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Planning Design and Access Statement & Brief Heritage Statement

Double Garage and Garden Store With
Storage Over

Bury End, Ashwell Road, Hinxworth, SG7
5HT

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On Behalf of
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1.0 Introduction/Background

- 1.1 This Design and Access Statement together with brief section dealing with the associated Heritage issues is submitted in support of a planning application for a double garage and garden store with storage over at Bury End, Ashwell Road, Hinxworth.
- 1.2 Whilst the site does not enjoy any special status, such as Green Belt, Bury End is Listed Grade II with a List Entry 1102688. The date of listing was January 1979. This will be dealt with separately.
- 1.3 The property has been owned by the applicant for some 43 years and since that time there have been a number of extensions and works that have all be legitimised through the planning process inter alia, replacement windows, house extension, workshop extension.
- 1.4 The site area is little over ½ an acre (2,048m²) and includes a number of small outbuildings including garage, workshop, greenhouse and summerhouse. The workshop currently doubling as a garden store.
- 1.5 The applicant has a small collection of cars which includes a rare 1949 Jaguar which is nearing completion of a 9 year total restoration. The application proposed will allow this to be responsibly housed, on its return, since the existing garage dimensions will be adequate.
- 1.6 With the site being of generous proportions and already hard surfaced for parking of cars and being densely screened by trees and associated vegetation, the building will be hardly visible and, in any event, by virtue of the traditional rural materials and design, the building will complement the house and site.
- 1.7 Since the proposal is remote from the Listed Building and not attached it is understood that Listed Building consent will not be required. Confirmation would be appreciated.



2.0 Site Analysis

- 2.1 The overall curtilage of Bury End is some 2,048m² (½acre).
- 2.2 The site lies on the Ashwell Road between Hinxworth and Ashwell and is a rural location outside the built core of Hinxworth.
- 2.3 The site comprises the original Listed Cottage, Bury End, a number of extensions over the last 34 or so years, together with an outdoor pool and summer house, old timber garage and workshop plus a greenhouse.
- 2.4 The property is completely screened by dense vegetation, trees and evergreen hedgerow, providing only fleeting glimpses of any buildings.
- 2.5 Vehicular and pedestrian access is from Ashwell Road with excellent compliant visibility in both Westerly and Easterly directions on this lightly trafficked road.
- 2.6 The proposed site is at present gravel used for parking of vehicles.



3.0 Brief Heritage Statement

3.1 Although Listed Building Consent is not required per se, it is acknowledged that the proposal will be within the curtilage of a heritage asset, the host house Bury End.

3.2 Bury End is Listed Grade II and the List Entry states:

“Cottage, once a tenement range. Mid C17 2-bay house extended in C18 by single storey bays each end. Timber frame. Plastered walls. Thatched roof. 1 storey and attics. 1:2:1 casements, the centre with 2 eyebrow attic dormers. Central plank door. C17 ridge stack. Interior has central inglenook. Right centre bay with chamfer-stopped beam. Simple C18 staircase in right end bay, Circa 1950 rear left extension.

3.3 With permission, Bury End has been extended and altered a few times together with the erection of a number of outbuildings. Clearly none of these were seen as being prejudicial to the heritage asset and it is submitted that neither will this application proposal.

3.4 The proposed garage and garden store are sufficiently distant from the Listed Building so as not to be injurious to its integrity in any way.

3.5 Additionally the scale and choice of materials ensures compatibility, again resulting in no harm.

3.6 Accordingly, it is concluded that the Listed Status of Bury End will not be an influence on the decision-making process in determining this application.

4.0 Development Proposals

- 4.1 The proposal is to provide under cover parking for two vehicles with storage above together with a garden store.
- 4.2 The existing garage was built at a time when cars were of significantly lesser dimensions than today and therefore it is currently used for general storage.
- 4.3 At present Bury End does not have a garden store, which is essential for the ½ acre plot. Accordingly, the workshop has doubled up as garden store, making the workshop a less than ideal space for its intended purpose.
- 4.4 The lean-to store to the Southern end of the proposed garage will ease that problem..
- 4.5 The building is to be oak framed with a number of the structural elements and clad with feather edge boarding all under a pitched roof with plan=in clay tiles. PV panels are proposed to the South slope only.
- 4.6 Oak casement windows at high level to the two gable ends and oak doors to the garage, garden store and personnel door.
- 4.7 A simple internal timber stair provides access to the roof void which is intended to be used for storage of items displaced from the existing small garage, which could then accommodate a smaller vehicle or bicycles.
- 4.8 The siting is set within existing dense mature vegetation, shrubs and trees which provide a visual screen and a degree of security. Much of this area has lacked serious husbandry in recent years and the opportunity will be taken to address this.



- 4.9 There is no proposed alteration to the access as this already provides excellent, fully compliant access onto Ashwell Road with visibility in both directions well in excess of the prescribed distances.
- 4.10 The siting allows garaged vehicles to manoeuvre within the existing parking space area and exit onto Ashwell Road in forward gear.
- 4.11 The design takes a traditional approach which is sympathetic to both the host house and the locality.
- 4.12 The building will not adversely affect the amenity of any other property nor Bury End itself, being suitably distant and already screened by the existing garage and workshop.



5.0 Summary

- 5.1 The pre-application advice service has been consciously by-passed since it was concluded that the proposal was so straightforward and non-contentious and that to go that route would place an added strain on the already over-stretched and under staffed planning department.
- 5.2 Although, within the curtilage of a Grade II Listed building, the proposal is a) not attached to the Listed Building b) sufficiently remote both physically and visually and c) of a design that is wholly comparable within its context.
- 5.3 There is no doubt that the $\frac{1}{2}$ acre plus site can more than adequately accommodate a double garage and garden store without compromising the Listed Building or causing loss of amenity to any third party.
- 5.4 The functions are wholly compatible with the site with the added benefit of visually removing two cars from the driveway.
- 5.5 In summary, it is trusted that the application can be formally reviewed and endorsed by the grant of planning permission, no doubt under Officer delegated powers.

- 5.6 However, as always, should there be any queries whatsoever or any suggested beneficial changes, as per the Council's proactive policy, it is requested that they be raised in a timely manner, allowing a timely response.