

Design and Access Statement – Heritage Impact Assessment

Proposed renovation and extension of The Old Croft, Green Street, Holt including the demolition of existing extensions. A separate double Garage is proposed.

The proposals have been under consideration for some considerable time and is the product of a lengthy pre-application process to discuss the totality of the scheme. This has been by way of written consultation and a few telecons due to the recent pandemic.

A full application for this and the larger site has been submitted, considered and withdrawn and this submission is the product of discussions in detail with Sarah Hill who has consulted your Conservation Officer in the development of this scheme. (Withdrawn Scheme reference P/2022/08420.

The proposals comprise the renovation of the existing property (The Old Croft), the removal of a range of extensions and out-buildings and a proposed new extension to The Old Croft together with a double garage.

The Old Croft is situated in and compliments the Conservation Area, and discussions have developed to allow the careful renovation of the original buildings fronting Green Street. These were converted from two dwellings to one.

The original scheme proposed an additional separate dwelling and after discussion this has been removed and does not form part of this application.

The drawings and photographs attached to the application show the extent of the developed hedging and tree boundaries and it is proposed to manage and maintain these to retain a green boundary.

The topographic survey provided also indicates and records the relationship of the adjacent properties.

The existing main house, which dates from the mid 19th century, is in a very poor state of repair and is in danger of falling into dereliction if remedial work is not undertaken soon. Little or no maintenance appears to have been done for many years and the property has recently stood empty since being vacated by the previous elderly owner. The roof leaks and in all likelihood will need to be replaced, dry rot is present on the ground floor, the house is damp and the front porch is held up only by the ivy which engulfed the building etc. etc.

The outriggers are partly lean-to, partly of brick construction, all with old, leaky UPVC windows and doors, and all covered in felt roofing materials of various vintages. None of it is of any merit, and in our opinion is currently detrimental to the general area.

There is a range of large outbuildings which have been used for garaging/workshop/sale of produce/ storage of machinery etc, and the housing & feeding of farm animals.

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The entire plot is sandwiched between housing estates; one being of family-sized bungalows dating from the 1960s-70s; the other being of detached two-storey, 4 bed family homes built within the last 20 years.

It has been clear throughout the discussions that the Conservation Officer is supportive of the proposals and the benefit afforded to the Holt Conservation Area.

Heritage Impact Assessment

It is generally agreed that the removal of the low grade extensions will be beneficial to the site and surroundings and the proposal seeks to renovate the front and side aspects of The Old Croft.

The planning team have commented favourably in respect of the design and detail of the proposals during recent discussions.

The extensive ivy has been removed from the front and much of the brickwork has been exposed and we will agree appropriate remedial repointing and repair using lime mortar and traditional techniques avoiding mechanical equipment so as to preserve edges. Method statements will be submitted and agreed in advance of works.

The existing windows are not original and it is proposed that flush casement windows will be used throughout these elevations and samples and details will be provided for agreement prior to manufacture.

Archaeology

In the event of a successful approval it is proposed that an Archaeologist would be appointed to monitor demolition works involving subterranean structures and record any new excavations.

The proposed replacement extension is founded over the footings of the existing outbuildings and will not be deeper than the existing footings.

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The proposed footing detail for the garage is a raft which will be again of limited depth to avoid disturbing any ground below the site strip level.

The Heritage evaluation has been considered in respect of the recently withdrawn scheme.

Recent use of the site

The property was converted from two dwellings to one by the previous owner and the use of the outbuildings and extensions has varied over the years.

The land was littered with tractors, old vans and agricultural vehicles and machinery, the bulk of which were sold off in recent years. The adjacent plot was under cultivation for very many years as a market garden and the buildings down the side were used as shops, selling the produce .

Customers drove in to pick up their purchases. The owners would have been in and out of the Existing Access with delivery vans

Access

The site access remains unchanged save for an amendment to the wall as indicated on plan..

Drainage

This is all as existing.

In summary we concur with the view expressed by your Conservation Officer that “these proposals may unlock development on the site which would include repair and re-occupation of the house” - which is currently in a decaying state and in need of significant expenditure to enable proper restoration.

We trust that, given the level of discussion and agreed amendments, favourable consideration can be afforded to this revised application.

Project Architecture

On behalf of Mrs Robson-Catlin