

HERITAGE STATEMENT

ALTERATIONS TO EXISTING OUTBUILDING, NEW DRIVEWAY AND BOUNDARY TREATMENT

at

KITES NEST FARM, KITES NEST LANE, BEAUSALE CV35 7PB

INTRODUCTION

This statement is written on behalf of the applicant and owner of the property, Kites Nest Farm, Kites Nest Lane, Beausale CV35 7PB

Kites Nest Farm lies in isolated location, being one mile north of Hatton Park. The Farm comprises the Grade II listed farmhouse and adjacent barns, which are also statutory listed

EXISTING BUILDINGS / HERITAGE.

Kites Nest Farmhouse (List Entry 1116132) is a three storey sandstone building (1788/9), with single storey flanking wings. The house has been significantly extended in the post war period with unsympathetic additions.

To the north of the farmhouse are a range of barns and outbuildings built around a farmyard accessed from Kites Nest Lane, between a pair of small red brick outbuildings.

The main barn facing the entrance (Barn 1) is also a Grade II listed building. (List Entry Number is 1035256)

PROPOSALS

1. Alterations to Existing Outbuildings

The existing outbuilding lies to the north-west of the Farmhouse. The building is at present stables with living accommodation. The proposals seek to put the structure to viable use as an amenity to the main dwelling

4. New Vehicular access, fencing and gates

The property presently has no vehicular access from the highway. The proposals seek to provide access, a turning facility, fencing, and gates to the property.

ASSESSMENT OF THE IMPACT

1. The existing outbuilding comprises stables and living accommodation, namely, a living area, kitchen, and bathroom. Two entrances to the building presently are accessed from the barn courtyard, which is outside the curtilage of the farmhouse. The proposals are to form a new vehicular access and personnel access to make the building's use viable for the use of the dwelling.

The alterations utilize natural materials to match existing and have no detrimental effect on the listed building or its setting

2. The proposed new fencing and gates seek to improve and enhance the setting of the historic asset with sympathetic, traditional, materials

MITIGATION MEASURES

1. The alterations to the existing outbuilding restores a viable use which is consistent with it's conservation.

4. The new assess fencing and gates enhance the significance of the heritage asset with sensitive design.

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