LISTED BUILDING APPRAISAL AND DESIGN AND ACCESS STATEMENT

PROPOSAL : Single storey rear extension and internal alterations
ADDRESS : Newhall Farmhouse, Hazlescross Road, Kingsley
APPLICANT : Mr A Collins
DATE : September 2009 JOB No. : 2009.1641

DESIGN

ASSESSMENT

Assessment Area

The building is a Grade II Listed Building located within the village of Kingsley. Hazlescross Road links Kingsley High Street with Hazles Cross. Newhall Farmhouse is a former farmhouse, now used a single dwelling. Within the curtilage of the farmhouse is a large traditional brick barn (to the northwest of the farmhouse) and a large modern outbuilding that replaced an earlier traditional barn. The former farmland has been lost, partly having been merged into neighbouring farms and partly having been developed by an earlier owner for housing. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the application building and its curtilage.

Physical

The physical characteristics of the Assessment Area consist of the two storeys former farmhouse, the farm barn and the modern garage/workshop building. The former C18th farmhouse is principally constructed of brick with a plain clay tile roof incorporating stone parapets at the gables. There is evidence that some of the upper floor elevations are more recent additions or alterations. The gable facing south-east is constructed of coursed stone with stone mullion windows. There are also patches of former stone walls within the brick structure. The farm barn is a large brick building against the north-west boundary of the site. It is two storeys and constructed of brick with a plain tile roof. The garage/workshop is at the rear of the farmhouse and is a block building with a corrugated sheet roof.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Conservation Area and the Staffordshire Moorlands Local plan. The **Local Plan** shows the premises located within the settlement boundary of Kingsley Village. There are no 'saved' Conservation Area and Listed Building Local Plan policies. Policy B13 encourages good quality design in proposals.

Paragraph 3.2 of **PPG15 Planning and the Historic Environment** confirms that listed building consent is required for all works, both external and internal, that would affect a building's special interest. Paragraph 3.3 states that local planning authorities should 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 3.4 states that applicants for listed building consent must be able to justify their proposals, and that if the works would affect the character of a listed building, they must show why these are desirable or necessary.

EVALUATION

Land around Newhall Farmhouse was developed in the late 1980s following permissions 87/00460/OLD and 88/01220/OLD. Planning permission was granted in 1987 for the use of the traditional brick barn to be used for furniture restoration. This permission was implemented but no longer operates. Planning permission was granted in 1988 for the demolition of a former outbuilding and the erection of a replacement extension. This extension represents the building that this current application proposes to replace. Permissions were granted in 2005 for internal alterations that accommodated the building being used as two separate dwellings.

Planning policy guides the proposed scheme towards one that avoids changes to the historic quality and character of the building.
The addition that was built in 1988 is not considered to enhance the character and quality of the Listed Building. The applicant finds the shape and size of the extension does not meet modern living arrangements and has decided to replace the existing kitchen with one that better meets the needs of this family home within an extension that respects the character of this Listed Building.

DESIGN
General
The application proposes a single storey extension on the rear elevation of the building. The scale of the proposal is modest and does not harm the appearance and character of the building
Use: The proposed extension is to be used for residential purposes.
Amount: The application proposes the erection of a single storey building having a floor area of 14.26 sq.m.
Layout: The proposed layout has been influenced by the layout of the existing farmhouse and its connections to other parts of the house.
Scale: The scale of the proposal represents about 7% of the volume of the existing farmhouse.
Landscaping: The proposal is not considered to generate a need for additional landscaping.
Appearance: The appearance of the proposed extension is considered to reflect the architectural character of the Listed Building.