

Heritage Statement – Old Well Barn

Proposed Extension to an Existing Dwelling at Old Well Barn, The Green, Lund, Driffield, YO25 3TE

Introduction

This report was prepared to support the Planning Application for a proposed ground floor extension to an existing dwelling, Old Well Barn, The Green.

The site and its surroundings

The site is within the Lund Conservation Area and therefore any alteration needs to be considered in terms of Conservation and impact on the character of the area.

The application site is located on the western side of The Green in Lund, set back from the main road, behind No. 7, The Green.

The existing dwellings to the north and south of the property are a mixture of an historic renovation and relatively new.

Photographs of the dwelling Old Well Barn



Street frontage - Access to Old Well Barn (shown partially in the background)



Old Well Barn - Existing Rear Elevation where the proposal will be located



Old Well Barn - Existing North and West Elevation



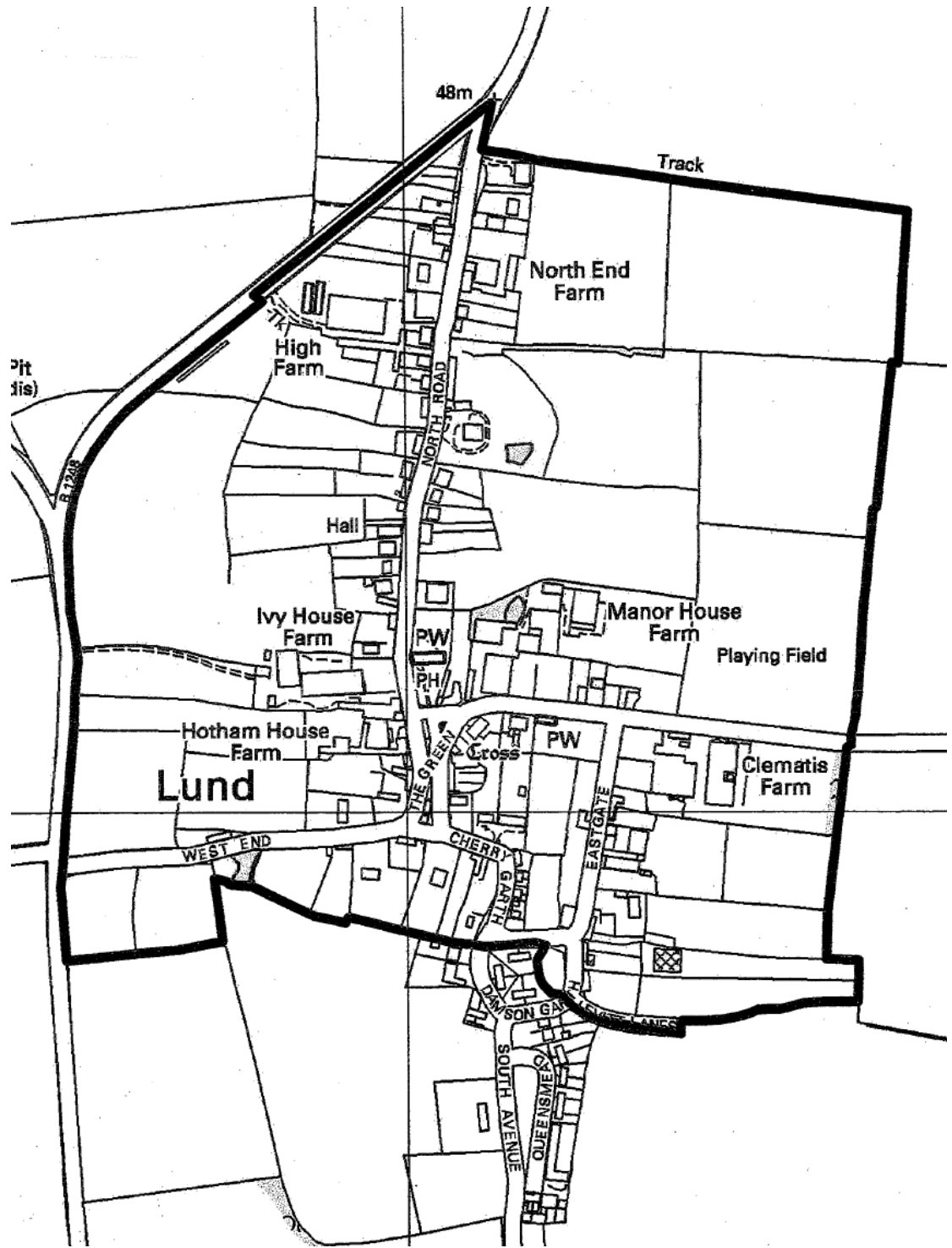
Old Well Barn - Existing landscaping to the rear



East West elevation of Old Well Barn with adjacent houses behind



Old Well Barn - Existing North and West Elevation



Lund Conservation Area Plan

The Green has residential developments on either side – A mixture of modern and historic buildings, including All Saints Church further to the North on North Road.

Planning policies

For the purpose of consideration of this proposal the East Riding Local Plan Strategy Document (ERLP SD) are material considerations. We also have to consider the following government policy guidance as below:-

1. The National Planning Policy Framework (NPPF)

Under the item 12, Conserving and Enhancing the Historic Environment, it states that,

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, 29 including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2. The ERLP SD

The relevant policies of the ERLP SD are Policy S1: Presumption in favour of sustainable development, Policy S2: Addressing climate change, Policy S4: Supporting development in Villages and the Countryside, Policy S5: Delivering housing development, Policy H1: Providing a mix of housing and meeting needs, Policy EC1: Supporting the growth and diversification of the East Riding economy, Policy ENV1: Integrating high quality design and Policy A3: Driffield and Wolds sub area.

The Core Planning Principles, Part 6, 'Delivering a wide choice of high-quality homes', Part 7 'Requiring good design', Part 10 'Meeting the challenge of climate change, flooding and coastal change', of the NPPF are relevant.

Policy SP1

The character and distinctiveness of settlements and their settings will be protected and enhanced. Important features in and around settlements should be identified, protected and respected. Special consideration should be given to:

- (i) historic street and development patterns.
- (ii) important skylines and views.
- (iii) valuable open areas within settlements; and
- (iv) important edges and settings to settlements.

Policy SP5

“Development proposals should achieve a high standard of design that:

- i. Respects local landscape and settlement character including building styles and materials.
- ii. Integrates visually and physically with its surroundings.
- iii. Harnesses local heritage and landscape distinctiveness.
- iv. Maximises the use of sustainable construction material and techniques.
- v. Makes it easy and safe for people to move around and through the development.
- vi. Encourages a vibrant mix of uses either on the site or across a wider area; and
- vii. Facilitates walking, cycling and the use of public transport”.

The proposed development (design)

The proposed development comprise of the ground floor extension of the existing two storey dwelling to create a larger contemporary living space.

The ground floor improvements make use of the existing floor plan and the new additional space to the rear allows for a more contemporary living/kitchen/dining area.

The scale and design interventions are sympathetic to the existing dwelling and neighbouring properties, with the use of bricks to match existing, metal roofing and timber windows to match the rural setting. Contemporary glazed elements provide clear views of the garden and natural day lighting into the property.

Heritage Statement

Lund Conservation Area Appraisal document describes that, “Lund has the character and appearance principally of an historic farming village, but there is also a mix of 20th century buildings. However, as most of these are at the southern and northern extents of the Conservation Area, and because some of them are quite hidden from view, they do not disrupt the village's simple, historic character.” The proposed alterations to Old Well Barn would retain the existing form of the dwelling without changing its character and setting of the area.

The conservation area appraisal mentions in spite of the different ages of the buildings, there is an overall cohesion within the village as a whole because of the predominance of red/brown brickwork and natural orange/red pan tiles. The proposal would use grey metal for the roof, bricks to match existing, metal gutters and down pipes, timber windows, and doors, enhancing the character of the area.

Analysis

The design of the proposed development is also considered to be acceptable, as it maintains the existing built form, in keeping with the Policy SP5. The proposal would enhance the architectural quality of the existing building and would make a positive contribution to the character and appearance of the area.

Existing planning policies require development in open countryside locations to be “compatible with the size and character of the settlement” and of a “high standard” of design (ERLP) and in this case, it is considered that these requirements are satisfied.

The NPPF requires development in existing villages to fulfil a local need and to help sustain local services as well as encouraging high standards of design.

The proposal would contribute to the village by maintaining and improving the existing housing stock.

Conclusion

It is considered that the present application represents a positive improvement to the existing dwelling and would have no adverse effects on either the visual or residential amenities of the area. Therefore, in our opinion the proposal should be approved subject to appropriately worded conditions.

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