

DESIGN, ACCESS & HIA STATEMENT

KILTHORPE GRANGE, BARROWDEN ROAD



Cover image of site: <https://www.onthemarket.com/details/9168597/>

ERECTION OF A BARN WITHIN THE CURTILIGE OF A GRADE II LISTED BUILDING

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1 INTRODUCTION

This document has been prepared by Harris McCormack Architects.

This document demonstrates the process undertaken to develop a brief for the above site. It shows that, along with the Applicant, we have assessed the site's full context, including physical, social and economic characteristics and relevant planning policies. It demonstrates that a scheme has emerged from a rigorous assessment-involvement-evaluation-design process that can be taken forward to a successful and appropriate design proposal.

This Design, Access, and HIA statement supports the proposal of a new barn within the curtilage of a grade II listed building.

The Applicant (Mr Smith) is the sole owner of the land edged in red. The boundary outlined in Blue is owned by Forest Commercial Services, to which the Applicant is a Director.

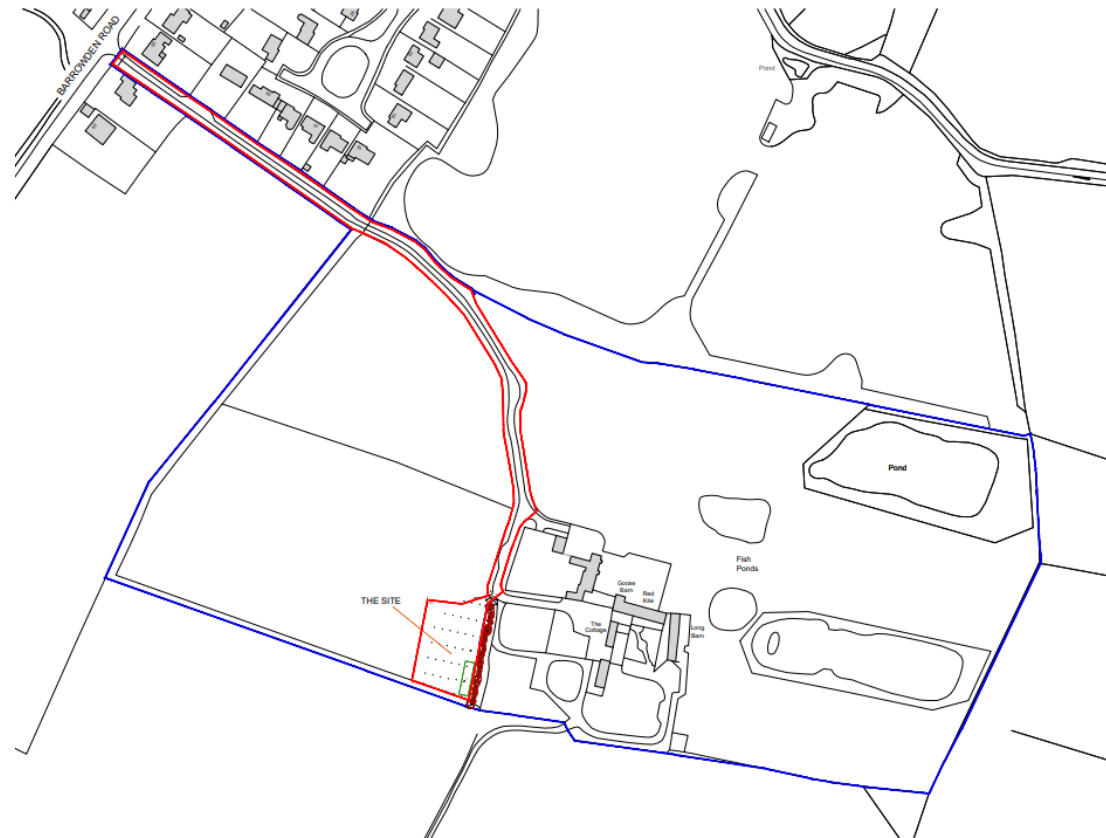


Figure 1- Map showing the land ownership of the area.

2 THE SITE & SURROUNDINGS

The site sits 1.2kms (3/4 mile), south of Ketton at a distance of some 400 meters (1/4 mile), west of an unclassified road known as Barrowden Lane.

The village of Ketton is largely situated on the west side of the River Chater, a tributary of the River Welland which forms the eastern boundary of Ketton parish and is also the county boundary between Rutland and Northamptonshire. The village of Ketton is situated 5.2kms, (3 ½ miles) south-west from Stamford and 14kms (8 ¾ miles) north-east of Uppingham. The county town of Oakham lies 16.5kms (10 ¼ miles) to the north-west.

The isolated site of Kilthorpe Grange overlooks (to the east) the wash lands of the River Welland which passes through fields 400 meters (1/4 mile) to the east and the Northamptonshire village of Collyweston which sits on an elevated position 800 meters (1/2 mile) further east. There is a slight rise in the ground to the west of the house which then falls away north-westwards to the valley of the River Chater.

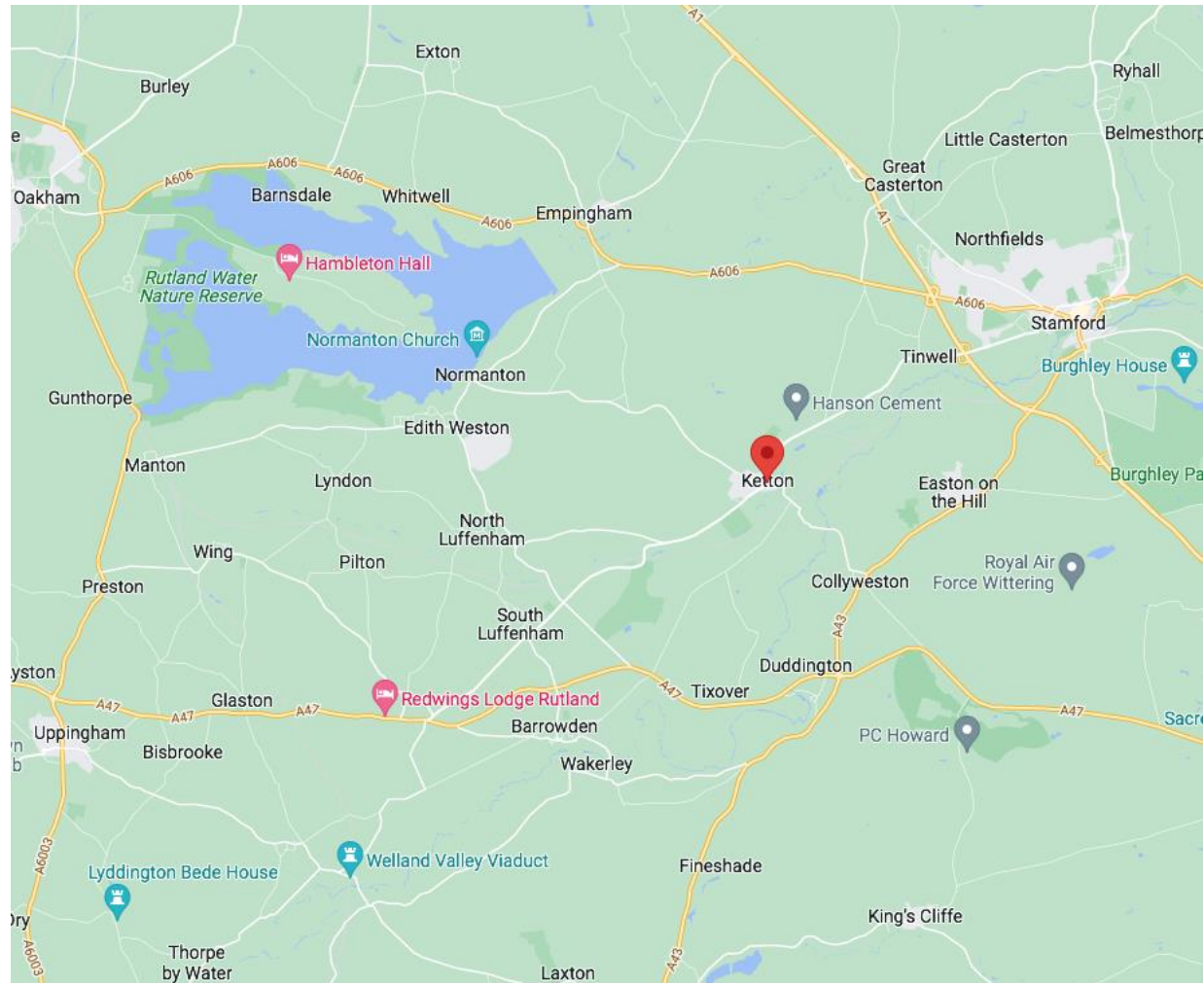


Figure 2- Map showing Ketton in relation to the Rutland area.



Figure 3- Map showing the location of the site in relation to Ketton.

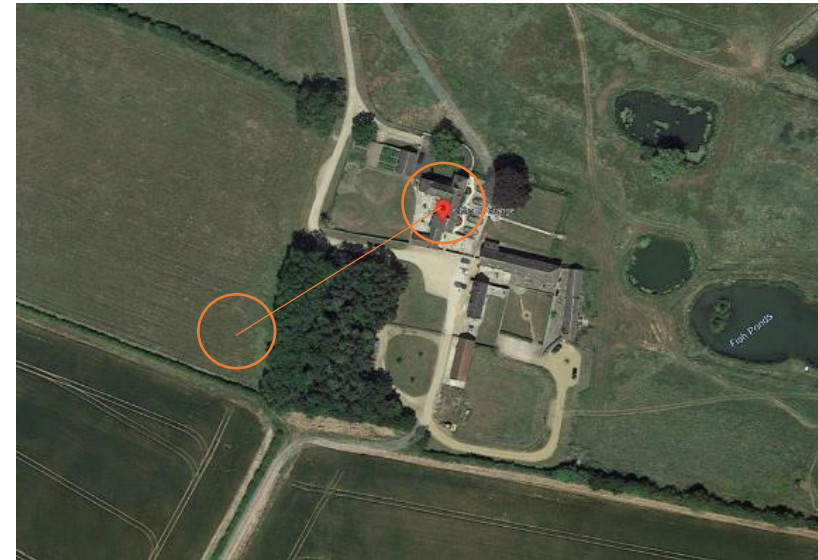
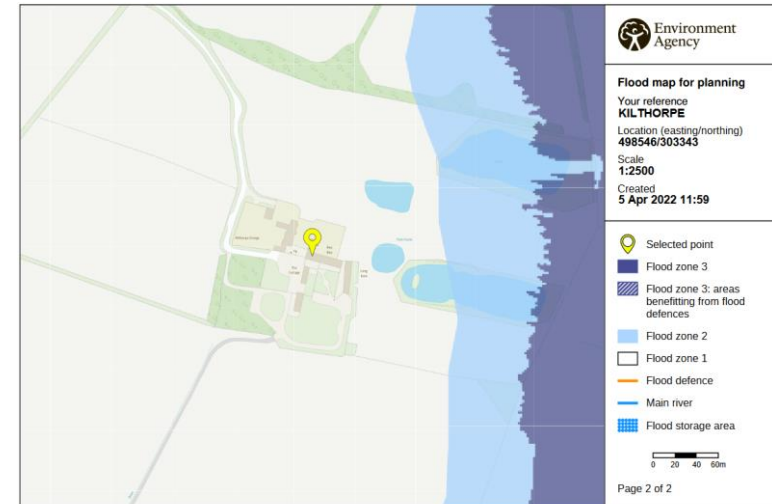


Figure 4- Map showing the site in relation to Kilthorpe Grange.



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Figure 5- Flood map of the site.

Building Description

Kilthorpe Grange is a two and half storey house built of local limestone with dormer lit attics. All the roofs on the front elevation of the house are of ranged, Collyweston slate. The house is double fronted with a central door and has end wings originally of a single storey. Both end wings to north and south were subsequently raised, that to the north having a hipped roof at the full height of the building. Both north and south end wings have ranged, Collyweston slate roofs both to front and rear of them. The style is of the early/mid 18th century and the basic fabric is local limestone stone laid in courses and having substantial, similar quoins. Classical pedimented, stone chimneys are set at each gable of the main body of the house. The gables have parapets top them whose moulded edges are drawn beneath the base of the chimneys in a manner associated with the period 1690-1740. The entrance doorway on the east elevation of the house has a plain architrave surround with keystone and a plain fanlight over the twin-leafed, panelled front door.

Listing Description:

House, late C17, of coursed rubble with ashlar dressings, and roof of Collyweston stone slates to front slope and plain tiles to rear. Coped gables and stone end stacks. Two storeys and attics, 3 window range, double fronted. Central door in moulded architrave. C19 sash windows in moulded architraves, that to left of door with keystone. C19 rectangular bay window to right of door. Two 2-light hipped casement dormers. Low gabled extension to left with no windows. Hipped roofed extension to right of same height as main block, one window wide with door at ground floor level. Outshut and gabled 2-storey extensions to rear. Interior left hand front room has massive fireplace with moulded bressummer and several panelled doors, including a 2-panel door with L-hinges.

Listing NGR: SK9852403362



3 PLANNING HISTORY

Planning History

There have been many applications made for several extensions (single and two storey) along with some internal alterations in 2009. There are also similar applications back in 2011/0658 and 2010/1182 which are variations of LBA/09/0217 and FUL 09/0197.

It was later converted to a hotel in 2016 (2016/1238/FUL) and garages (2013/0294/FUL). These are amongst a couple of pages of applications for barn conversions, internal alterations and external works dating back to the mid 2000's. Below is a list of applications as listed on Rutland County Council's website.

Minor internal alterations, Single storey extension, Swimming Pool building, Landscaping proposals, Ha-ha restoration.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: 2022/0430/LBA | Received Tue: 05 Apr 2022 | Validated: Tue Apr 2022 | Status: Decided

Change of use for hotel (C1) to 1 no. residential dwelling (C3).

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: 2021/1348/FUL | Received: Thu 11 Nov 2021 | Validated: Mon 06 Dec 2021 | Status: Decided

Change of use from currently C3 Dwelling House to C1 Hotel, Boarding House and Guest House.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: 2016/1238/FUL | Received: Wed 21 Dec 2016 | Validated: Fri 06 Jan 2017 | Status: Decided

Detached garage and store

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: 2013/0294/FUL | Received: Wed 27 Mar 2013 | Validated: Wed 27 Mar 2013 | Status: Decided

Conversion of barns 1 & 2 to provide 2 dwellinghouses.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2012/0890 | Received: Mon 03 Dec 2012 | Validated: Mon 03 Dec 2012 | Status: Decided

Conversion of barns to provide 2 dwellinghouses.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2012/0902 | Received: Mon 03 Dec 2012 | Validated: Mon 03 Dec 2012 | Status: Decided

Various alterations to barn to facilitate conversion to dwelling. (Amendment to permission LBA/2007/0976).

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2011/0680 | Received: Mon 19 Sep 2011 | Validated: Mon 19 Sep 2011 | Status: Decided

Construction of stone wall, piers and gates following demolition of existing stone wall.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2011/0658 | Received: Wed 07 Sep 2011 | Validated: Wed 07 Sep 2011 | Status: Decided

Formation of fishing lake

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2011/0657 | Received: Wed 07 Sep 2011 | Validated: Wed 07 Sep 2011 | Status: Decided

Construction of stone wall, piers and gates following demolition of existing stone wall.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2011/0690 | Received: Wed 07 Sep 2011 | Validated: Wed 07 Sep 2011 | Status: Decided

Construction of ground floor and first floor extensions to rear (west) elevations, and various external and internal alterations. Revised scheme LBA/2009/0217, including erection of detached garage.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2010/1182 | Received: Mon 15 Nov 2010 | Validated: Mon 15 Nov 2010 | Status: Decided

Construction of ground floor and first floor extensions to rear (west) elevations, and various external and internal alterations. Revised scheme LBA/2009/0217, including erection of detached garage.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: APP/2010/1182 | Received: Mon 15 Nov 2010 | Validated: Mon 15 Nov 2010 | Status: Decided

Removal of first-floor stone chimney breast and reconstruction of kitchen fireplace.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: LBA/2009/0970 | Received: Thu 24 Sep 2009 | Validated: Thu 24 Sep 2009 | Status: Decided

Diversion of vehicular track from front (east) to rear (west) of Kilthorpe Grange. Construction of new parking areas to rear and side (south) of property.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: FUL/2009/0201 | Received: Tue 24 Mar 2009 | Validated: Tue 24 Mar 2009 | Status: Decided

Construction of ground-floor and first-floor extensions to rear (west) elevations, and various external and internal alterations.

Farmhouse Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: FUL/2009/0197 | Received: Mon 23 Mar 2009 | Validated: Mon 23 Mar 2009 | Status: Decided

Construction of ground-floor and first-floor extensions to rear (west) elevations, and various external and internal alterations.

Farmhouse Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: LBA/2009/0217 | Received: Mon 23 Mar 2009 | Validated: Mon 23 Mar 2009 | Status: Decided

Minor internal and external alterations to cottage (amendments to previously approved scheme FUL/2007/0931).

Kilthorpe Grange Cottage Barrowden Road Ketton Rutland PE9 3RL
Ref. No: FUL/2009/0021 | Received: Mon 12 Jan 2009 | Validated: Fri 30 Jan 2009 | Status: Decided

Minor internal and external alterations to cottage (amendments to previously approved scheme LBA/2007/0976).

Kilthorpe Grange Cottage Barrowden Road Ketton Rutland PE9 3RL
Ref. No: LBA/2009/0012 | Received: Mon 12 Jan 2009 | Validated: Fri 30 Jan 2009 | Status: Decided

Conversion of barns to provide 4 dwellings with associated garage and access.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: LBA/2007/0976 | Received: Tue 02 Oct 2007 | Validated: Tue 02 Oct 2007 | Status: Decided

Conversion of barns to provide 4 dwellings with associated garage and access.

Kilthorpe Grange Barrowden Road Ketton Rutland PE9 3RL
Ref. No: FUL/2007/0931 | Received: Thu 20 Sep 2007 | Validated: Tue 02 Oct 2007 | Status: Decided

Demolition of existing covered cattle yard and erection of grain store and covered yard.

Kilthorpe Grange Farm Barrowden Road Ketton Rutland PE9 3RL
Ref. No: 1979/0385/HIST | Received: Mon 10 Sep 1979 | Validated: Fri 14 Sep 1979 | Status: Decided

4 PROPOSAL

Proposed Barn

As demonstrated on the accompanying drawings a prefabricated, dual pitch roofed, insulated, corrugated clad commercial barn will be constructed, on the Kilthorpe site, south east of the principal dwelling astride a small wooded area. The barn will be used as a storage and maintenance facility for various machinery, materials, and tools that the client owns and uses to maintain the acres of land within the curtilage of the listed building. The land that the barn will be sited on is owned by Forest Commercial Services.

The site comprises of a vast array of equipment and vehicles such as tractors and a digger which would greatly benefit from being sheltered and not exposed to the weather. These pieces of equipment also require routinely maintenance which the barn would aid. The barn also acts as a form of security for the equipment and materials associated with site maintenance that the site does not currently benefit from.

The client owns a series of rental properties and a holiday home which are all situated within the curtilage of the heritage asset. A linen room is to be implemented into the barn which will be utilised by these assets.

A bund of soil approximately 4ft in height will flank the south and west facades of the barn and oak, silver birch, and sycamore trees are to be planted, which will cover the barn from the footpath which runs parallel south of the site. This increases the privacy of the barn and will help conceal it from vantages off site.

Due to the site's rural setting an ancillary building of this design would not appear out of place. The limited range of materials which are to be used only add to the proposed barn's rural camouflage.

The wider public benefit is marginal via the storage of multiple machinery, materials, and tools which would otherwise be subject to cluttering up the surrounding land, also the continued maintenance of the grasslands will have a positive impact for users of the public footpath which runs adjacent to the land.

5 HERITAGE IMPACT ASSESSMENT

There is a dense woodland area which creates a visual barrier between the site and the heritage asset meaning that no views from the property will be spoiled with the implementation of the proposed barn. This means the barn has a very low impact on the heritage asset.

The site is accessible via a private road which stems from public entity of Barrowden Road. Figure 9 shows a street view from Barrowden road in which the heritage asset cannot be seen. The proposed site is difficult to see due to a row of hedges, trees, and the relief of the land therefore the proposed barn will have a neutral impact on this public road.

A public footpath runs adjacent to the site and is also accessed from Barrowden road, the proposed mound of soil and trees along the south and west facades of the barn will reduce the visual impact from the public footpath. The principle elevation of the heritage asset faces east therefore it does not experience the barn as it will be situated south- west of the heritage asset.

Figure 11 shows the site from Ketton Road, Kiltorpe grange can be seen, however the woodland trees completely cover the site therefore the proposed works have a neutral impact from this view.

Figure 12 shows an aerial view of the site and the private road. The red circle indicates the intersection at which both the heritage asset and the proposed barn would be visible in one place. Hedges and trees create a partition in the land which reduces visibility from both the public and private roads.

The proposed barn has a minimal impact on the heritage asset. The impact is also lessened due to the heritage asset undergoing various works and renovations over the years. Most notably the ground and first floor extension to the rear of the property. As a result the heritage asset does not exist in its full original form and is undergoing modernisation which further lessens the impact of the proposed barn to be situated near the heritage asset.



Figure 7- Image of the site from the west. The public footpath is in front of the trees to the right of this image. As can be seen from the rows of holes more trees are to be planted which will increase the privacy of the site from the public footpath.



Figure 8- View from the private road leading to the site.



Figure 9- View from the public road looking towards the site.



Figure 10- View from the corner of the site looking up at the public footpath.



Figure 11- View from the Ketton Road which is a public road parallel to the site.



Figure 12- Aerial view of the site

6 DESIGN

Use

The existing site is being used as open air material storage for works currently being completed on the main house. The proposed primary use will be for the storage of commercial equipment, materials, tooling, and machinery which is used to maintain the surrounding grasslands within the curtilage of the listed building. The barn will therefore be considered a commercial asset.

Amount

The proposed barn measures 20m wide by 25m long, with a maximum ridge height of 7.9m and therefore will be an adequate size to accommodate the list of vehicles and equipment stated in the ground floor plan, with enough room to access and manoeuvre them in and out of the barn. A hardstanding route which spans approximately 36m will be implemented from the site access to the barn to allow the machinery to be easily transported. The bund of soil surrounding the barn will be approximately 1.2m high and 3m wide.

Layout

The scheme proposes a simple layout, the barn will be a large open space created by a metal portal frame, the hardstanding route will lead from the site entrance to the front of the barn with a small area to help manoeuvre vehicles and equipment. The soil bund and trees will be implemented parallel to the south and west facades of the barn.

Scale

The scale of the barn is only determined by the equipment that it needs to store, the largest of which is a tractor. The scale of the barn is minimal in relation to the site it is situated on. The height of the barn will not surpass the tallest canopy of the adjacent spinney.

Landscaping

The main aspect of landscaping will come in the form of the hardstanding route and the bund of soil. The route will follow on from the existing road which leads to the site and therefore no materials will be used which aren't already exhibited on the site. This is the same with the bund of soil, the soil and trees aim to blend seamlessly with the site at large.

Appearance

The barn will have a modest external appearance due to a limited material pallet. The primary material is the anthracite cladding featured on the walls and roof. The barn itself will mostly be hidden by the proposed and existing trees once mature. The dark appearance will blend well with the dense woodland behind.

7 SUMMARY

The proposal has a very low impact on the listed building and surroundings. The barn will allow the landscape to be maintained which will have a positive visual impact directly on the site and surrounding area.

The location and size of the barn has been carefully considered to suit the needs of the client and works in harmony with the overall site and location of the heritage asset.

The bund of soil and trees will be similar in appearance to the existing parallel woodland area, allowing the external appearance of 'the site' to remain mostly unchanged.

This application should be approved.