

BARTON MANOR BARTON CLOSE NYETIMBER

Erection of 10 car garage building

Design, Access & Heritage Statement

Assessment of physical context

- This application seeks planning permission for the erection of a 10 car garage building to be located along the northern boundary of the existing parking area repairs to the complex known as Barton Manor.
- The existing property is a Grade II listed building and its listing description along with a photograph of the southern elevation, which is modern, are attached to this statement. The majority of the building dates from the C18-19 but the north-west wing incorporates remains of an C11 hall and C13 chapel, which are built of stone rubble.

Social/economic context and planning context.

- The benefits of this development are to ensure that there is a protective covering for cars who park in the parking area. Historically they have been left in the open and there is a demand from the occupiers of the flats to have covered parking to protect the occupiers cars.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies, Supplementary Planning Guidance and the emerging LDF documents.

Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle

responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.

Heritage Design Principles

- Having regard to the advice contained within the *Framework* it is considered that a design response, which seeks to provide a high quality design and use of materials in order to ensure that the character and setting of the listed building is enhanced.
- The photograph below shows the frontage with section of wall closest to the existing entrance drive. The existing hedge along the northern boundary is visible in the background – it is a leylandii and of no value. Moreover it gives off a resin which is sticky on cars.



- The garage building will house 10 cars and be constructed of high quality stock bricks and will have a plain clay tiled roof. The south elevation will be left open so that the building is more of an open sided cart barn style.

Amount of development

- A single 10 car garage building is proposed.

Layout

- The proposed works have been set out above.
- It is considered that the scheme's design response is an appropriate design solution, which enables the site to be accessible to all.

Scale

- The building will measure 24m in length and 5m in depth. It will have a ridge line of 4.8m

Landscaping

- The existing conifer hedgerow will be removed.
- No new planting is proposed.

Appearance

- New brickwork will seek to match the existing brick wall as close as possible.
- The roof will be covered with plain clay tiles.

Access

- No change

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