

Design and Access Statement – Woodruff Cottage, Newton NG340EE – Installation of Flood Defences to a Listed Building (Retrospective)

Compiled in accordance with PPS 5

28 February 2024

This statement is submitted in support of a retrospective planning application for a removable set of door flood defences to Woodruff Cottage, Newton. Due to the urgent nature of the requirement to fit the flood defences to the Cottage after a series of storms in Dec 23 and Jan 24 which saw extensive flooding to the property, this application has been made retrospectively in order to protect the fabric of the building, as required by Historic England.

The flood defences comprise a fixed door mount and removable panels. The application is made for the fixed door mounts. The design of the door mounts has been made in line with the design principles of Historic England as detailed for historic buildings and have been made further unobtrusive through painting with matching colours to the existing frames. While the material of the frames is of plastic, this is a manufacturing and design requirement to withstand water penetration, and is painted. As the property is of historic importance to the Parish and as such is Listed Grade II, its preservation from flooding damage was a priority for the installation of defences and could not be delayed by planning requirements. As such, the use of materials and overall concept of defence is justified for the use intended. The property is within a conservation area that does not yet have a supporting statement, but it is felt that the design implemented would be an exemplar. The flood defence design has been made with due regard to the character, original design and feel of both the local buildings and wider area. Their impact has been minimized to the maximum extent possible and is unnoticeable from most aspects.

While several designs were considered for the frames, a removable structure with minimal permanent fittings was chosen. This was made with due regard to the guidelines of both Historic England (Flooding and Historic Buildings dated 30 April 2015) and the contractor who has worked with listed buildings. The designs are fully in keeping with Heritage and Conservation considerations and does not detrimentally impact the area from a visual or aesthetic perspective in any way. There has been no impact to any archaeological areas in that the frames do not extend beyond the current property structure.

The frames have not impinged in any way the access to the property, so disability considerations have not been affected and will not be in the future. Conversely, the frames have been designed to prevent more obtrusive internal alterations that could impact future habitants. The removable elements of the flood defences can be made from a seated position from outside of the property and do not require either unreasonable strength or height to fit to the permanent frames in time of potential flooding.

The works have been completed and did not impinge on any other buildings, potential historic sites, trees or other significant assets. The submitted photos fulfil the requirements for design, plans and character for both development in a conservation area and to a listed building. There has been no structural alteration to the fabric of the property, the frames will be maintained appropriately in the style and colour of the main property doors and the removable barriers will be stored when not absolutely required to prevent damage to the dwelling. No further redevelopment is envisaged.

There has been no impact to any specific heritage asset and character of Woodruff Cottage has not been negatively affected, but will now be provided with flood resilience which will preserve its character for the future.