



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 2323c

Date: 18th October 2023

Newark and Sherwood District Council
Castle House,
Great North Road,
Newark,
Notts,
NG24 1BY

**Proposed Conversion of Barn to Ancillary Accommodation to Dwelling at Highfield House
For Mr P Cook**

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is located near the centre of the village of Wellow. Which is a small village situated approximately 18km north-west of Newark and 16km south-east of Worksop. The application site sits on the north side of Newark Road and is surrounded by residential properties.

The building to which the application relates is a small two storey barn. The building is constructed with red brick walls sitting under a dual pitched roof covered with red 'Roman' clay pantiles. There is a lean-to extension on the south side of the barn. The rear (west) elevation is plain, except for a very small window in the gable of the lean-to extension. The front (east) elevation has 3 stable door openings, one of which has been blocked up, and 2 windows. The gable of the extension has a small window and a blocked up door opening. The south elevation of the lean-to extension also has a small window and door opening above which is a blocked up window in the gable of the barn. The north gable of the barn has a single door opening. The building is currently unused but was originally used for stabling.

Additional Information

The application site is within the Wellow conservation area.

Highfield House carries a Grade II Listed status, being a mid C18 farmhouse. However the barn itself is not 'curtilage listed' as it was in separate ownership at the time of listing.

We are not aware of any previous planning applications relating to this building.

A Pre-Planning Application Advice request was submitted for the barn in February 2022. The proposals were thought to be acceptable, except for an extension which was proposed but has now been omitted.

Proposed Development

The Proposal

The proposal is for the conversion and change of use of an existing stone barn to two-bedroom accommodation ancillary to Highfield House. The proposal also includes for the creation of 2 parking spaces accessed directly from the access track.

Background

The existing building was originally part of the adjoining property, 'Rock House' but has recently been purchased by the applicant, Mr Cook. The building has been used for stabling since it was originally built, but in more recent times, it has not been used as such. The building has fallen into disrepair with parts of the roof collapsing and the first floor rotting.

Any repairs required to the walls will be carried out using matching red bricks and lime mortar and repairs to the roof will be made using matching clay pantiles.

Design Considerations

The existing building to which the application relates is in a state of disrepair. The conversion of this building to ancillary accommodation for the former farmhouse and refurbishment will result in a visual enhancement of the site and its setting within the street scene in Wellow.

The barn is to be converted to ancillary accommodation to the house and is to be used by elderly relatives of the applicant.

Only one additional opening will be created, in the north gable to provide light and ventilation to the bedroom. This will match the window in the opposite gable and will be at high level so there will be no overlooking to the adjoining property. New windows and doors will be fitted within the existing door and window openings and external boarded shutters provided to resemble the original doors. One existing blocked up opening will be re-opened to create an entrance door with sidelights. Any repairs required to the walls will be carried out using matching red bricks and lime mortar and repairs to the roof will be made using matching clay pantiles.

Impact on Neighbouring Dwellings/Buildings

The nearest neighbouring properties are 'Rock House' & 'Honeysuckle Cottage' to the west and 'Hall Farm House' to the east of the site. These are approximately 9m, 18m and 30m away respectively and given that distance and the fact that there will be no windows in the rear (west) elevation, there will be no impact on these dwellings.

Heritage Statement

Although the former farmhouse is Grade II Listed it has been agreed with the council's conservation officer that the barn itself is not 'curtilage listed' as it was not originally in the curtilage of the farmhouse.

However, works to the building will be carried out sympathetically to preserve its character.

Structural Report

A structural survey has been carried out and the report will be submitted with this application. Any repairs recommended will be carried out carefully and in accordance with traditional building methods.

Access Arrangements

Access to the site will be made via a new car parking area to the property. Level access into the ancillary accommodation from the parking area will be created and there will be level access to the majority of the internal rooms.

Climate Change Statement

The walls and roof of the barns will be insulated to the increased building regulations levels, and thermally efficient glazing will be used. The existing doors are to be replaced with glazed doors to allow natural light into the buildings and reduce the reliance on artificial lighting.

Materials used in the construction will be sourced from local builders' merchants and local tradesmen will be used to carry out the works in order to minimise the transport implications of the conversion works.

Low energy lighting will be used to reduce the use of electricity.

Water butts will be provided to collect rainwater from the roofs to use for irrigation of the garden.

Ecological Report

An ecological survey under the Peak District National Park Authority's criteria has been carried out and the report will be submitted with this application.

Flood Risk Assessment

The application site lies within a flood risk zone 1. As such we believe that a flood risk assessment is not required.

Landscaping Details

Car parking and landscaping will be provided as shown on the site plan. The parking area to be surfaced with tarmac.

Further Information

Please refer to the following Oldfield Design Ltd drawings when reading this statement:-

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| a) Dwg No. 2323-01 | Existing Plans, Elevations and Site Plan |
| b) Dwg No. 2323-02A | Proposed Plans, Elevations and Site Plan |
| c) Dwg No. 2323-04 | Existing and Proposed Site Block plans |
| d) Dwg No. 2323-SL | Site Location Plan (1:2500) |