



Figure 1: Crafton Farmhouse

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1.0 Introduction

1.1 Statement Details

- A. The Design and Access Statement together with the Heritage Statement is in support for the application to Buckinghamshire Council for the proposed **alterations to the front garden** at Crafton Farmhouse, Crafton, Mentmore, LU7 0QU.
- B. The Design and Access Statement together with the Heritage Statement has been produced to demonstrate that the proposed alterations **will not compromise** the listed building, setting, use nor access to the property.
- C. This statement has been produced in accordance with the guidance set out in the National Planning Policy Framework document Sept 2023 Section 16 and refers to the other associated disciplines, and various solutions agreed or discussed with the District Council planning and conservation officers in connection with this and other work.
- D. The applicants Mr and Mrs Sutton are the **freeholder owners** of the respective site known as Crafton Farmhouse, Crafton, Mentmore, LU7 0QU.
- E. The use of the property is **residential** and will remain thus after works are complete.

2.0 Assessment

2.1 Assessment of the Site and its Surrounds

- A. The application site is located in Crafton at the end of the cul-de-sac, Crafton Lodge Road, along which most of the hamlet is arrayed.
- B. The application site lies within the Crafton Conservation Area.
- C. Crafton is a rural hamlet with rich medieval heritage. To the South-East of the hamlet there are archeological remains of a deserted medieval village. Nearby is the town of Mentmore and the 19th Century Mentmore Towers designed by Sir Joseph Paxton and G. H. Stokes.
- D. Crafton Farmhouse is Grade II listed, first listed 18th October 1966, and is considered “*the most interesting building within the hamlet*” of Crafton according to the Crafton Conservation Area (2005).
- E. Crafton Farmhouse was built towards the end of the 16th century and has undergone significant modifications over the course of its existence. Pertinently, modifications have taken place to its front garden in 20th century. Please see Historic Building Appraisal attached to the planning application for more information.



Figure 2: Ghosted outline of abandoned medieval village seen from the air.
Crafton Farmhouse ringed in red.

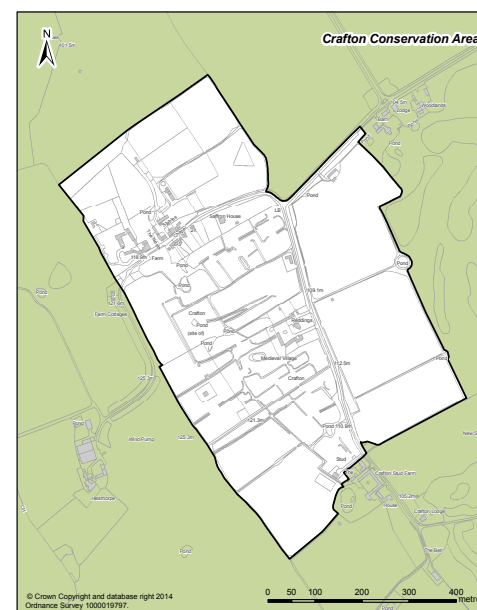


Figure 3: Crafton Conservation Area Map
(Not to Scale)



Figure 4: Mentmore Towers

22/04273/ATC – Thursday 22nd December 2022

Group G1 comprising 5 lime trees: Reduce height by half to approximately 6 metres. Remove all lateral branches growing east and west ((towards the houses) back to the stem or back to the point that they deviate to the east or west, to create a flat profile parallel to the boundary.

Reason: to re-establish an espalier framework between the trees. Tree 2 Oak: Remove two low branches on opposite sides of the tree at 1.8m above ground level.

Tree 3 Oak: Remove. Tree 4 Oak: Raise crown base to achieve 2m clearance above ground level at branch tips.

Refer to the Tree Management Report for justification of the work proposed.

- *Approved*

19/00915/APP – Monday 18th March 2019

Erection of single storey summerhouse.

- *Approved*

06/00205/ALB – Tuesday 24th Jan 2006

Demolition of toilet and conversion of redundant dairy to garden room.

- *Consent Granted*

03/01287/ALB – Thursday 19th May 2003

Internal alterations.

- *Consent Granted*

02/03401/ALB - Thursday 19 December 2002

Internal alterations to first floor and insertion of windows to side elevations.

- *Consent Granted*

22/04273/ATC – Friday 22nd October 1999

Insertion of double doors.

- *Consent Granted*

97/00262/ALB – Wednesday 1st January 1997

Demolition of section of front boundary wall to form new access.

- *Consent Granted*

Previous application pertaining to front boundary amendments

Planning Advice for this Application

Heritage Advisor Feedback was provided by Stephanie Parsons.

Date: 27th October 2023

Ref: Heritage Advice - 23/02931/LB1

We have considered the advice contained within this report as well as that provided by Wardell Armstrong in their Historic Building Appraisal, July 2023.

The applicants are committed to achieving both a high-quality design and quality of material finish in the new work, where possible reusing existing materials.



Figure 5: 1798 Enclosure Map.
Crafton Farmhouse in red.
(Not to scale)



Figure 6: 1885 OS Map.
Crafton Farmhouse in red.
(Not to scale)



Figure 7: Aerial photograph with the application property outlined in red.
This photo encompasses most of the hamlet of Crafton



Figure 8: Boundary of Crafton Farmhouse property show in blue.
Extent of front garden site shown in red.



Figure 9: Terraced cottages - Crafton Lodge Road, Crafton



Figure 10: Rose Cottage - Crafton Lodge Road, Crafton



Figure 11: Street presence of Crafton Farmhouse



Figure 12: Extent of front garden at Crafton Farmhouse



Figure 13: View West



Figure 14: View East

3.0 Proposal

3.1 Project Description and Appearance

The application site is limited to the narrow front garden between the house and Crafton Lodge Road. This garden is contained by a low wall which conjoins with the house but is evidently a later addition to the property. This low wall currently has brick piers along its length which are clearly 20th century additions for an old photograph of the building shows the property with a low wall and a picket fence on top without any brick piers. This original fence had a gate at the front of the path to the front door.

This proposal seeks to remove the brick piers which serve no current purpose, thereby tidying up the visual appearance of the front wall. The low front wall will be repaired so that the limestone capping will run uninterrupted from one end to the other along the top of the wall. A rural iron gate will be installed in front of the path leading to the front door. This gate will be attached to oak posts to lend a quaint rural appearance to the entrance. Finally, the entrance which at present is a jumble of York-stone pavers of varying sizes as well as red and black brick (clearly laid at the same time as the brick piers) will be re-laid to a more organised design, reusing the existing York-stone pavers. On either side of the pathway, crushed limestone will be used to mulch planting beds and form access pathways around the house.

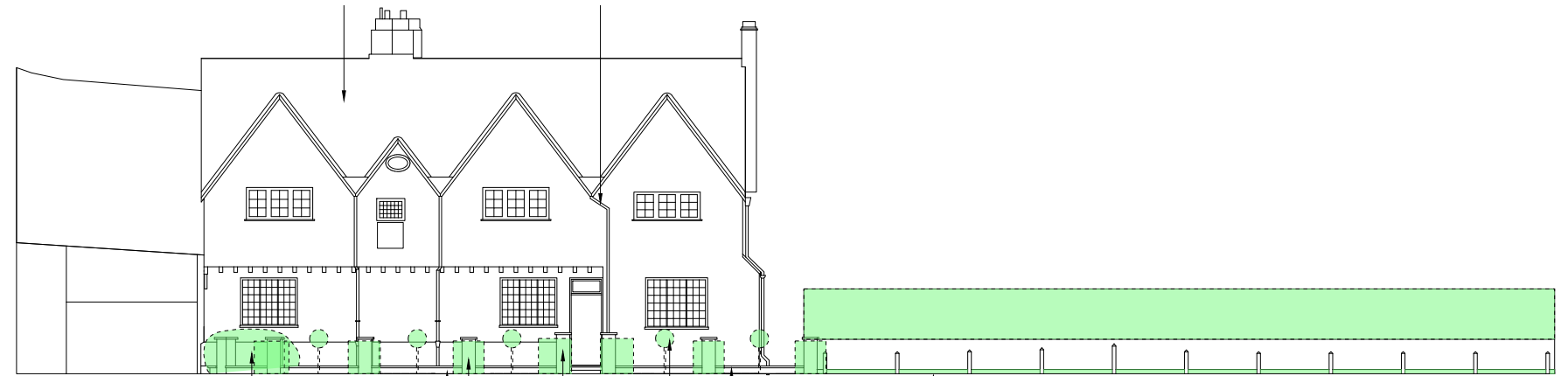


Figure 15: Existing Elevation
(Not to scale)

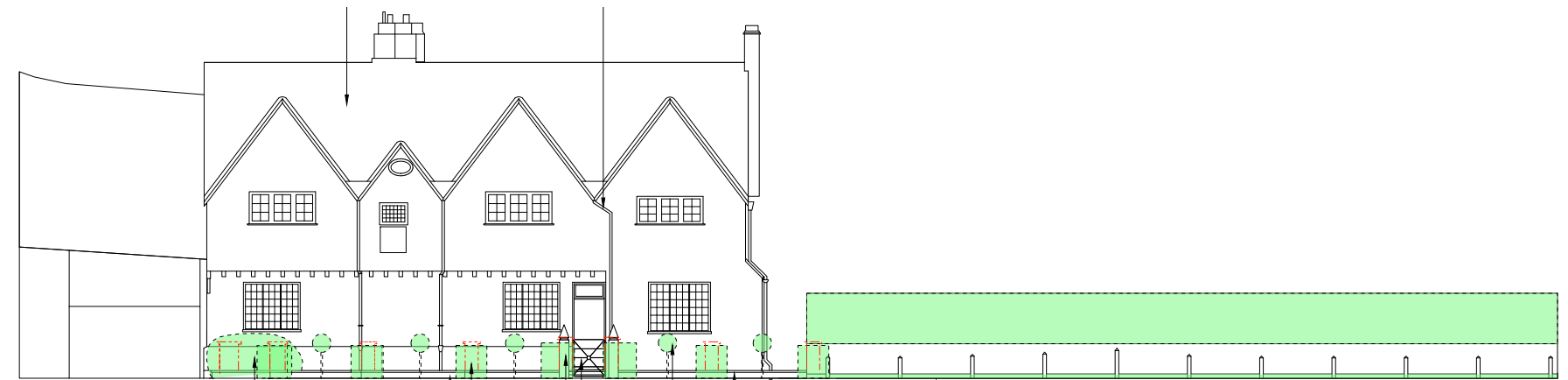


Figure 16: Proposed Elevation
(Not to scale)

Appearance – Quality of Materials

Where possible, existing materials will be reused. For instance, the York stone capping from the brick piers will be reshaped and laid to cap the repaired low wall. The York stone pavers by the front door will be reshaped and laid to a more organised design.

All new materials will be sensitively chosen to enhance the visual appearance of the Listed Building. Oak posts will be simple and unfinished lending a rural aesthetic, whilst the iron gate will be similarly rural in character and neutrally painted in grey or black.



Figure 17: Historic photograph showing Crafton Farmhouse with a picket fence on a low wall, no brick piers and a wooden gate.



Figure 18: Contemporary photograph showing Crafton Farmhouse with new brick piers.

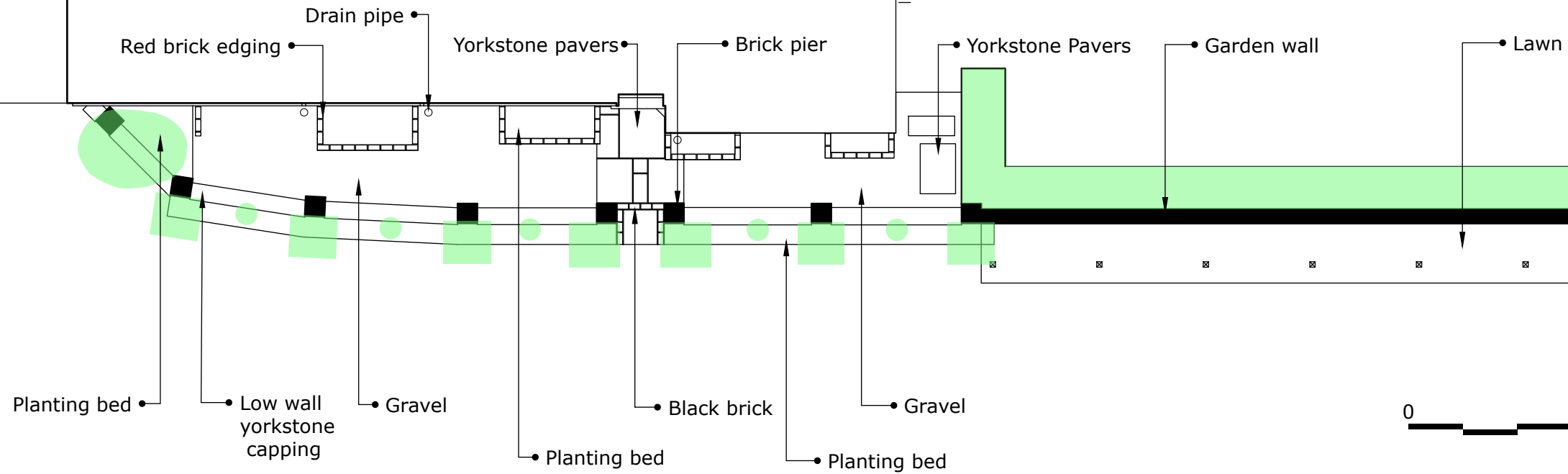


Figure 19: Historic photograph showing Crafton Farmhouse with no brick piers.

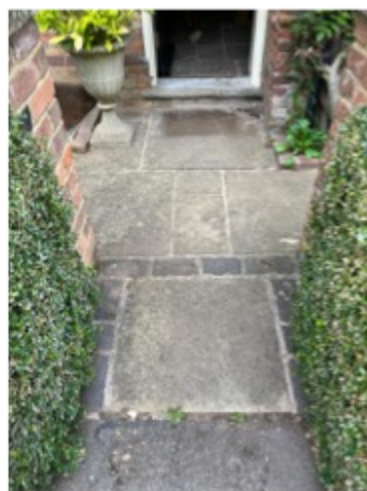
3.5 Connection Between Low Wall and House



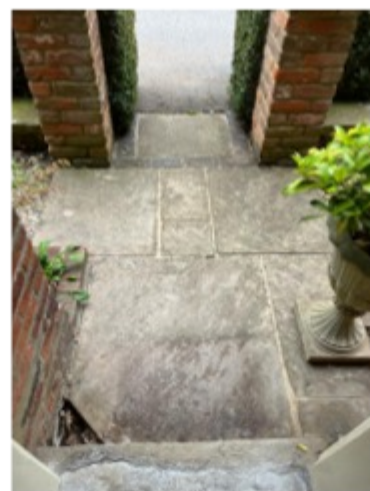
Figure 20: The intersection between the low wall and the house clearly demonstrates that it was a retrospective addition to the property.



Existing front garden.



Existing paving seen from road.



Existing paving seen from front door.



Existing front garden.



Existing gravel and paving in front of side gate.

Client:

Mrs Sue Sutton

Project:

Crafton Farmhouse, Front Garden

Site:

Crafton Farmhouse, Crafton Lodge Road, Crafton, Mentmore
Buckinghamshire, LU7 0QL

Content:

P101_Existing Plan

Date:

December 2023

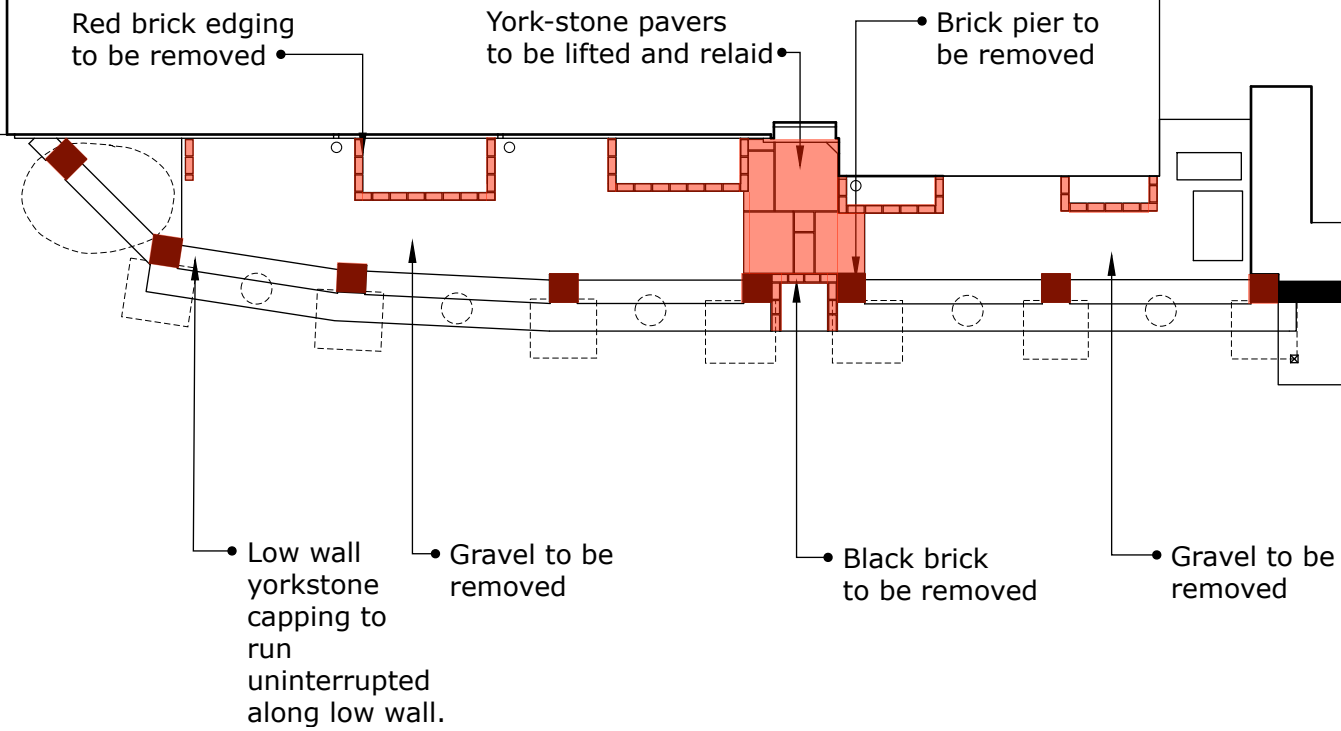
Scale:

1:100 @A3

Nicholas Phillips Designs

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Elm Grove,
Berkhamsted,
Hertfordshire,
HP4 1AE
T 07979 195951

3.7 Demolition Plan



Client:

Mrs Sue Sutton

Project:

Crafton Farmhouse, Front Garden

Site:

Crafton Farmhouse, Crafton Lodge Road, Crafton, Mentmore Buckinghamshire, LU7 0QL

Content:

P102_Demolition Plan

Date:

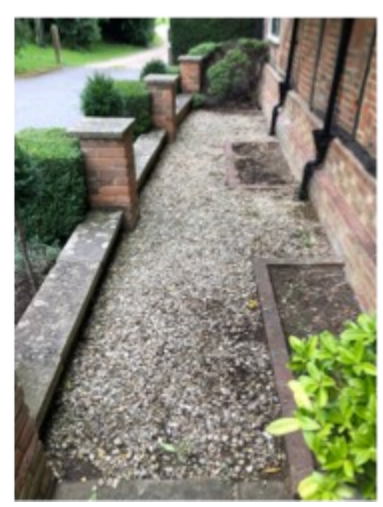
December 2023

Scale:

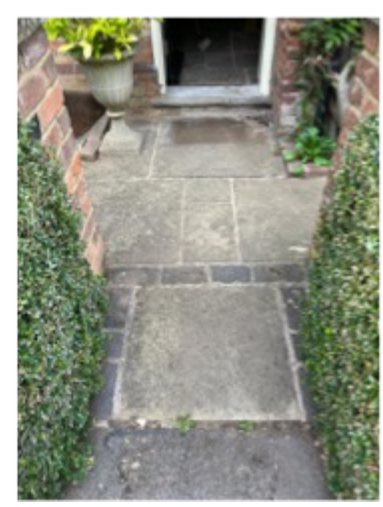
1:100 @A3

Nicholas Phillips Designs

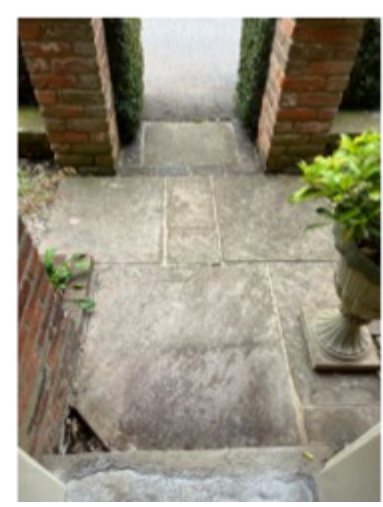
Moss Edge House,
Elm Grove,
Berkhamsted,
Hertfordshire,
HP4 1AE
T 07979 195951



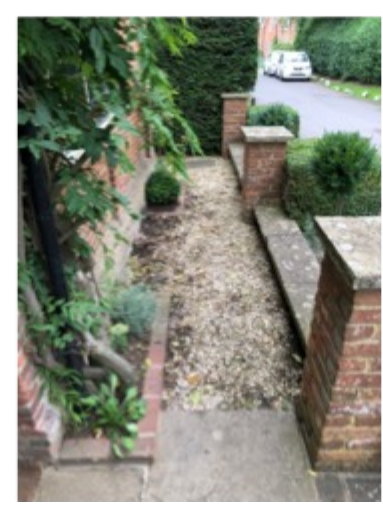
Existing front garden.



Existing paving seen from road.



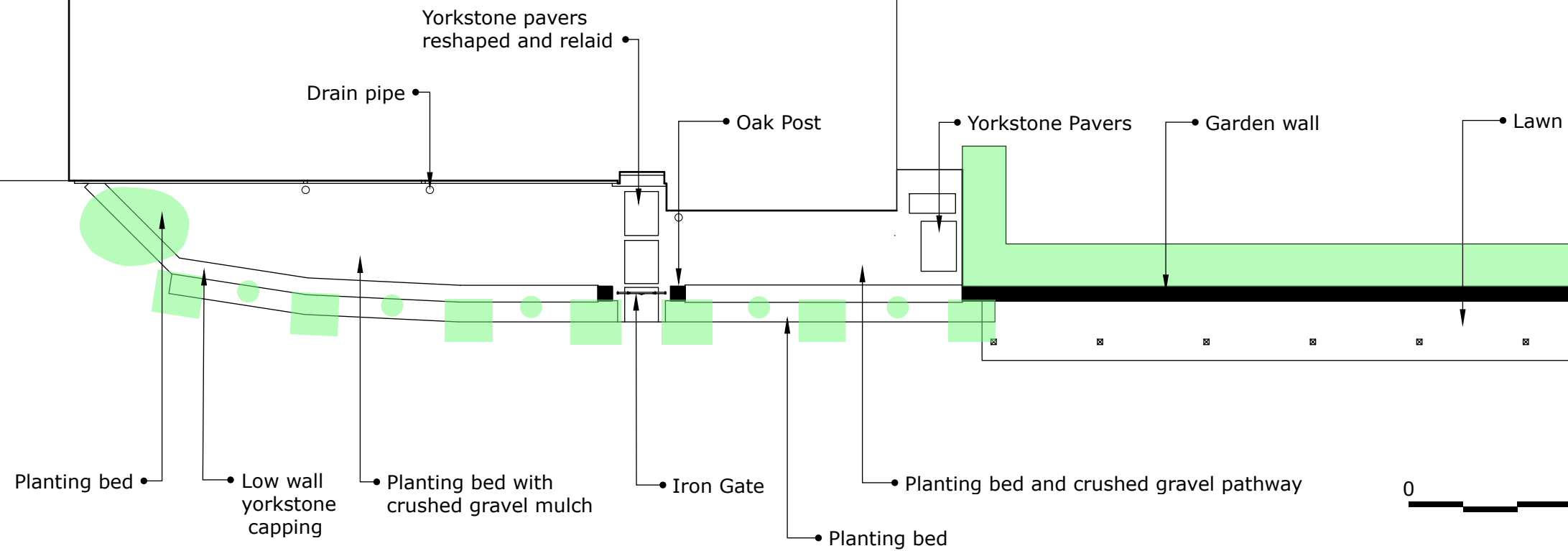
Existing paving seen from front door.



Existing front garden.



Existing gravel and paving in front of side gate.



Example of crushed gravel mulch.

Client:

Mrs Sue Sutton

Project:

Crafton Farmhouse, Front Garden

Site:

Crafton Farmhouse, Crafton Lodge Road, Crafton, Mentmore
Buckinghamshire, LU7 0QL

Content:

P103_Proposed Plan

Date:

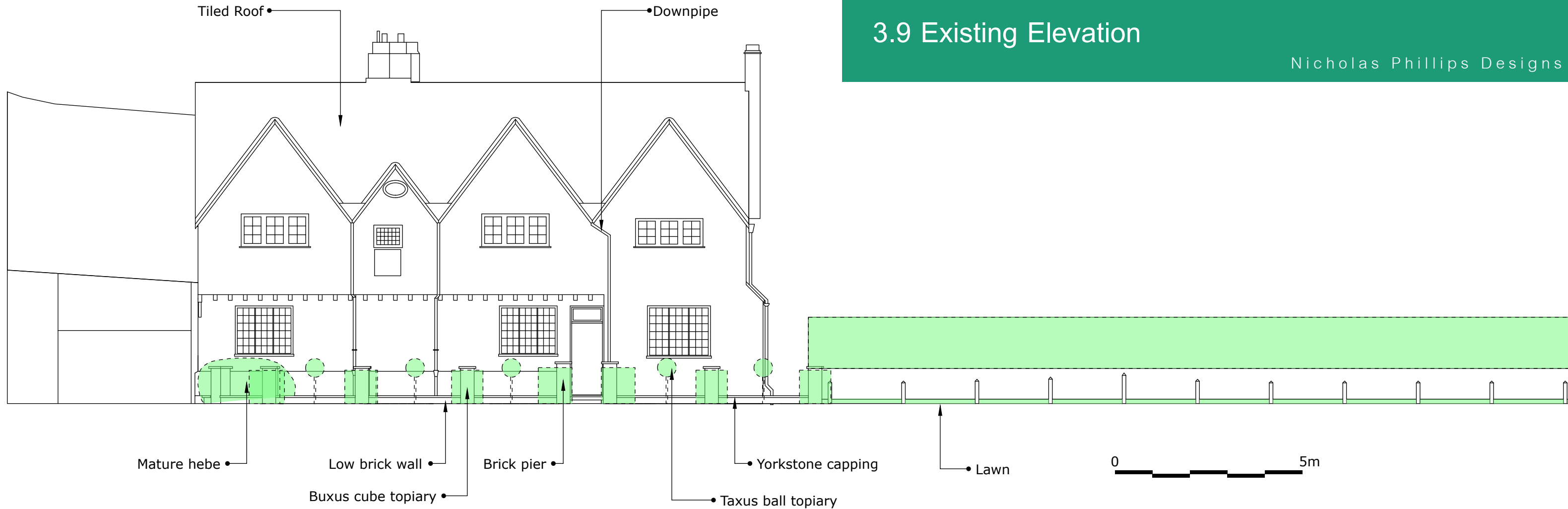
December 2023

Scale:

1:100 @A3

Nicholas Phillips Designs

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Elm Grove,
Berkhamsted,
Hertfordshire,
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Client:

Mrs Sue Sutton

Project:

Crafton Farmhouse, Front Garden

Site:

Crafton Farmhouse, Crafton Lodge Road, Crafton, Mentmore
Buckinghamshire, LU7 0QL

Content:

P201_Existing Elevation

Date:

December 2023

Scale:

1:100 @A3

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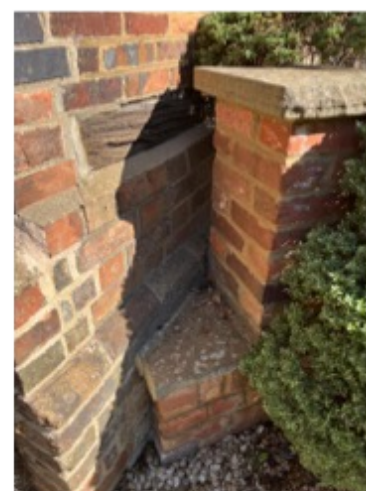
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Berkhamsted,
Hertfordshire,
HP4 1AE
T 07979 195951



Front of Crafton Farmhouse.



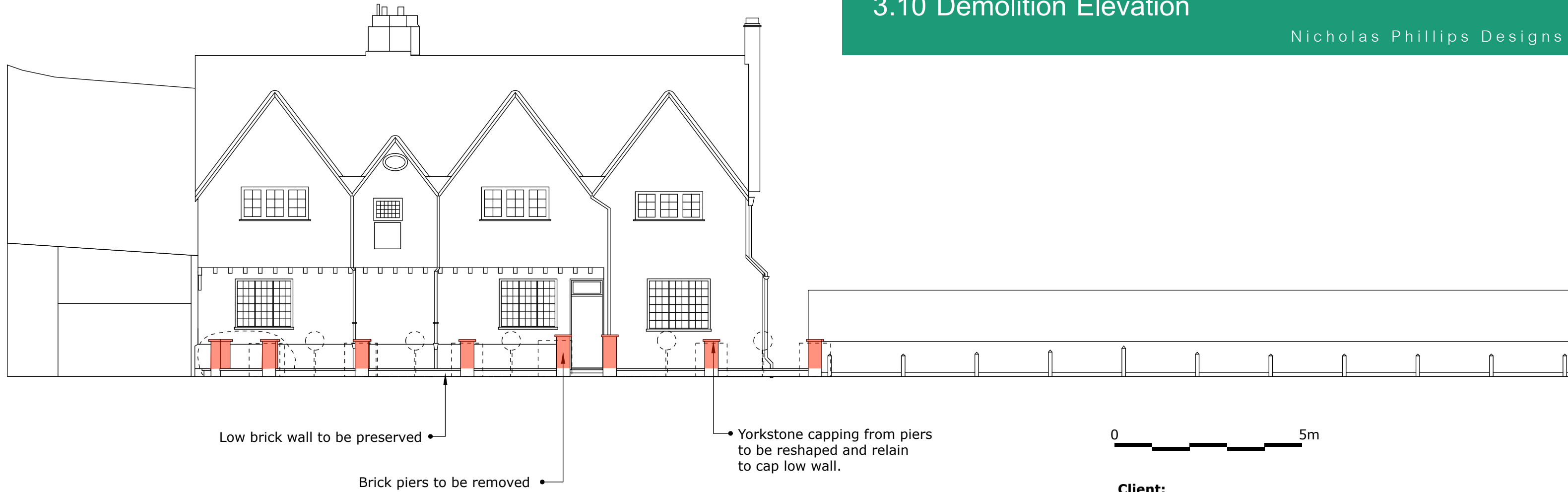
Brick pier,
20th Century brickwork.



Interface between low
wall and main house
demonstrates that the low
wall is a new addition.



Lawn and wooden
posts by garden wall.



Client:

Mrs Sue Sutton

Project:

Crafton Farmhouse, Front Garden

Site:

Crafton Farmhouse, Crafton Lodge Road, Crafton, Mentmore
Buckinghamshire, LU7 0QL

Content:

P202_Demolition Elevation

Date:

December 2023

Scale:

1:100 @A3

Nicholas Phillips Designs

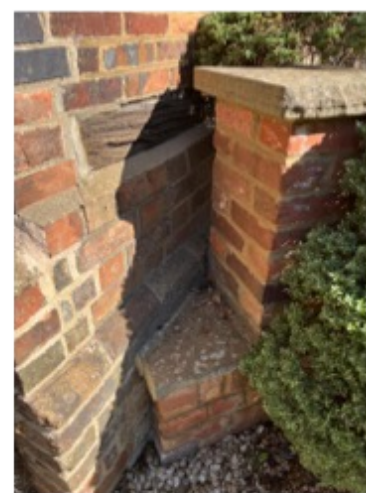
Moss Edge House,
Elm Grove,
Berkhamsted,
Hertfordshire,
HP4 1AE
T 07979 195951



Front of Crafton Farmhouse.



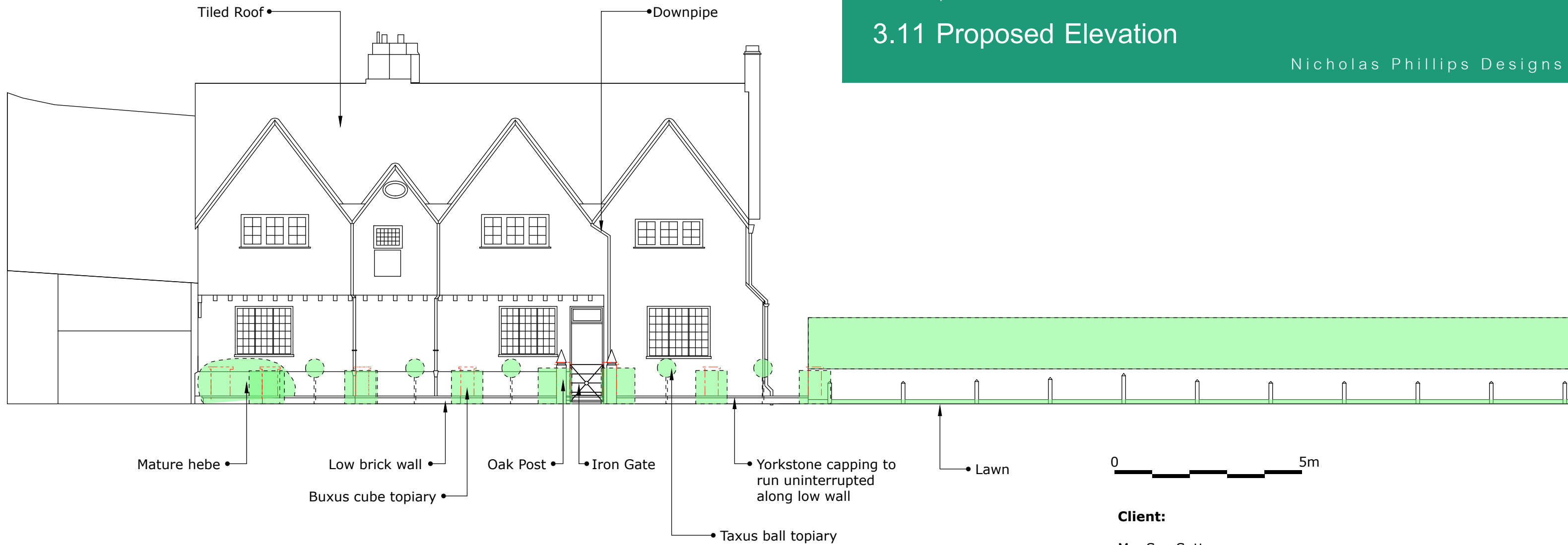
Brick pier,
20th Century brickwork.



Interface between low
wall and main house
demonstrates that the low
wall is a new addition.



Lawn and wooden
posts by garden wall.



Client:

Mrs Sue Sutton

Project:

Crafton Farmhouse, Front Garden

Site:

Crafton Farmhouse, Crafton Lodge Road, Crafton, Mentmore
Buckinghamshire, LU7 0QL

Content:

P203_Proposed Elevation

Date:

December 2023

Scale:

1:100 @A3

Nicholas Phillips Designs

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Old image of Crafton Farmhouse with picket fence on low wall with no brick piers.



Example of iron gate with oak posts

4.0 Conclusion

4.1 Conclusion

This statement has been put together to demonstrate that the proposed work to the front garden will not compromise the listed build, setting or use. The alterations to the front wall will return the house to a preexisting state and the addition of the iron gate will enhance the farmhouse's rural character.

Use – Will remain residential.

Access – Will be largely unaffected with the only additional obstacle being a garden gate before reaching the front door.

Traffic Movement – Will be unaffected.

Additional onsite parking – Will not be required.

Figure 1: Author photograph

Figure 2: Author photograph

Figure 3: Historic England, Medieval Settlement Remains at Crafton

<https://historicengland.org.uk/listing/the-list/list-entry/1409200?section=comments-and-photos>

Figure 4: Crafton Conservation Area, 2005

<https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Crafton-Revised-Final-for-in-house-printing-doc.pdf>

Figure 5: Mentmore Towers, Wikipedia

https://en.wikipedia.org/wiki/Mentmore_Towers

Figure 6: Crafton Conservation Area, 2005, p18

Figure 7: Crafton Conservation Area, 2005, p20

Figure 8: Google Maps

Figure 9: Planning Maps UK

Figure 10: Author Photograph

Figure 11: Author Photograph

Figure 12: Author Photograph

Figure 13: Author Photograph

Figure 14: Author Photograph

Figure 15: Author Drawing

Figure 16: Author Drawing

Figure 17: Crafton Conservation Area, 2005, p10

Figure 18: Author Photograph

Figure 19: Crafton Conservation Area, 2005, p10

Figure 20: Author Photograph