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DESIGN & ACCESS, AND PLANNING STATEMENT

New Farm Farmhouse

Ref: 2591 | 10211

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1.0 INTRODUCTION AND PROPOSAL

- 1.1 The farmhouse is a detached two storey T-shaped dwelling with a two-storey projection to the rear with predominantly red-brick elevations.
- 1.2 It is a Grade II Listed Building.
- 1.3 It has previously been extended with a small single storey element part in-filling between the rear elevation and the central rear projection to the northern part of the building. This wraps around the northern flank. There is a small lean-to single storey extension to the southern flank of the rear projection.
- 1.4 The farmhouse faces eastwards onto the farmyard and a converted stable block. The nearby buildings to the north, include a barn and a former granary, which are also Grade II Listed. See Appendix 2 for photos of the farmhouse and Appendix 4 for Historic England's formal listings. The historical assets are discussed further within the accompanying Heritage Statement (with further images).
- 1.5 The rear of the Site is not readily visible from any public vantage points with trees and vegetation around the boundaries of the site and within the fields. To the south and south-west, the land slopes up to Brading Downs. Any views of the Site from this road are well-screened by the woodland in between.
- 1.6 A Public Right of Way crosses fields to the south of the Site (footpath B23) with the closest section of the path being some 100m away. However, there are numerous trees within these fields and around the house that restrict and screen views towards the farmhouse. See Appendix 3 for an extract of the Council's Public Rights of Way map.
- 1.7 The overall site of New Farm comprises a group of existing and former agricultural barns and outbuildings. The site has two entrances from West Lane, the northern one is not used and is signposted accordingly, whilst the southern entrance leads past these buildings and on to the farmhouse.
- 1.8 The site is within the National Landscape (formerly known as Area of Outstanding Natural Beauty - AONB) and also within an Area Tree Preservation Order (TPO), although no trees will be affected by this proposal.
- 1.9 Nunwell Historic Park and Garden surrounds the Site, but the Site is not within this designation. A Site of Importance for Nature Conservation (SINC) is to the south and east of the Site, but the Site is not within this designation.

Proposal

- 1.10 The proposal is for: Listed Building Consent and Householder application for a proposed single storey rear extension; internal alterations including the reconfiguration of bathrooms and external alterations including repair and repainting of existing fascias and soffits.
- 1.11 The proposed single storey garden room would be located to the rear, part infilling between the rear elevation and the two storey projection (on the opposite side of the dwelling from the existing single storey extension). This connects to the kitchen utilising existing openings. The elevations would comprise red brick to tie in with the main building with a flat roof. Windows will match the existing fenestration and those proposed by another LBC.
- 1.12 The internal alterations are set out in full within the Heritage Statement but, in summary, relate to the reconfiguration of the internal layout to provide more appropriate bathrooms, including en-suite facilities. This will utilise existing openings and reconfigure the current 'haphazard' room layout. Services will be consolidated which will ensure no historic fabric is impacted on within the building and remove the necessity of services on the external elevations.
- 1.13 External alterations will include, where possible, the replacement of mortar where concrete has been used in an appropriate limestone mortar to match the existing house; replacement of metal gutters and downpipes; repair & painting of existing fascias and soffits with white paint.
- 1.14 The internal alterations will retain the main form of the building. The building is in need of improvement due to its condition and in need of repair and maintenance, but also to improve standards for residential accommodation. The aim is to extend the longevity of the building, preserving the historic elements and improving the heritage asset to ensure its future is retained.
- 1.15 This application follows a current Listed Building Consent application for alterations relating to windows: 22/01933/LBC - Listed Building Consent for proposed works are for the replacement of windows and glazed doors. (double glazing histoglass or similar product for heritage style glass is proposed). This has currently not yet been determined.

2.0 PLANNING POLICY

National Policy

2.1 National Planning Policy Framework

- The following sections are relevant to this proposal:
- Section 12 - Achieving well-designed places.
- Section 16 - Conserving and enhancing the historic environment.

2.2 Paragraph 206 of the NPPF states:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

2.3 Paragraph 208 of the NPPF states:

2.4 *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

2.5 **The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).**

Development Plan Policy

2.6 Island Plan Core Strategy

The following policies are relevant to this proposal:

- SP5 Environment
- DM2 Design Criteria for New Development
- DM11 Historic and Built Environment
- DM12 Landscape, Seascape, Biodiversity and Geodiversity

2.7 Policy DM11 states that the Council will support proposals that positively conserve and enhance the special character of the Island’s historic and built environment. Development proposals will be expected to:

- Deliver economic led regeneration.
- Relate to the continued use, maintenance, rescue/refurbishment, repair and re-use of heritage assets and historic places, especially where identified as being at risk, or likely to become at risk.
- Relate to the conservation, enhancement and enjoyment of the Island’s heritage assets and public realm.

- Consider and balance the relationship between the quality of place, economic, social and environmental characteristics.
- Be informed by sufficient evidence to reveal impacts upon the significance of heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document.

3.0 LISTED BUILDING

- 3.1 The full assessment of the Listed Building and its proposed alterations is set out within the accompanying Heritage Statement.
- 3.2 The proposed single storey extension has been designed to match the existing dwelling, including the brickwork elevations and fenestrations. The roof would be flat and whilst the building does not currently have a flat roof, consideration was given that any pitched roof could appear overly bulky and impact on first floor fenestration. Recognition has also been given to historical ties to Nunwell House which features two red brick single storey wings, comprising brick parapets and flat roofs.
- 3.3 The extension will be set in from the flank elevation and retain the prominence of the two storey rear projection. With trees and vegetation surrounding the building, together with undulating land levels, the extension would not be readily visible.
- 3.4 Furthermore, the extension results in some balancing of the building, noting the single storey extensions to the northern part of the building.
- 3.5 The Heritage Statement concludes that the garden room:
- "...aims to provide a modern element, that sympathetically ties to the history of the site and wider area. The overall block plan form will alter slightly with the extension, however the strong T-shape of the two-storey element will be retained and read still as the prominent shape. Examples of the building evolving in its time already exist with an additional bay and the single storey wrap around added onto the dwelling after its construction completed, and as detailed, this extension aims to allow the building to evolve once more. This proposal has been deemed to be the most minimally invasive yet allow for a significant improvement for those occupying the Listed Building".*
- 3.6 The extension will be on the opposite side of the two storey rear projection to the other buildings, including the two Listed Buildings (the granary and barn), and therefore will not impact on the setting of these historic assets.

- 3.7 With regards the reconfiguration of the rooms/bathrooms, the current layout of these rooms is rather hap-hazard and not particularly functional - one of the bedrooms is not large enough to accommodate a bed. This current arrangement will have been a more modern alteration and currently presents a negative impact on the plan form. The reconfiguration of these rooms will utilise existing openings and the proposal will lead to a more cohesive layout and will re-introduce a bedroom into the rear of the two storey projection.
- 3.8 There would be no changes to fenestration, nor to the chimney breast, which would be retained. The proposal will also consolidate the services so as not to impact on the heritage asset, including boxing in pipework and also reducing services on external elevations.
- 3.9 The Heritage Statement concludes that the reconfiguration of the ensuite bathrooms as only being a moderate change, whilst the conversion of the existing bathrooms to a bedroom would be limited.
- 3.10 The Heritage Statement also makes reference to Historic England Advice Note 16: Listed Building Consent document that: *“Of course, where the fabric has clearly failed, for whatever reason, or the layout constricts beneficial, compatible, use today, it will need to be repaired, and may need to be replaced or altered, but those repairs and/or alterations need to be carried out in a way which matches or complements the fabric and design of the listed building, thus following the policy in the NPPF. Retention of as much historic fabric with its evidential layers of history, layout and features as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their special interest.”*
- 3.11 The proposed alterations would not result in any significant impacts on this Listed Building, its setting or on the setting of the nearby Listed Buildings.

4.0 LANDSCAPE VISUAL ASSESSMENT & OTHER MATERIAL PLANNING CONSIDERATIONS

- 4.1 The Heritage Statement sets out and assesses all the proposed internal and the minimal external alterations and concludes that the impacts will not be significant on the Listed Building, its setting or on the neighbouring Listed Buildings.
- 4.2 The single storey extension will be to the rear of the dwelling, part infilling between the rear elevation and the rear two storey projection. The extension will be set in from the flank elevation and will appear subordinate to the main house, providing some balance to the existing single storey extension to the northern part of the building.

- 4.3 The farmhouse is set back approximately 210m from the road and on a slightly higher land level. However, there is a row of mature trees between the road and the farmhouse that provide significant screening of the farmhouse – as per the photo below (noting this was taken in the winter months with no leaf cover). Other hedges and trees, along with barns provide significant screening from other parts of West Lane.



- 4.4 The Public Rights of Ways are some distance away - see Appendix 3, and any views towards the farmhouse are restricted by this separation distance and also by mature trees and vegetation.
- 4.5 As described within section 1 and the Heritage Statement, the external changes are minimal and will not be readily visible from the street scene or from public vantage points. Furthermore, whilst the Historic Park and Garden surrounds the Site, there will be no harm on this heritage asset.
- 4.6 As such, there will be no harm to the street scene, wider landscape or National Landscape (AONB), nor on the Historic Park & Garden.
- 4.7 The dwelling is situated a significant distance from any neighbouring properties and as such, the development will not adversely impact upon the amenity of any neighbouring property occupiers or users.

5.0 ACCESS CONSIDERATIONS

Degree of access

- 5.1 New Farm is located to the north-east of Brading – approximately 0.5km. Brading is a Rural Service Centre under the Council’s hierarchy of settlements and comprises shops, a school and other facilities and is well connected, being on the two main public transport networks (train and bus service).
- 5.2 The Site is also close to a network of Public Rights of Ways - see Appendix 3 for an extract of the Definitive Map showing nearby Public Rights of Ways.
- 5.3 The main vehicular access serves the barns on site together with the existing farmhouse. The access provides good visibility in both directions.
- 5.4 Access into the farmhouse will remain via the main door within the east elevation.

Future access requirements

- 5.5 As stated, no changes are proposed externally which will alter the existing access to the dwelling. There is ample space for any future alterations, should access requirements change.
- 5.6 The proposed internal alterations will provide a cohesive internal space and provide access for all potential users. The proposed single storey extension will provide level access from the main part of the building and the reconfiguration of bathrooms will remove the rather hazardous layout which currently exists.

Emergency access

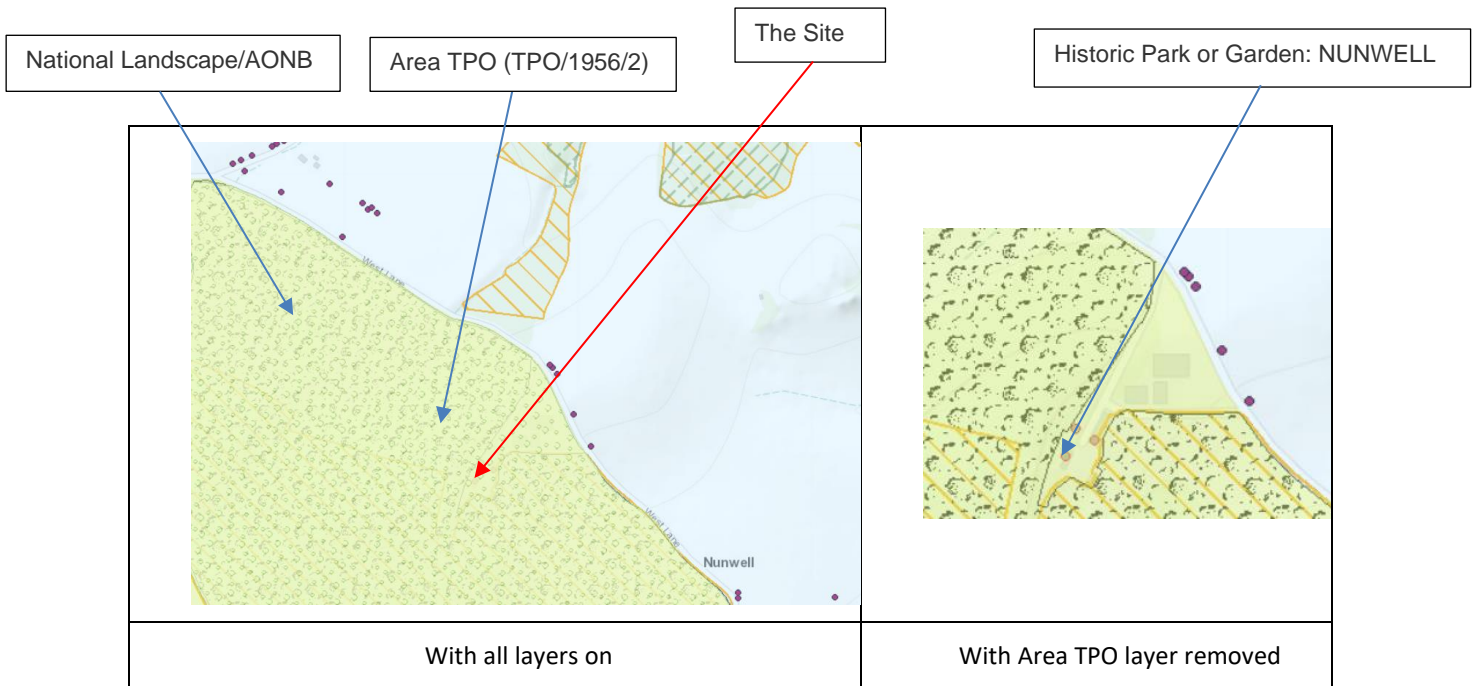
- 5.7 The access from West Lane will provide sufficient access for emergency services.

6.0 CONCLUSION

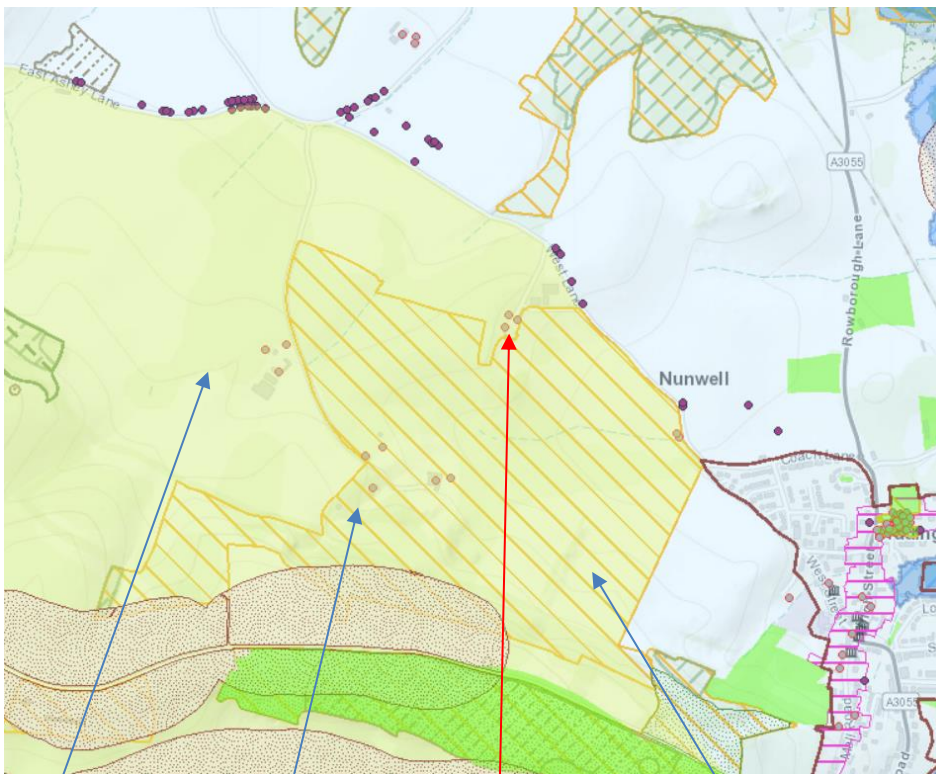
- 6.1 The proposal seeks Listed Building Consent for a single storey extension (garden room) and internal alterations including the reconfiguration of bathrooms and improved use of the space, with some external but minor repairs and maintenance. The extension will provide an improved internal accommodation without impacting on the plan form or structure of the heritage asset, utilising the existing external door for its access from the main dwelling.
- 6.2 The scheme will provide significant improvements to the existing residential accommodation and provide a layout appropriate for modern day standards which will allow the dwelling to continue to be used while preserving the historic fabric of the building.

- 6.3 The single storey extension will be to the rear of the dwelling, designed with materials in keeping with the existing building and would not be readily visible from any public domain.
- 6.4 Whilst there would be some external changes to the front elevation, these would be very minor. The other external alterations will be sympathetic, with minor changes and thought-out alterations, with the aim to extend the longevity of the building, preserving the historic elements and improving the heritage asset to ensure its future is retained.
- 6.5 As set out in the Heritage Statement, the extension and alterations will not harm the Listed Building farmhouse, or the adjacent Listed Building or their settings.
- 6.6 There will be no harm to the street scene, wider landscape, the National Landscape (AONB) or the surrounding Historic Park & Garden.
- 6.7 Given the separation distance to other residential properties, there will be no harm to any neighbouring properties.
- 6.8 The proposal complies with Island Plan Core Strategies, the NPPF and The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015, and there are no technical reasons or any harmful impacts that make this extension unacceptable.

Appendix 1 - Extract of Island Plan Core Strategy Proposals Map



Map without the Historic Park/Garden and Area TPO layers:



Legend	
	Rural Service Centre Settlement Boundary
	Area of Outstanding Natural Beauty
	Open Space (2010 Audit)
	Listed Building
	Conservation Area
	Scheduled Monument
	Site of Special Scientific Interest (SSSI)
	Site of Importance for Nature Conservation (SINC)
	RAMSAR (Wetlands of International Importance)
	Special Area of Conservation (SAC)
	Special Protection Areas (SPA)
	Tree Preservation Orders (TPO)
	Woodland TPO
	Group TPO
	Area TPO
	Ancient Woodland
	Mineral Safeguarding Area

Listed Buildings: Nunwell Farm

Listed Buildings: Nunwell House

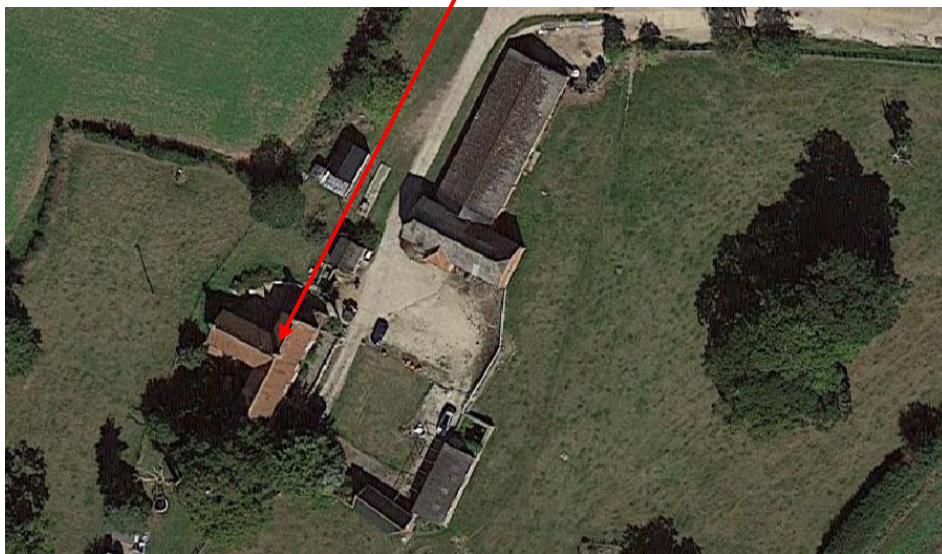
The Site (and listed buildings – see Appendix 4)

Site of Importance for Nature Conservation: Nunwell Park

Appendix 2 – Site Photos



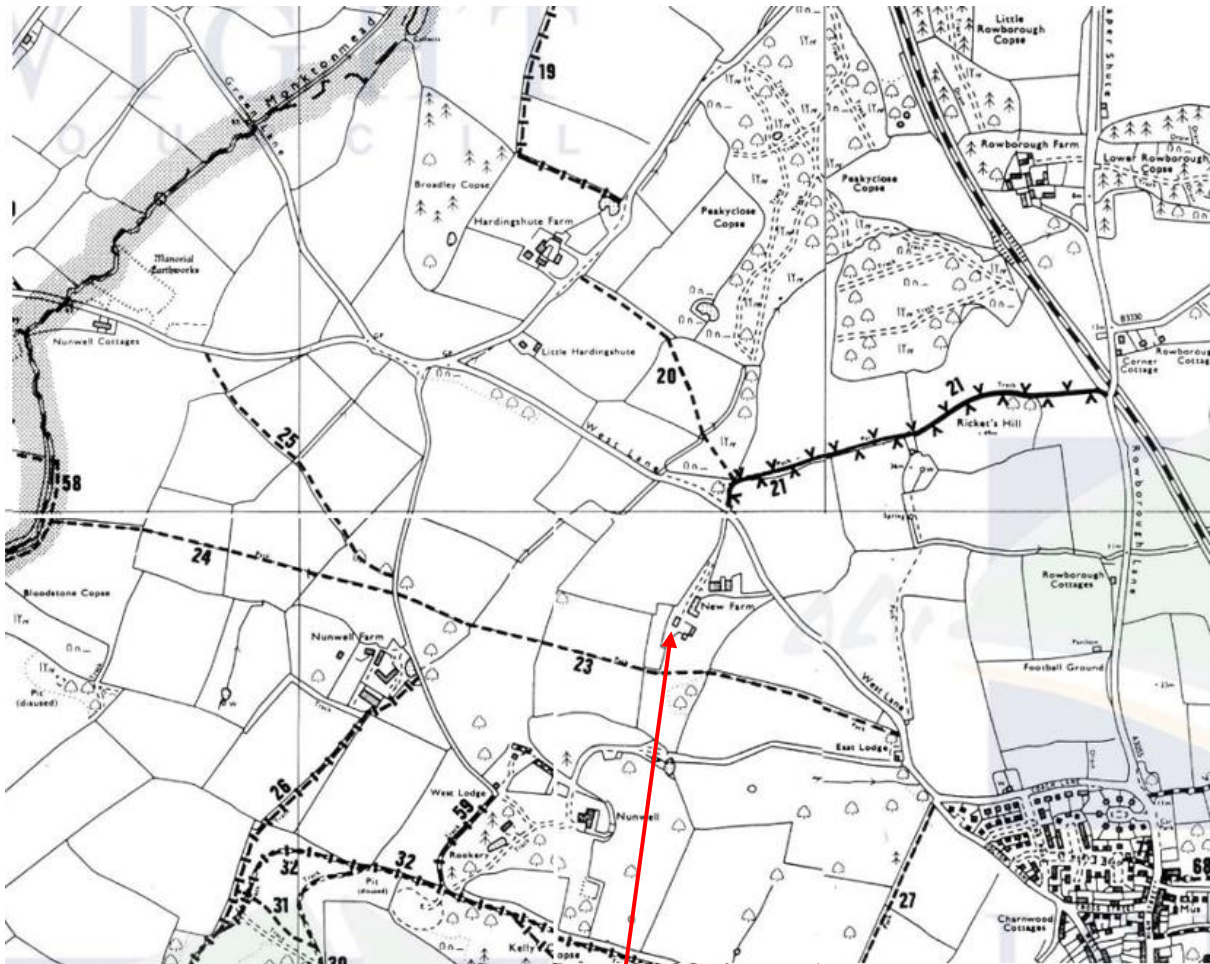
Farmhouse







Appendix 3 – Nearby Public Rights of Ways (PROWs)



The Farmhouse

Appendix 4 – Historic England’s formal listings

New Farmhouse

List Entry Number: 1291343

Date first listed: 14-Feb-1992

Grade II

Farmhouse. Late C18 extended by one bay in early C19 and refenestrated in C20. Red brick and grey headers in diaper patterned Flemish bond. Tiled roof with 3 brick chimneystacks. T-shaped building of 2 storeys; 4 windows to main front and 3 windows to T wing. 4 modern mainly top opening casements to 1st floor. Ground floor has 3 triple casements with cambered head linings. Off central doorcase with flat wooden hood on brackets and half-glazed wooden door: Early C19 brick and tiled lean-to extension to right-hand side. Interior has stick staircase with turned newel post.

Granary At New Farmhouse

List Entry Number: 1034366

Date first listed: 14-Feb-1992

Grade II

Granary. Early C19. Red brick in Flemish bond on wooden base and mushroom-shaped staddle stones. Roof now covered with asbestos tiles. Cambered doorcase with plank door and flight of 5 steps. Modern casement window to left side. 4 x 3 bays. Included for group value.

Barn At New Farmhouse

List Entry Number: 1365331

Date first listed: 14-Feb-1992

Grade II

Barn. Later C18. Red brick in English bond with half-hipped roof, now covered in asbestos tiles. Brick ventilation slits. Hipped cart entrance. 6 bays. Queenpost roof with staggered purlins and ridge piece.



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