

From:Amy Schofield
Sent:14 Jun 2017 14:28:31 +0100
To:Laura Gardner
Subject:RE: Planning Application 17/00801/FUL

Laura,

RE: Planning Application 17/00801/FUL

Land Off Hockerton Road, Hockerton

Two detached dwellings

The proposal follows pre-application discussions at this site and I include my earlier comments below.

The proposal site is in Hockerton which, while not a Conservation Area, is an attractive historic village. The proposal site is also close to the Grade II* listed medieval church and the Grade II listed Manor Farmhouse and separately listed barn and stables associated with Manor Farm. Development here has the potential to affect the setting of these listed buildings.

The site is also in close proximity to other historic barns of Local Interest. In addition, at least part of the site was once (if not still) associated with the Old Rectory, an attractive Local Interest building of Georgian origin. The northern boundary of the proposal site is bound by the same red brick wall which encloses the Old Rectory and there is a gateway leading from the formal garden area of the Old Rectory, through a garden wall and into the proposal site. An estate fence in poor condition can also be seen part way through the proposal site. Late C19 maps suggest part of this site was an orchard, with various enclosures within it and small outbuildings on the eastern border.

In general village plan form terms it would not necessarily be out of character for modest development here and the site is within that you could discern to be the built form of the village.

Impact on the setting of Grade II Manor Farmhouse and barns

The proposal site is clearly inter-visible from Manor Farmhouse and its associated outbuildings. While the setting of these buildings benefit from a low density and semi-rural village environment, they are based *within* the village and so are seen in the context of other low scale village development, rather than rural isolation. Given the potential separation distance, the use of a sympathetic boundary treatment, a low scale and low density development, traditional materials and traditional overall form, I think there is potential to erect two houses here without causing harm to the setting of Manor Farmhouse or its associated farm buildings.

I am pleased to note a simple post and rail fence proposed (the height of which should be controlled) which should suit the semi-rural character of the area and avoid a suburban finish.

The two houses have a simple pan form and have been adequately sited to still afford this sense of spacing and low density character. The overall design idea of the new houses is a faux barn, which does make for a relatively simple and low impact appearance. The use of faux barn detailing alongside more domestic features, like a porch and juliet balcony, is a little uncomfortable, but has been done with some restraint and is not in itself harmful. I also appreciate the use of segmental arches over openings and simple fenestration. The materials are red brick and pantile, which reflect the local character and materials. The only slightly unattractive element is the garage doors on plot 2 within a two storey element. The doors would benefit from a timber lintel or segmental arch and the wall above could do with some openings, or blind openings. This is an important elevation as it will be inter-visible with Manor Farmhouse.

Impact on the setting of the local interest Old Rectory

While there is very likely to be a historical association between this proposal site and the Old Rectory there is a clear boundary and character distinction between the two sites. The site does not resemble an orchard anymore and, while there remains the historical association, its contribution to the setting of the Old Rectory is primarily now derived from a sense of space and greenery and from the high brick wall forming part of the boundary. I feel the two proposed new houses are of a density and siting that still preserves this overall green and low

density setting. I feel the use of a simple two storey form, traditional detailing and materials will also help these houses become a neutral feature in the setting of the Old Rectory.

The boundary wall to the Old Rectory should not be breached and should be preserved as part of this development, which I believe it is. The condition of the wall, which is leaning in places, should be considered at this point and repairs may prove necessary. I would not want to see housing approved here and then applications made to demolish the boundary wall as new residents were unable or unwilling to repair/maintain it. Could we secure the repair of the wall as part of this application?

Impact on the setting of the Grade II Church of St Nicholas*

It would also not be harmful to the setting of the church to have low scale development here, which is far enough away from the church that it would not 'cramp' the church or church yard. A two storey form and the use of simple gables and pantiles roofs will make for a neutral addition in the setting of the church. Any views created of the church in conjunction with the two new

houses would not necessarily be out of character, incongruous or obscure any important vistas.

Trees, landscaping & site entrance

My preapp noted some mature yew trees on the eastern boundary, which in themselves are attractive but might be historically important in conjunction with the church and/or the Old Rectory and I believe these are shown as being retained. Greenery is very important to the semi-rural character of Hockerton and I believe the majority of the greenery on the site is being retained? That is certainly what I have inferred from the block plan which looks very similar in terms of trees identified to the tree survey report.

The existing site entrance is being re-used. I note a visibility splay annotated but also note that the trees around the entrance are being largely retained, so believe this will retain a fairly low

impact approach. I believe the access has to bridge a ditch and maybe the exact details of this could be conditioned to avoid an overly engineered approach.

Archaeology

I am pleased to see the pre-application advice has been followed and an archaeological report has been carried out. I note this concludes some potential for archaeological finds and disturbance. As such we should ensure there is a condition to capture this by a scheme of archaeological mitigation, to be agreed.

Conclusion

Overall, I think the principle of these two new houses is acceptable. The land falls broadly within the built form of the village. There is a historic association of this being open land cultivated as an orchard in association with the Old Rectory, but it is not discernible as an orchard now and the attractive brick wall of this is being retained. The buildings have been sited to keep a good sense of space around them and avoids cramping the Old Rectory and Manor Farmhouse. The new build houses are of a comparable scale, materials and detail to the local vernacular, but the elevation of plot 2 with the two garages could be improved. The overall greenery of the site seems to be retained.

Subject to conditions and a better detail to the garage elevation of plot 2 I think the setting of the nearby heritage assets will be preserved.

I trust this is helpful.

Amy Schofield (Mrs)

Planner, Conservation

Newark and Sherwood District Council

Development Business Unit

Kelham Hall

Newark

Nottinghamshire

NG23 5QX