

# Benchmark

Benchmark Development Planning Ltd

Chartered Town Planners & Development Advisers

## DESIGN & ACCESS STATEMENT (22/01/24)

### Garden Building, Old Granary House, Bickton SP6 2HA

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#### **Site and surroundings**

Old Granary House is a Grade II listed building. The LB description is included at Appendix 1.

The house has a footprint of about 200 sqm and sits on a plot of c. 1,170 sqm.

The owners erected a very small black timber clad garden shed in 2020 with an area of just 14.64 sqm for uses incidental to the enjoyment of the dwelling house. At that time, they understood there were permitted development rights (PDR) for such a small-scale 'development'.

Indeed, there are ordinarily, PDRs under the T&CP (GPD) England Order 2015 (as amended) – Schedule 2 Part 1 Class E for such buildings within the curtilage of a dwelling house.

However, Class E (g) explains that PDR does not apply “within the curtilage of a listed building”.

**We of course apologise for this matter and now submit an application for full planning permission and listed building consent.**

#### **Additional notes:**

- Full plans and photographs confirm the garden building is very small and not very tall (2.6m) and it nests comfortably within the garden-scape and curtilage of the black clad Old Granary House because of the use of sensitive matching materials on the garden shed: Black cladding – see the photographs at BEN 0005.
- The adjacent black clad staddle barn is also Grade II – see Appendix 1.
- Bickton Manor House 40m to the west is a Grade II\* property (full listed building details at Appendix 1) but this is more peripheral and the two are almost completely

screened from each other – even in the depth of Winter - by intervening trees and fencing – see the photographs at BEN 0005.

- The setting and curtilages of the two nearest Grade II listed buildings – The Old Granary House and The Staddle Barn – changed in the 1980s when the buildings were listed and then conversion works approved and then implemented to change the use of the Old Granary into a C3 house with a 2m high close boarded fencing to define gardens between neighbours' homes: The Dairy House, The Stable House and Bickton Manor House. The impact of domestication occurred about 40 years' ago on the heritage assets; the addition of a small-scale garden shed clad in black timber, with black aluminium bi-fold doors does not cause any harm.
- NB The owner's garage was destroyed by fire on 26/11/23 and separate applications are being prepared to replace the building.

Richard Greenwood BA (Hons) BPI MRTPI  
Director

# Appendix 1

# BARN 50 METRES EAST OF BICKTON MANOR FARMHOUSE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1166423**

Date first listed: **13-Feb-1987**

List Entry Name: **BARN 50 METRES EAST OF BICKTON MANOR FARMHOUSE**

Statutory Address 1: **BARN 50 METRES EAST OF BICKTON MANOR FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

Statutory Address: **BARN 50 METRES EAST OF BICKTON MANOR FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **New Forest (District Authority)**

Parish: **Fordingbridge**

National Grid Reference: **SU 14903 12498**

## Details

SU 11 SW FORDINGBRIDGE BICKTON

9/4 Barn 50m east of Bickton Manor Farmhouse

GV II

Barn. Early C18. Brick plinth and gables, rest weatherboarded, old plain tile roof. 3-bay barn with double doors to centre on both sides. One side doors are low and other bays have brick and weatherboard lean-tos in front. Roof half-hipped. Inside queen strut roof.

Listing NGR: SU1505912730

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **143935**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

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**End of official list entry**

# STADDLE BARN 20 METRES EAST OF BICKTON MANOR FARMHOUSE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1094896**

Date first listed: **13-Feb-1987**

List Entry Name: **STADDLE BARN 20 METRES EAST OF BICKTON MANOR FARMHOUSE**

Statutory Address 1: **STADDLE BARN 20 METRES EAST OF BICKTON MANOR FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

Statutory Address: **STADDLE BARN 20 METRES EAST OF BICKTON MANOR FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **New Forest (District Authority)**

Parish: **Fordingbridge**

National Grid Reference: **SU 14887 12480**

## Details

SU 11 SW FORDINGBRIDGE BICKTON

9/3 Staddle barn 20m east of Bickton Manor Farmhouse

GV II

Staddle barn. Early C19. Timber-frame weatherboarded, slate roof. On 11 x 3 staddle stones, 5 bay barn. Central double doors with high set windows each side. Roof half-hipped.

Listing NGR: SU1505912730

## Legacy

The contents of this record have been generated from a legacy data system.

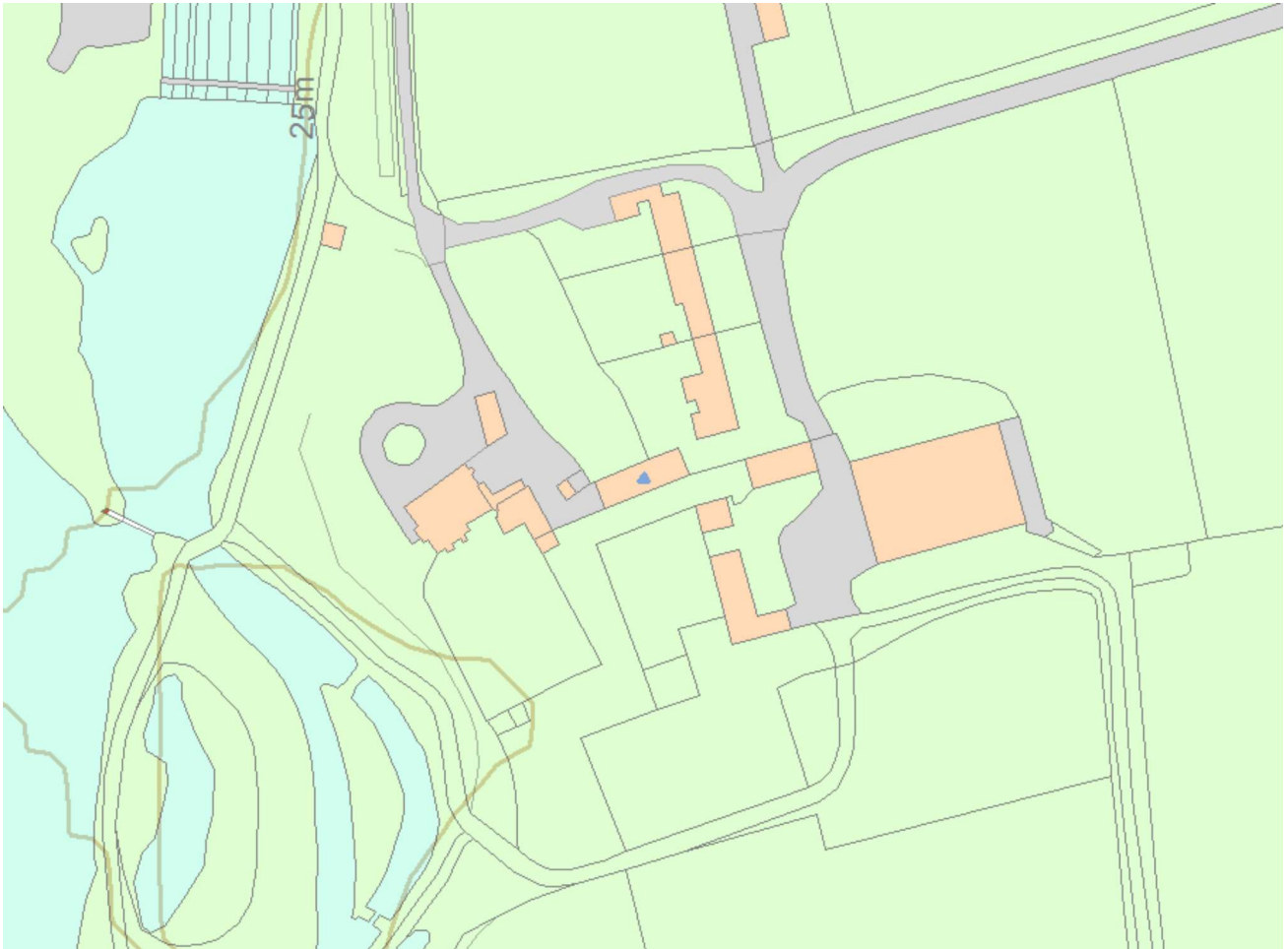
Legacy System number: **143934**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## Map

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**End of official list entry**

# BICKTON MANOR FARMHOUSE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II\***

List Entry Number: **1350971**

Date first listed: **30-Sep-1964**

List Entry Name: **BICKTON MANOR FARMHOUSE**

Statutory Address 1: **BICKTON MANOR FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

Statutory Address: **BICKTON MANOR FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **New Forest (District Authority)**

Parish: **Fordingbridge**

National Grid Reference: **SU 14843 12476**

## Details

SU 11 SW FORDINGBRIDGE BICKTON

9/2 Bickton Manor Farmhouse

30.9.64 II\*

Farmhouse, once manor house. Late C15, extended and encased late C17. Timber-frame with brick encasing and additions, some in chequerwork, old plain tile roof. Originally 2 storey (1st floor principal) 4 bay house, then in late C17 this was encased in brick and 3 bay wing added to side at one end, forming present entrance front, this addition has attic and cellar. Entrance front of 5 windows (RH bays end of old part), gables over both pairs of outer bays. Central C20 door in sympathetic style. Each side oculus window in square recess. To LH leaded cross window. Three 12-pane flush frame sashes in other bays. 1st floor raised band. On 1st floor in centre tall, thin 18-pane flush-frame sash. To LH 2 leaded cross-windows. To RH two 2-pane flush-frame sashes. All windows have rubbed arches. 2nd floor raised band on carved dentils, and a dentilled coping to 2 side gables and the intervening parapet. Gable to RH has kneeler. Middle roof has central hip-roofed dormer. To RH of centre large panelled stack (this was originally side stack to old part). RH side of 4 bays has C17 gabled porch with 6-panel door and 12-pane sashes. 1st floor raised band and dentil eaves. Far end has exposed timber-frame on jettied 1st floor, C17 external stack and hipped roof. Inside old part most of frame exposed including intact arch-braced roof with cross windbracing. Ground floor moulded ceiling beams (one on moulded corbel over fireplace). Stone fireplaces with moulded mantels. Much late C17 plain panelling, panelled doors and part of staircase with cut balusters. Unpublished RCHM Lesser Secular Building survey of 1982)

Listing NGR: SU1484312476

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **143933**

Legacy System: **LBS**

## Sources

### Books and journals

Lesser Secular Building Survey, (1982)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map