



ARC Survey & Design Consultants Ltd
Architectural Services
Chartered Building Surveyors

Design, Access & Heritage Statement – issue 01



Window Alterations & External Works Goose Barn, Little Casterton PE9 4BE

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1.0 INTRODUCTION

This Design & Access Statement has been prepared in support of a Planning Application for Alterations to Goose Barn, Little Casterton, PE9 4BE.

The purpose of this statement is to provide readers with an understanding of the analysis that has underpinned the design process leading to the final proposals submitted for approval.

It explains how the design has responded to the site and its context and how the development will be accessed by users.

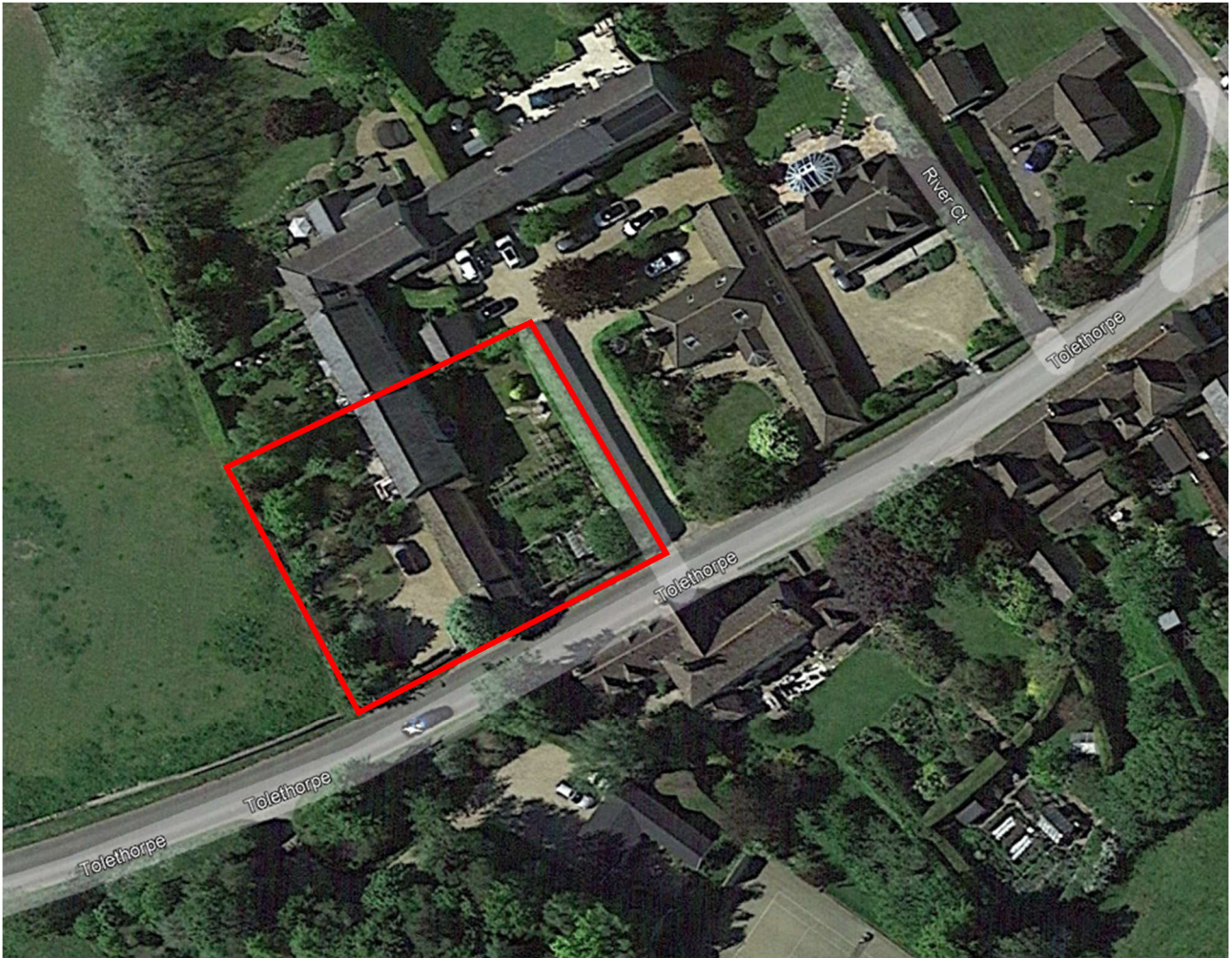
In accordance with Planning Practice Guidance, the statement is concise, with a level of detail appropriate to the complexity of the application.

The statement is to be read in conjunction with the application drawings:

D066-DR-PL01	Existing Location and Site Plan
D066-DR-PL02	Existing Gate Plans and Elevations
D066-DR-PL03	Existing Northwest Garden
D066-DR-PL04	Existing Southeast Garden
D066-DR-PL05	Proposed Site Plan
D066-DR-PL06	Proposed Gate Plans and Elevations
D066-DR-PL07	Proposed Northwest Garden
D066-DR-PL08	Proposed Southeast Garden

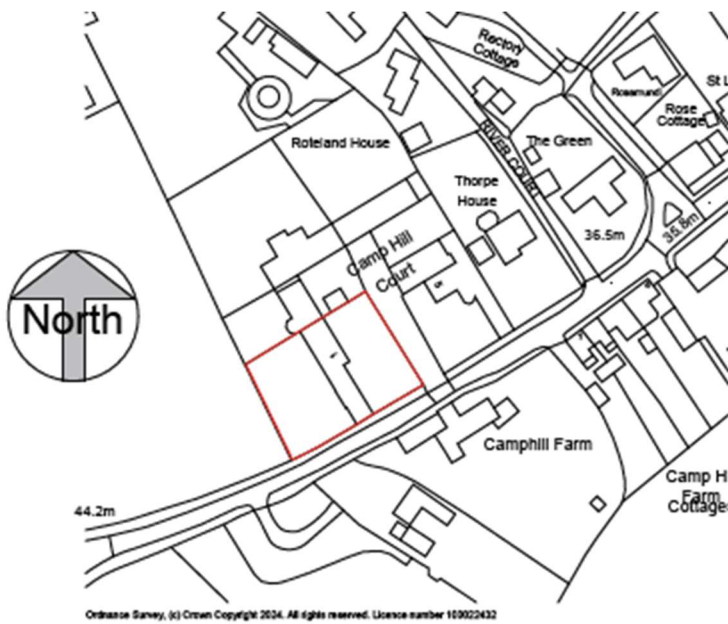
2.0 SITE LOCATION AND CONTEXT

2.1 The Site



Aerial View © Google Earth Pro 2024.

The red line denotes the approximate site boundary (refer to drawings for accurate boundary).



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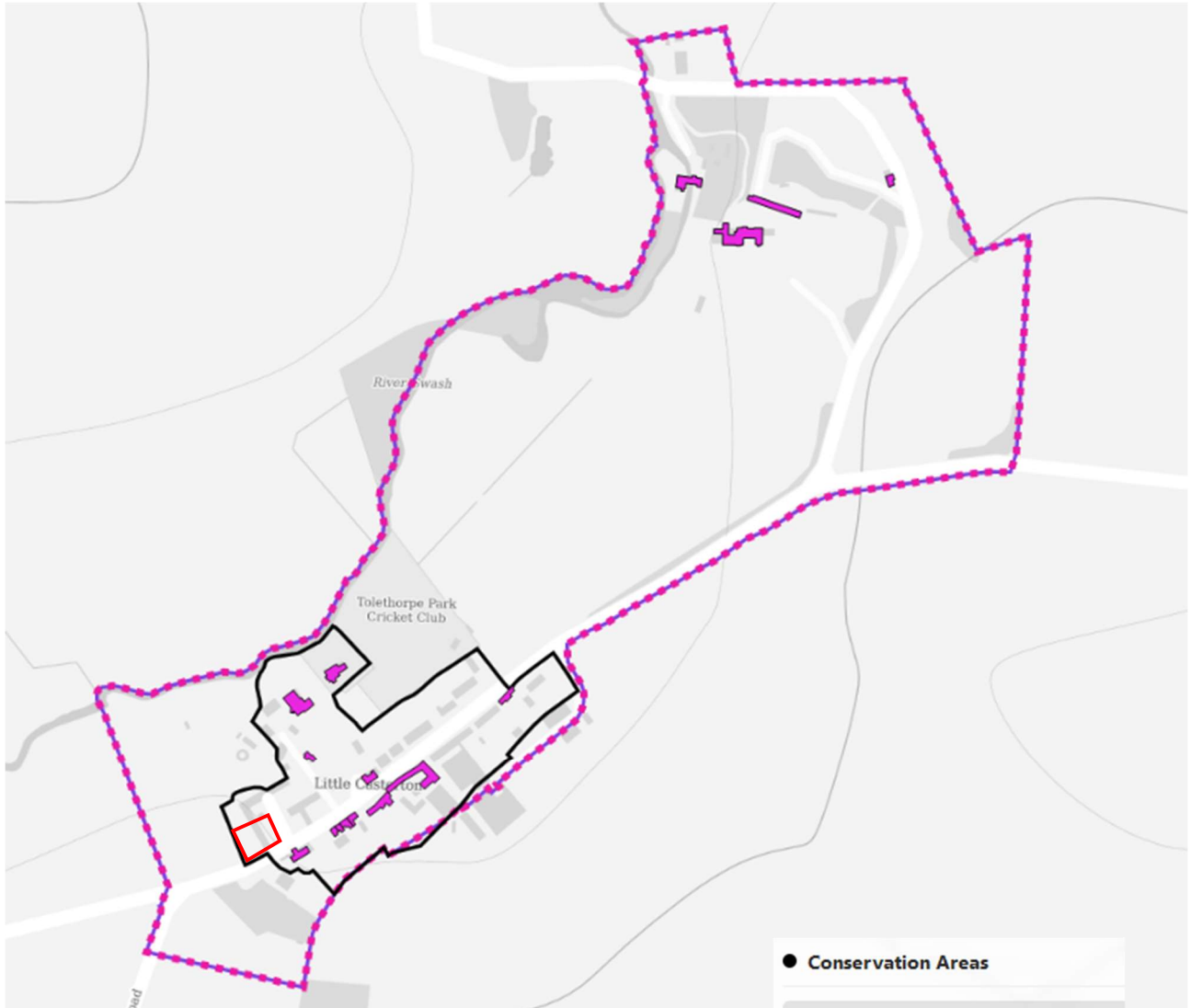
Extract from drawing D066-DR-PL01 Location Plan – Not to Scale.

2.2 Conservation Area

The building is located in the Little Casterton and Tolethorpe Conservation Area.

The Conservation Area is subject to an Article 4 Direction (2005) which has removed a number of Permitted Development Rights.

Goose Barn is not listed.



The red line denotes the approximate site boundary.



Closer view of the application site within the Conservation Area.

NOW THEREFORE the Council in pursuance of its powers under Article 4(2) of the Order and all other powers thereby enabling **HEREBY DIRECTS** that:

1. The permission granted by Article 3 of the Order shall not apply to development specified in the First Schedule to this Direction in the area specified in the Second Schedule to this Direction
2. This Direction may be cited as the "Rutland County Council District Council Little Casterton and Tolethorpe Conservation Area Article 4(2) Direction 2005"

FIRST SCHEDULE

The erection, alteration or removal of a chimney on a dwellinghouse, or on a building within the curtilage of a dwellinghouse;

and any of the following permitted development rights for development which would front a highway, waterway or open space:

the enlargement, improvement or other alteration of a dwellinghouse (including alterations to windows, doors, stone and brickwork);

the alteration of a dwellinghouse roof (including a change of materials);

the erection or construction of a porch outside any external door of a dwellinghouse;

the provision, within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;

the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;

the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage

the erection, alteration or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and

the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse

being development comprised within Parts 1, 2 and 31 of Schedule 2 to the Order

3.0 PROPOSALS

3.1 General Description

The application site is a residential property, known as Goose Barn.

The proposals include separate areas of work and the drawings have been arranged accordingly:

1. Alterations to the main entrance to the site, with installation of automatic gates and improved vehicular access.

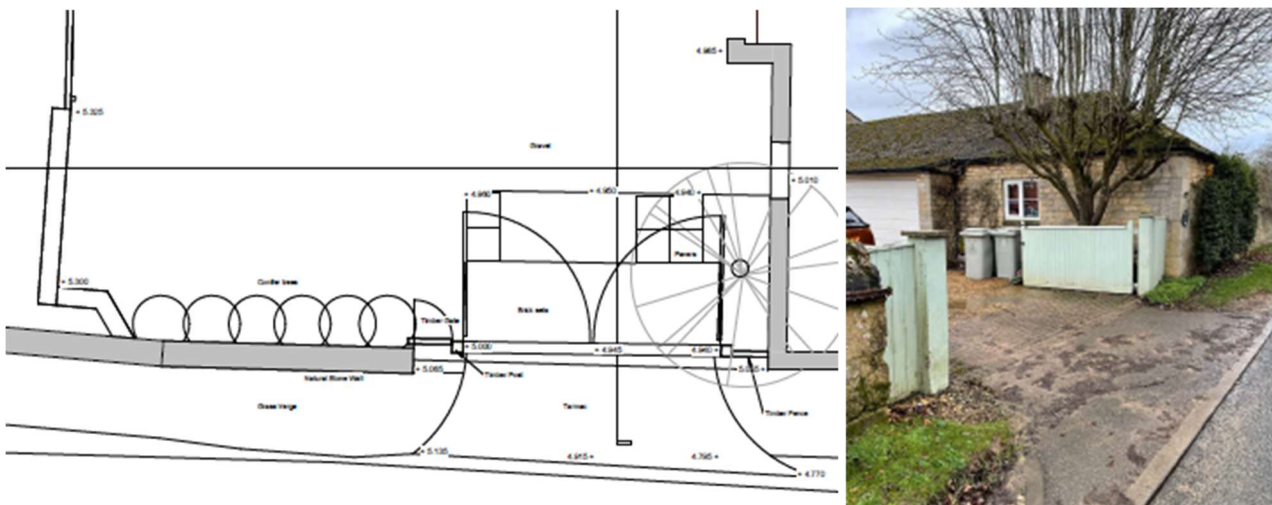
Alterations to car parking area within the site.

2. Alterations to northwest garden.
3. Alterations to southeast garden.
4. Miscellaneous alterations to house elevations.

3.2 Detailed Proposals

3.2.1 Alterations to main entrance to the site and parking area

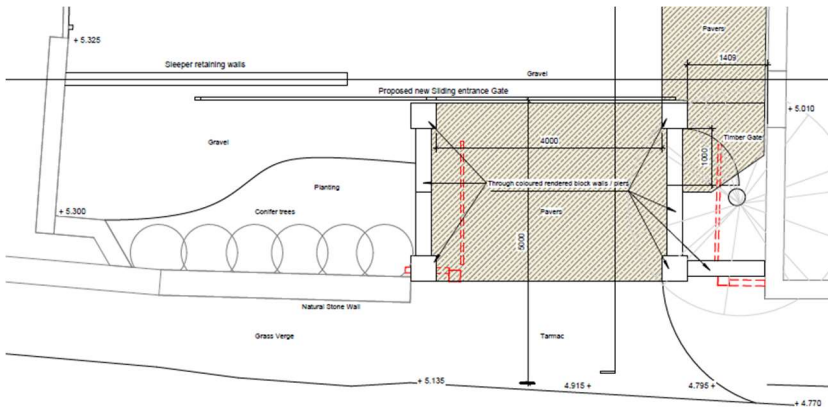
The arrangements relating to the gate to the frontage onto the highway are shown on drawings PL02 (existing) and PL06 (proposed).



Extract from drawing PL02.

The property has an existing pedestrian and vehicular access from Tolethorpe Road. The road is subject to a 30mph speed limit.

The current timber gates are located on the property boundary, set approximately 2.1m from the road kerb. The current arrangement means that, to open or shut the manually operated gates, a vehicle must wait momentarily on the public highway.



Extract from drawing PL06.

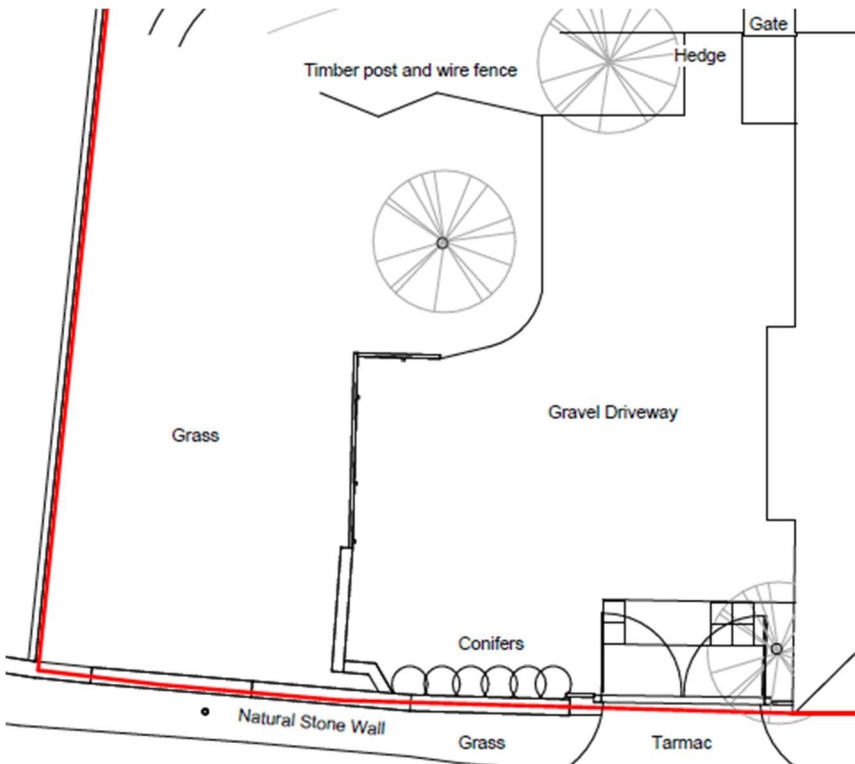
The existing manual timber gates will be removed, new through coloured rendered block walls and piers constructed, and an electrically controlled sliding entrance gate installed.

The sliding entrance gate will be set 5m back from the road kerb. This will allow a vehicle to wait off the highway for the gate to open, improving overall safety.

A pedestrian gate will be installed in the new wall closest to the house.

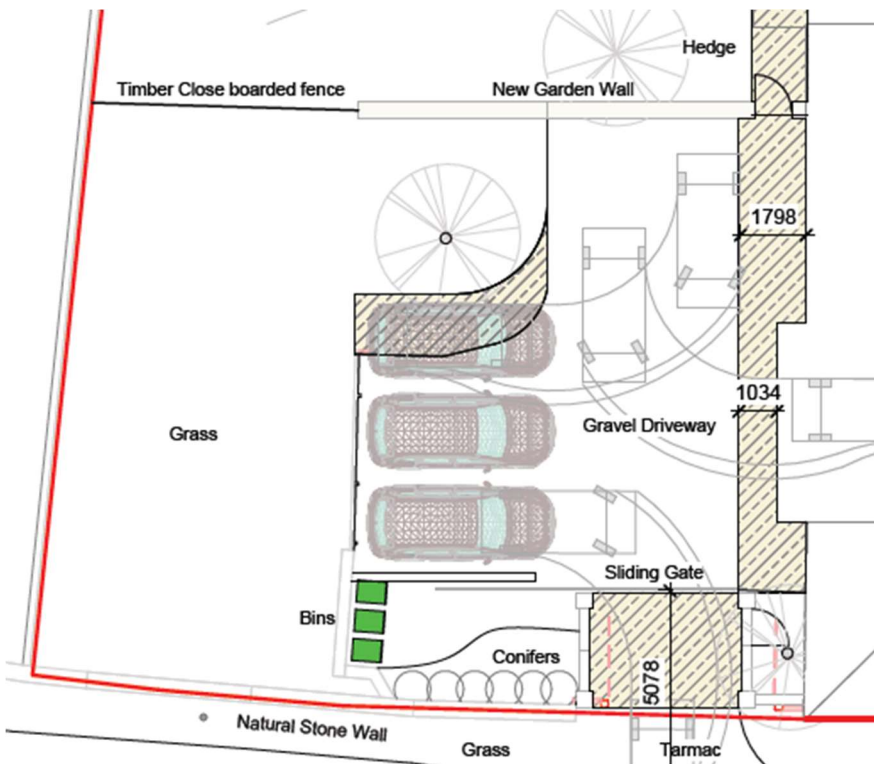
The existing stone wall forming the boundary to the front of the property will not be affected by the proposals.

The arrangements relating to parking facilities on site are shown on drawings PL01 (existing) and PL05 (proposed).



The existing gravel driveway beyond the entrance gate allows access to the garage and onsite parking of vehicles.

Extract from drawing PL01.



The proposals include a slight remodelling of the gravel driveway to allow parking for 3 vehicles and retaining access to the garage.

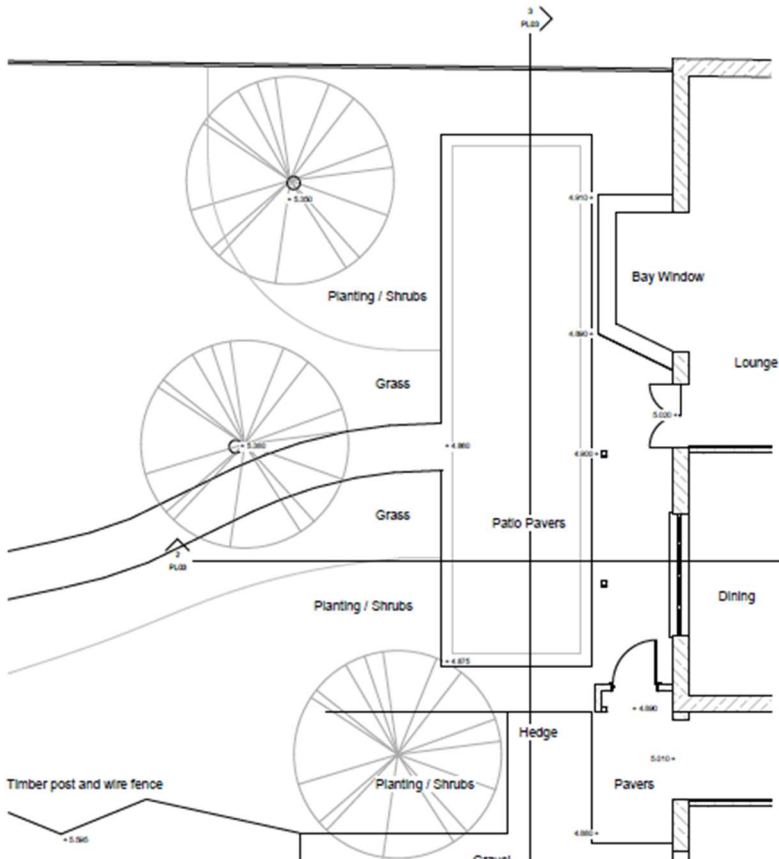
Vehicles can enter the site forward and reverse into the parking spaces, allowing exiting the site in forward motion.

The proposals include installing a paved walkway along the south elevation of the house.

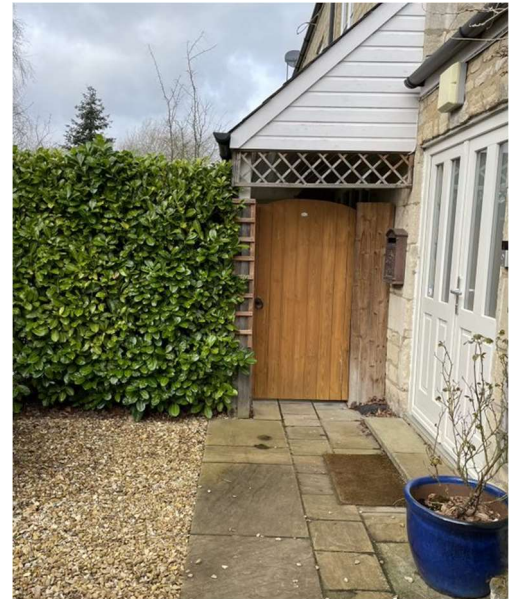
Extract from drawing PL05.

3.2.2 Alterations to northwest garden

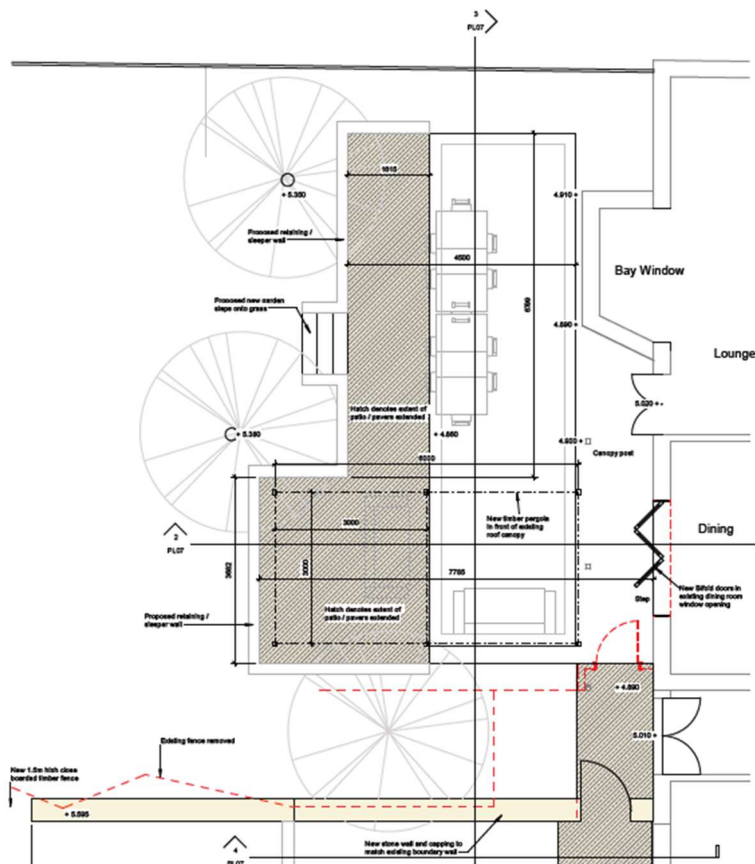
The proposals relate to alterations to the area beyond the parking area and the arrangements are shown on drawings PL03 (existing) and PL07 (proposed).



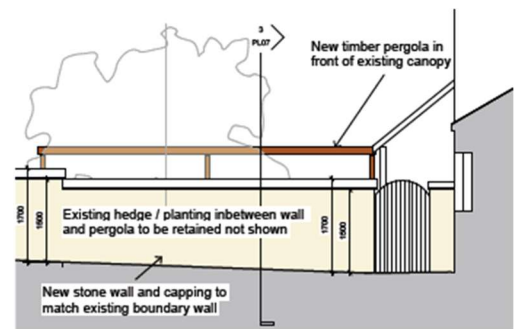
Extract from drawing PL03.



At present, the driveway and parking area are separated from the northwest garden by a loose timber post and wire fence, a hedge, and a timber gate under the existing canopy.



Extract from drawing PL07.

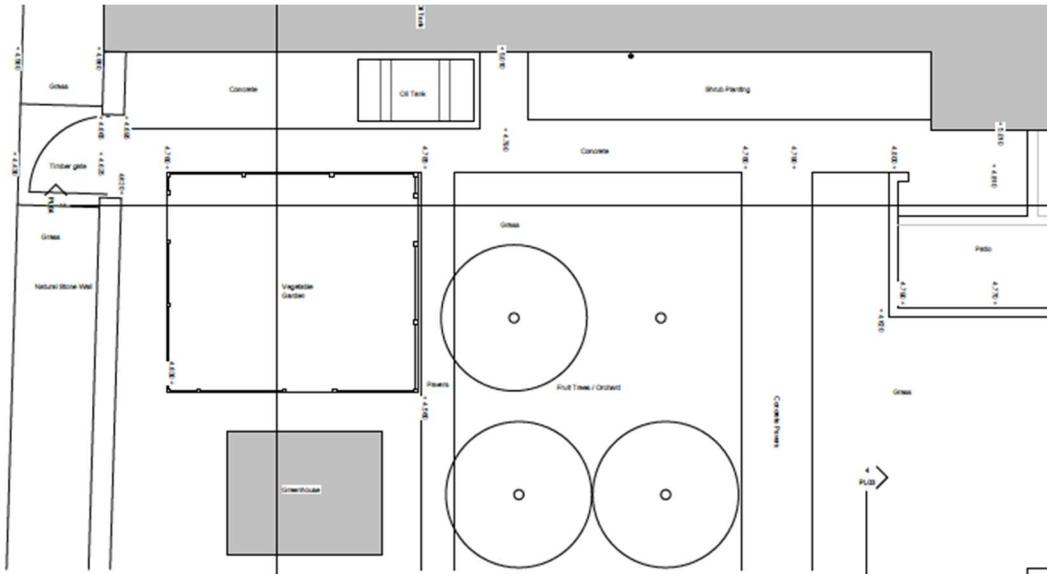


It is proposed to build a 1.7m high stone wall with stone coping to match the existing wall on the front boundary of the property, with a new timber gate.

The wall will be located forward of the house entrance doors and will create a private area sheltered from the driveway and parking where an extended patio area and timber pergola above will allow the location of outside dining and seating facilities directly outside the existing lounge and dining room.

3.2.3 Alterations to southeast garden

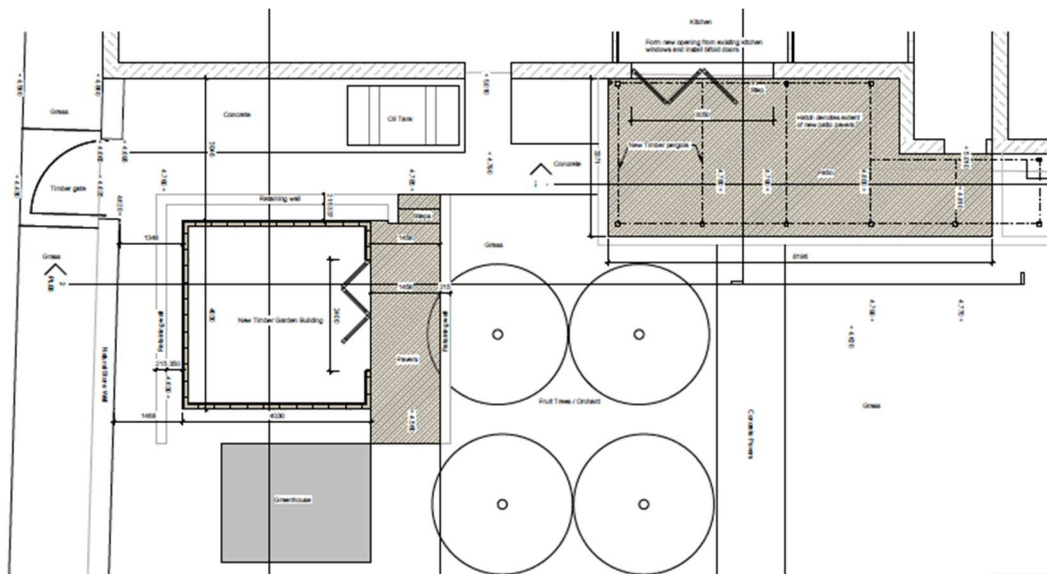
The arrangements are shown on drawings PL04 (existing) and PL08 (proposed).



Extract from drawing PL04.

The southeast garden area is currently not more than a collection of ancillary underused spaces including a neglected vegetable garden, a greenhouse, an orchard, concrete paths, and shrub planting along the east elevation of the house.

There is a patio to the northeast (not shown on this drawing) which will be reduced in size back to a footpath.



Extract from drawing PL08.

The proposals will allow better use of the southeast garden, with new bifold doors from the kitchen leading to a new patio with pergola.

A new timber garden building (home office) will be installed within the footprint of the underused vegetable garden.

The orchard will remain.



View from the southeast corner of the house, with the stone boundary wall to the street on the right-hand side, looking towards the vegetable garden and the greenhouse in the background.



View of the northeast patio, looking towards the greenhouse and the vegetable garden in the background. The red line denotes the area of the patio to be removed to extend the lawn in front.

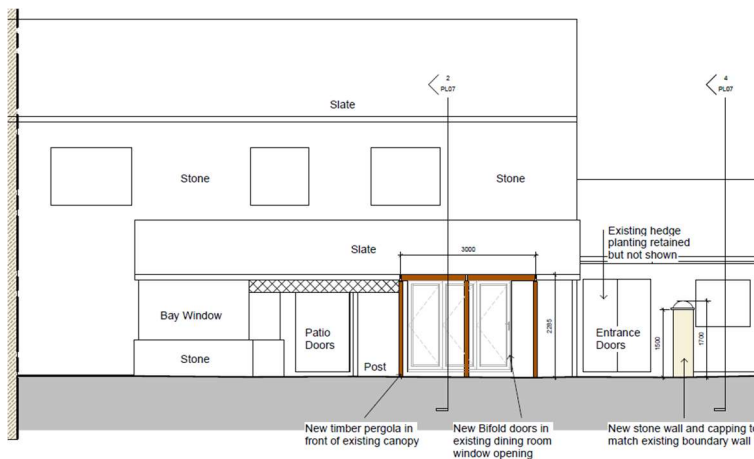


Indicative appearance of proposed timber garden building. Subject to final details and choice of manufacturer / supplier.

3.2.4 Miscellaneous alterations to elevations

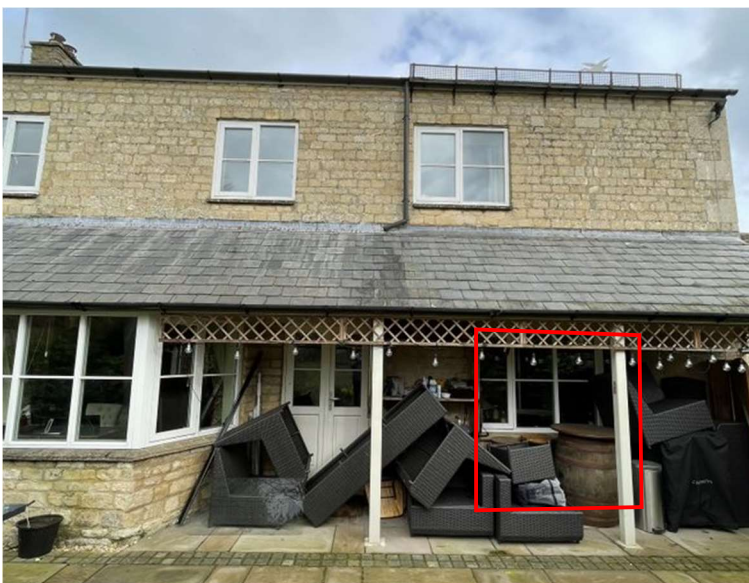
The proposals include the installation of two white aluminium sliding folding windows.

Window 1 in west elevation:



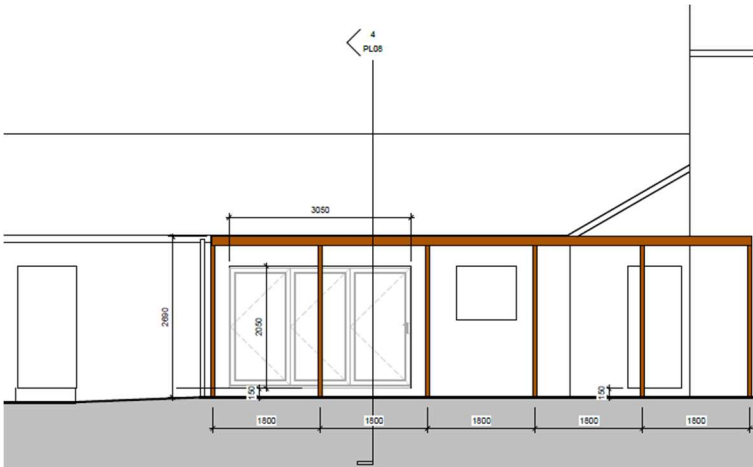
New window to be installed in the existing dining room window aperture width, following removal of the stone wall below the existing cill.

Extract from drawing PL07.



The red line denotes the proposed window aperture (partially hidden by garden furniture).

Window 2 in east elevation:



Extract from drawing PL08.

New window to be installed in the new aperture formed from two existing windows in the kitchen.



The red line denotes the proposed new window aperture (partially hidden by shrub border).

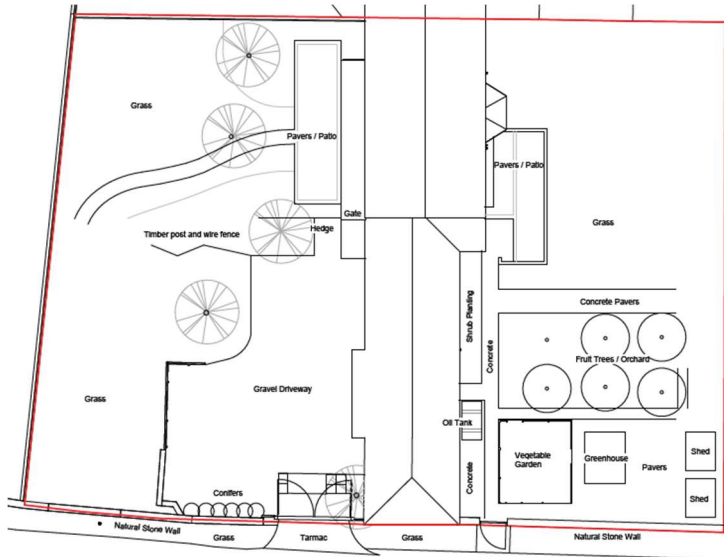
3.3 Use

No change of use. The property is to remain a dwelling Use Class C3(a).

3.4 Amount

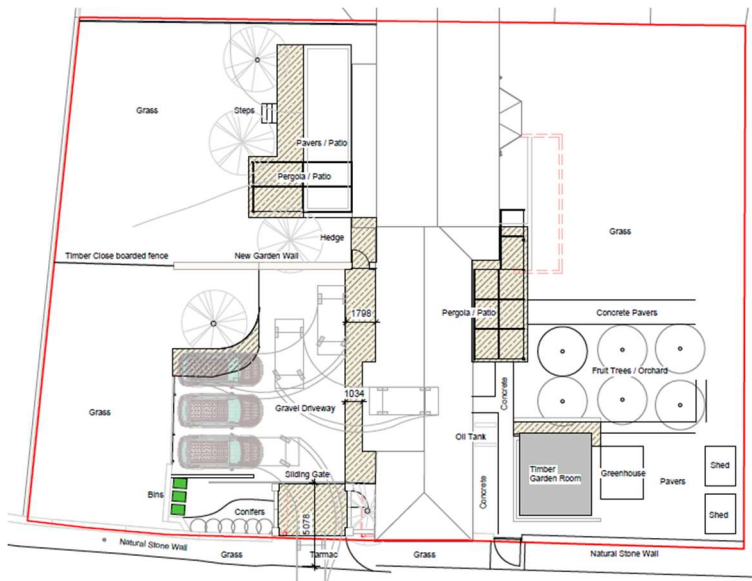
Additional floor space is provided by the addition of the garden building (16 m²).

3.5 Layout



Overall site as existing.

Extract from drawing PL01.



Overall site as proposed.

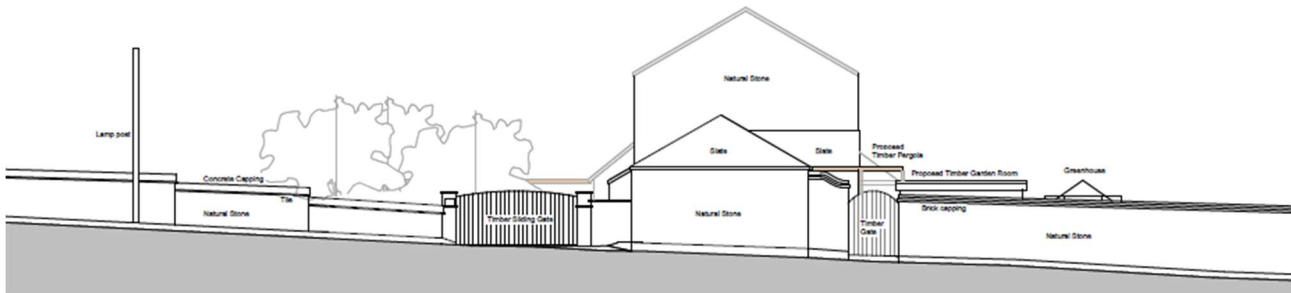
Extract from drawing PL05.

3.6 Scale & Appearance

The external appearance of the property will remain largely unchanged. The effect of the proposals on the street scene will be minimal.



Extract from drawing PL01 showing existing elevation to Tolethorpe Road.



Extract from drawing PL05 showing proposed elevation to Tolethorpe Road.

3.7 Landscaping

The existing trees in the orchard, most shrubs and planting will be retained.

3.8 Access Statement (Inclusive Design)

N/A.

4.0 HERITAGE IMPACT STATEMENT

4.1 Legislation

The Planning (Listed Buildings and Conservation Areas) Regulations 1990 require Councils to have special regards to the desirability of preserving a Listed Building and / or its setting (section 66) and to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas (section 72).

4.2 Assessment of Impact

This section analyses the impact of the development on the Conservation Area. It is a structured process to make sure that the significance of the historic setting has been taken into account when developing and designing the proposals. The process tests that the proposals are appropriate, by assessing their impact on their setting.

Most of the proposals will not be visible from the public highway, as the property is located behind a stone wall that will be retained.

The new gate is set back from the street frontage and the existing wall will not be affected by the installation of the gate.

The new garden building is barely higher than the street boundary wall (see section 3.5).

This assessment concludes that the proposals will not be detrimental to the appearance of the conservation area.

5.0 PLANNING STATEMENT

5.1 Planning Policies

Relevant Policies from the Rutland local Plan:

Policy SP1 – Presumption in favour of sustainable development:

There is nothing in the proposals that would have any adverse impact on the economic, social, and environmental conditions in the area. The proposals will improve access to the property and improve the amenities of the property for the enjoyment of the residential occupants.

Policy SP5 – Built development in the towns and villages:

The proposals are appropriate in scale and design to their location and to the size and character of the settlement. They would not adversely affect the environment or local amenity. They would not be detrimental to the features and spaces which contribute to the important character of the settlement and the locality.

Policy SP20 – The Historic Environment:

The proposals will not affect the character of the Conservation Area.

5.2 Conclusion

This assessment concludes that the proposed works are in accordance with planning policy, as they will improve access to the property from the highway, improve the residential facilities for the enjoyment of the occupants and will not adversely affect the character of the Conservation Area. They are therefore suitable for their location.