panelled timber font cover, C17, with intarsia decoration and chip carving. C19 panelled roof, 6 bays, with painted panels.

Chancel arch C13, double chamfered and rebated, with clustered shaft responds with shaft rings and simple waterleaf capitals. Chancel north side has C19 organ chamber, decorative timber reredos, 1924. South side has rectangular piscina in chamfered opening and C15 priest's door, now fitted with baroque pelmet. Beyond, blocked round-headed doorway. Fittings include C19 choir stalls with ivy finials. Roof, C15, 5 bays, low pitch, has corbels carrying curved braces to principal rafters. Main timbers roll and cove moulded. Various stained glass windows, late C19 and C20.

White Hart Cottage

House, formerly inn, 1664, altered late C19. Coursed blue lias rubble and brick, partially rendered, with stucco eaves and lintels, brick eaves, brick eaves band on south gable, steep pitched pantile roof, brick coped gables, 2 gable stacks, that to south external. L-plan. 2 storeys, 3 windows. Central C19 margin light sash flanked by single C19 half-glazed doors; flanked again by single C19 margin light sashes. Above, 3 C19 margin light sashes. South front has irregular C19 and C20 fenestration. Interior has oak span beam inscribed '1664 RB CB'.

North Collingham War Memorial

The memorial stands in the churchyard extension of All Saints' Church (Grade I-listed). Approximately 8m tall, it takes the form of an elaborate stone crucifix rising from an octagonal shaft. The shaft is raised on a small octagonal plinth, which stands on a two-stepped base. Carved on the front face of the plinth, in a panel of blind tracery, is the inscription 1914/ TO/ THE GLORIOUS/ MEMORY OF THE/ FALLEN OF THIS/ PARISH/ 1919.

The remaining sides of the plinth are also decorated with panels of blind tracery. Mounted on alternate faces are bronze plaques bearing the ranks, names and regiments of the men who died in the First World War, and also Nurse Elizabeth Hunt. A bronze plaque bearing the names of those who died in the Second World War is mounted on one face with the dedication ALSO IN MEMORY OF/ (NAMES)/ 1939-45.

The memorial stands in a small paved area, enclosed by a low chain suspended from small wooden posts.

Collingham Conservation Area

An extensive Conservation Area appraisal is located at:

<https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-services/heritage-and-tree-conservation/conservation-areas/Collingham-CA-Appraisal-Full-Version.pdf>

The document describes the character of the Conservation Area but makes no specific descriptive reference to Vine Farmhouse.

The Proposed Works

The works are to replace the existing barn to the west of the host farmhouse. The new barn will be of high quality oak framed construction, oak cladding and Nottinghamshire pantile roof, with conservation style rooflights. The southern roof is proposed to have an integrated solar array within the roof profile.

A more detailed description of the proposals are contained in the Design & Access Statement above.

Relevant Planning History

Planning Ref: 96/50394/FUL – New Detached Garage – This relates to the existing garage on site that will be linked to the proposed barn replacement.

There are other planning applications that specifically relate to the application proposals.

The Impact on The Assets

The proposals rebuild a poor quality structure. The high quality nature of the oak frame and appearance will enhance the Conservation Area.

The high quality appearance will maintain the agricultural appearance of the site as a farmhouse but given the high quality design and use of traditional materials will also enhance the setting of the other Listed Buildings in the vicinity of the site.

Preserving or Enhancing the Heritage Asset

The proposed replacement barn is an enhancement on the existing barn and will improve the appearance of the site from all aspects including the general aspect of the Conservation Area when viewed from Church Lane. The roof form is traditional and marries with the neighbouring buildings.