HERITAGE IMPACT ASSESSMENT & DESIGN AND ACCESS STATEMENT

PROPOSAL : Installation of 4 x conservation style rooflights

ADDRESS : Meadow Place Farm, Brookfields Road, Ipstones, ST10 2LY

APPLICANT : Mr & Mrs Humphreys

DATE : March 2020 JOB No. : 2020-2488

Introduction

Sammons Architectural Ltd have been appointed by Mr & Mrs Humphreys to prepare and submit a listed building consent application to Staffordshire Moorlands District Council for the installation of 4 conservation rooflights at Meadow Place Farm, Brookfields Road, Ipstones.

Town & Country Planning legislation requires the submission of a statement demonstrating how the special historic or architectural interest of a building or area has been considered within a planning application proposal. This Statement demonstrates how design principles and concepts have been applied to the design of the proposal and how it has taken account of national and local historic environment planning policies, and in particular how the design preserves or enhances the historic and architectural importance of the application building; how the proposal has been designed to harmonise with the existing architectural style of the building and area; the application building's setting; and particular physical features of the building and area that contribute to its special interest or character. The Statement also shows how the design approach to access balances the recommendations of the Equality Act 2010 with the historic asset.

The Application Building, its site and surroundings

The application building comprises of a detached two storey residential dwelling which occupies a substantial plot on the northern side of Brook Road, Ipstones. It is set well back from the public highway and shielded largely from public view by a two storey curtilage building which lies to the front of the building, at right angles to the main house. In 1987 consent was granted to rebuild the existing brick chimneys in stone and further consent in 2000 permitted a two storey extension to the rear. The application site is surrounded on all sides by residential development.

The Historic Context of the Application Property & Assessment of its significance,

Meadow Place Farm is a Grade II listed building. First listed on 2nd May 1953 the listing on the register is as follows:-

"Farmhouse. C17 with early C18 and C19 alterations. Coursed dressed stone; cavetto string at first-floor level; tiled roof on cyma recta eaves band; verge parapets; ridge stack behind main entrance and end stack to right. 2-storey, 3-window front, widely spaced to left; 3 windows remain: to right-hand bay and ground floor centre with narrowly- spaced chamfered mullions of 3 lights, the remaining windows of similar overall dimensions and in the original reveals, have been modified to paired lights with small-pane casements; String steps over heavy lintel to principal entrance to left of centre with Tudor arch and C20 panelled door, further later entrance to left end and blocked door to right of centre. The latter is set against a straight joint, quoined to left and running up to first-floor window level indicating the right-hand bay to be an early addition, at which time the

eaves were also raised. The interior has a reset stone found near the site, now set in the chimney breast of the right-hand room. The stone, probably medieval and of monastic origin depicts a head and bestiary."

The heritage significance relates to the eternal and internal design that create the character of the building. The building is two storey's in height and constitutes traditional Moorlands vernacular. The emphasis of the listing is on the front elevation of the building.

The Planning Policy Context

The Staffordshire Moorlands Local Plan Submission Version February 2018 contains the planning and conservation policies that are relevant to this proposal.

Policy SS1 Development principles requires new development to contribute positively to the social, economic and environmental improvement of the area and maintains is local distinctiveness.

Policy 1A encourages Sustainable Development in the area.

Policy SO8 in the Design and Conservation section promotes local distinctiveness by means of good design and the conservation, protection and enhancement of historic assets.

Policy DC2 The Historic Environment requires heritage assets and their setting to be enhanced and gives protection to designated and non-designated heritage assets.

The Design Concept & Heritage Assessment

The purpose of this application is to improve the overall standard of living within the building fabric. The nature of the building has been carefully considered throughout the planning and construction process. The application proposes the installation of three rooflights in the rear roof slope of the main building.

The proposal meets planning policy 1A in that in represents sustainable development- through the provision of natural light and ventilation to the upper floor of the building, which is already used for habitable purposes. In design terms, the proposed rooflights are of a conservation style meaning that they are low profile with a central glazing bar, manufactured with materials and finishes that are sympathetic to the character of the building and the aesthetic of the village. Units have been sized to fit within the existing roof construction and are required due to welfare issues with regard to ventilation and lack of required air volume.

In terms of Policy SO8, the proposal is in keeping with the character of the application building and the character, scale and design of buildings nearby. The proposal preserves the historic character of the Grade listed building. With regards to Policy DC2 the proposals are, in theory reversible, and do not impact on any of the historic fabric that is perceived to be of relative importance. Being located on the rear elevation of the building it is considered that these will have the least impact on the impact of the character as they will not be visible from public vantage points.

Conclusion

Meadow Place Farm is located within the heart of the village within the Staffordshire Moorlands and makes a positive contribution to the character of this area. It is an important and valued heritage asset that has been granted Grade II listed status and the protection that listing brings.

The proposed works that are to be undertaken will remain reversible and any historic fabric of significance will not be affected . The proposal has been assessed against the Council's Local Plan policies. The conclusion of this study is that the provision of 4 conservation style rooflights on the rear elevation of the listed building will not adversely harm the special or historic interests of the Grade II listed building and will comply with the Council's planning policies as outlined above.

USE

The use of the application building will remain unaltered as a residential dwelling.

AMOUNT

The application proposes the installation of 4 x conservation style rooflights in the northern (rear) roof slope of the main building.

LAYOUT

The proposed development will be laid out on the plans accompanying this application. The rooflights have been positioned as to serve the existing habitable accommodation in the roof space.

SCALE

There is no change to the scale or massing of the original building.

LANDSCAPING

No additional landscaping is included as part of this proposal.

APPEARANCE

The proposed rooflights are of a conservation , low profile style. There size and location has been dictated to ensure that there is minimal intervention to the roof and that there would be no conflict with existing roof timbers, all of which are to remain.

ACCESS

The existing access arrangements will remain the same.