

Heritage and Design Statement Detached Garage Workshop Building

Windmill House, Rushden, Buntingford,
North Hertfordshire, SG9 0SH.

The Site.

Windmill House is a grade 2 listed building and resides within considerable grounds covering both the proposed area and the current listed buildings. The listing number of 1102667 is for the main house with a further structure being listed number 1176020. Both structures have a grade 2 listing and fall within the site boundary.

There remains a current existing timber frame structure which was used as a garage, workshop and storage unit. The structure is not in itself listed however it falls within the site boundary of the two listed above and is shown within the site location plan. It should be considered that the current existing and proposed structure in question is far enough away from the listed structures that there is no impact on them from the proposed. From previous pre-application advice it is considered that the proposed falls outside to the listed curtilage and there a listed building application is not required.

Access is afforded to the two listed buildings from a single entrance to a courtyard parking off Bennetts Lane. The remaining, non-listed garage/workshop structure is afforded vehicle access from two entrances off Bennetts Lane one of which has been closed off with the remaining access having a gated approach.

Previous listed building and planning applications have been approved covering alterations to the existing house along with an application to redevelop the existing garaged building, application No [13/00053/1HH](#) which was approved back in 2013.

The Proposal.

This application is for a new proposal to encompass the area of the existing structure along with the prior approved application noted above.

Use.

The proposed building is intended as a supplementary facility to the main residence, primarily serving as a domestic workshop and providing secure storage for agricultural equipment, including tractors. A dedicated section will accommodate classic cars, along with their spare parts and maintenance tools.

The development will also improve on-site parking by utilizing the existing upgraded gated entrance, thereby enhancing the current parking arrangements for the main house and its associated listed buildings. Due to the building's distance from the primary dwellings, the inclusion of a W.C. is proposed for convenience.

Additionally, the southern wing of the building is designed for flexible use—initially functioning as a gym and home office, with the potential to be adapted in the future to provide independent or assisted living accommodation for the property owner's disabled daughter.

Layout.

The new proposal is to take the same shape on plan of the existing and the prior approved application and to bring the two structure together as. The single structure is to be located 1.0m away from the current boundary line which is indicated by the existing concrete retaining wall and concrete fence post.

There remains a current overgrown drive to the existing structure which is accessed from the existing gated entrance of the main road. It is expected that in principle the drive will be maintained to it's current entrance and adapted to allow access into the garage proposals.

Drawings indicate the current levels across the site with the current proposals indicating the top level of the proposed new roof ridge being 2.4m above the ridge line of the existing structure.

Scale.

The proposal provides a reduced overall width to the current structure by approximately 2.0m and takes into account the prior approved floor space as note above in the link. There remains an approximate 2.6m increase in the depth of the proposed structure to allow for its reasonable use for parking which is not currently afforded in the current layout. Consideration has been taken in keeping the eaves level to a minimum with a clear 2.1m to the canopy at the entrance to the proposed with a garage entrance kept to a 2.3m headroom.

Given the current site levels the proposed gives an increase of ridge height of 2.4m against the existing which reflect the greater depth of the building. It is felt that this is offset by the proposed reduction in the overall width of the proposed. The roof pitch is indicated at 45deg' which would be in keeping with the proposed tiled roof finish and local roof finishes. The existing shrubs and trees that are to remain along with the moving the building back from the boundary by a 1m will result in a very minimal change to the neighbours outlook or cause any additional shade onto the gardens.

Landscaping.

The existing area will remain as garden with a new small paved area outside the entrance area. The existing trees and shrubs that are situated along the property boundaries will remain. With the possibility of additional trees to be planted on completion of the proposed.

Appearance.

The garden will have the main framing constructed using oak sitting on a red brick plinth. The panels between the main oak framing members will be constructed with timber studs and clad with timber feather edge boarding. The doors and windows will be in oak finished with an oak stain, with the glazing being clear glass. The 45 degree roof will be clad with clay plain tiles with black half round guttering and black round rainwater pipes. As the majority of the building is constructed from timber, the building will weather with age and will blend into the site more so than a brick or rendered structure.

Rev – B.