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New Outbuildings – Bettisford Hall Farm: Design and Access Statement



Heritage Matters

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1.1 Heritage Matters has been commissioned by Mr and Mrs Nelson to undertake a design and access statement associated with the application for the regularisation of the erection of three Outbuildings by the previous owner of Bettisford Hall Farm – a Grade II* listed building.

Objective

1.2 The overall objective of the proposed works was to conserve the heritage significance of this Grade II* listed house, whilst providing a high-quality replacement domestic outbuilding and two new small domestic outbuildings for workshop and storage, which sympathetically sits alongside the existing main house and associated rear outbuilding, and its setting. Provision of access to ground floor levels was designed into the three buildings erected.

1.3 This took the form of ensuring firm access was provided from the Main Hall and the front car parking area to the three outbuildings, adequate access width to doorways and flat access from doors to all parts of the ground floor of these outbuildings. Circulation routes are firm and safe.

1.4 In summary, the have been sensitively designed and are of appropriate materials and colours to sit comfortably within the rural farm setting of this Grade II* building.

1.5 The changes are overall assessed to be 1 ‘Positive’ and 2 ‘Neutral’ in relation to harm to historic significance of the listed building and its setting (where ‘Neutral’ is defined as – “...such as where proposals are

sympathetically designed, or change is accommodated in part of the building or site that is less sensitive.”)

1.6 Therefore, the proposals do not directly conflict with any local or national heritage policies.

Figure 1: Plan of Outbuildings

