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architects and historic building consultants



Nethercott Cottage,  
Neen Savage,  
Cleobury Mortimer.



Design and access &  
heritage statement



Date January 2024  
project ref 2565

5 barbourne road, worcester, wr1 1rs  
[www.nickjoycearchitects.co.uk](http://www.nickjoycearchitects.co.uk)  
company number 9524906 registered in England and Wales

t: 01905 726307/29911  
e: [enquiries@nickjoycearchitects.co.uk](mailto:enquiries@nickjoycearchitects.co.uk)

## Introduction

This Design and Access statement has been prepared by Nick Joyce Architects (The agent) on behalf of Mr and Mrs John Freeman (the applicant).

It should be read in conjunction with the following drawings:

\* Site Plan

\* Existing and proposed Elevations and Floor Plans.

## Location & Context

The application site (Nethercott Cottage) is located to the west of the B4201 but is directly accessed off Baveney Lane due north of Neen Savage and approximately 2 miles north of Cleobury Mortimer.

A Location and Block Plan is included with the application.

## Heritage Statement

Nethercott Cottage is Grade II Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Date first listed: 1 February 1974.

List entry Number: 1367548.

**Listing Description:** *C17 and later. Stone and brick to earlier timber frame exposed in upper storey at rear and right-hand end gable; 2 storeys; 2 later casement windows plus 1 original leaded light; ground floor windows and doorway modern; sprocket eaves; tiles.*

## Description of Development

The application seeks Planning Permission and Listed Building Consent for the following:

- Demolition of single storey extension and all outbuildings.
- Upgrading of the existing cottage.
- 1.5 storey extension to create a 3<sup>rd</sup> bedroom, en suite, sitting room, boot room and cloakroom.
- Installation of Solar PV in adjacent agricultural field.
- Installation of new sewage treatment plant.
- Change of use to form new vehicular parking area.
- Change of use to enable the above – sewage treatment plant and solar PV.

The cottage has until February 2023 been rented to the same person by the applicant for 50 years and is now in need of a complete upgrade to make it livable to the next 50 years.

Existing View of the site



View of the cottage from the road.



View of the cottage and the 1950's extension to be demolished.



View of the proposed area for the garage and vehicular access.

## The Design

### Site Description

The application site (Nethercott Cottage) is located to the west of the B4201 but is directly accessed off Baveney Lane. The cottage sits adjacent to a farmhouse and agricultural farm buildings. The site slopes down slightly north to south and currently has vehicular access from the south off Baveney Lane.

### Design and Appearance

The application proposes:

- Demolition of single storey extension and all outbuildings.
- Upgrading of the existing cottage.
- 1.5 storey extension to create a 3<sup>rd</sup> bedroom, en suite, sitting room, boot room and cloakroom.
- Installation of Solar PV.
- Replacement painted traditional timber windows (except an original 1<sup>st</sup> floor bedroom window).
- Reformation of first floor bathroom.
- Change of Use of agricultural yard and existing vehicular access at north east of site for parking.
- Change of use of agricultural land currently used as garden at south of site to domestic use, similarly for the solar PV.
- Installation of new sewage treatment plant at south of site.
- Like for like timber frame repairs and new infill panels where necessary.

All proposals are indicated on drawing numbered 2565-01 – 07 and LOC.

### Drainage and Water Management Statement

The application site defined within the red line boundary is sited in Flood Zone 1. The red line application site is not subject to any surface water flooding risk. Foul water created by the proposals will drain to a new treatment plant sited at the south of the site. Surface water from the roof will be disposed of to soakaway' s.

### **Impact upon existing fabric**

Section 16 of the NPPF paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

Paragraph 199 of the NPPF requires developers to record and advance our understanding of the significance of any heritage assets.

The proposed works aim to both preserve and enhance the historic nature of The Nethercott Cottage. The existing cottage comprises a upper floor of timber frame with brick infill panels, the remainder of the cottage is of random stone masonry. The roof is a traditional steep pitched timber roof with a clay roof tile onto battens with a underlay. There is a 1950's single storey extension on the west end which acts as a kitchen/boot room and entrance to the cottage. The cottage last received investment in the 1970's and is now unfit for habitation and requires significant investment to make it a dwelling for the C21.

The proposals would not adversely affect the significance or setting of Nethercott Cottage or Nethercott Farm. The proposals seek to enhance the quality of the cottage by bringing back into full time use the building that currently stands in a uninhabitable condition.

### **Access**

The vehicular access to the site will be relocated from the south of Baveney Lane to the north east corner off Baveney Lane where a gateway and access currently exist for the use of agricultural vehicles. The Pedestrian access into the accommodation propose a level access into the extension suitable for wheelchair access, however, there are steps to be negotiated from the extension into the existing cottage which cannot be avoided.

### **Pre-application and Consultation**

Pre-Application Advice has been received from Elizabeth Attwood on 23 August 2023 which gave encouragement for the proposals subject to detail. Advice has also been given by Ben Williscroft which also gave support for the proposals.