Design & Access Statement

Manor Farm Wall Repair, Netheravon, SP4 9RG
9th January 2024

Site Location
Manor Farm is a grade II listed building, in a rural location, off the A345 in Netheravon. The house has a large garden plot, with a distinctive cob wall boundary treatment complete with tiled capping. It is not within the Netheravon Conservation Area or the North Wessex Downs AONB.

Planning History
This proposal concerns the repair of the wall boundary treatment only. The planning history of the wall, which is covered by curtilage listing, includes repairs conducted in 2012 under listed building consent ref E/2011/1623/LBC. The works proposed under this new application will be conducted by the same contractor who completed the previous repairs.

Site Significance
The house is grade II listed, and the wall falls under the curtilage listing. The wall boundary treatment is of significance as a distinctive feature denoting the boundary of the heritage asset.

Planning policy documents consulted and considered as part of this design include:

- Core Strategy Policy 51 : Landscape, in making a contribution to improving the visual amenity of the surrounding natural landscape, and the distinctive characteristics of the village.
- Core Strategy Policy 58 : Ensuring the conservation of the historic environment, in proposing changes that enhance the sense of local character; although the plot is outside of the Conservation Area, the character and visual amenity of the setting of the listed building is relevant.

Design Principles
The Applicant is seeking to maintain the wall garden boundary in good condition, and has recently discovered that vermin have undermined a portion of the garden wall by tunnelling through and underneath it, causing the inner face of the wall to lean over into the garden.
The primary principle of the design is to conduct long lasting effective repairs whilst maintaining the existing appearance and to the greatest extent possible, vernacular means of construction, of the wall as it stands today. Only material that is failing and cannot be retained in place will be removed and replaced.

Architectural & Vernacular Spatial Forms
The existing form of the wall is to be maintained - this proposal is for repairs to the wall extent that has been undermined only. Therefore the double roman tiled capping will be retained, and the colour and appearance of the main wall height will be reinstated to match existing. No changes to the form of the wall are proposed.

Scale, Amount and Layout of Development
The scale, amount and layout of the wall will be retained as existing.

Materials
As far as possible material dismantled from the wall will be minimised. The materials proposed are natural hydraulic lime based for the mortar and the render. The repairs to the cob part of the wall height will be completed using cob blocks, which are designed for such repair work, mirroring the original cob building processes, and ready to receive the lime render finish once erected.

Impact on Character & Appearance of the Area
There will be no negative impact on the character or appearance of the setting of the heritage asset, because this repair will reinstate the wall as it was before it was damaged. Damaged and eroding walls and character features have a detrimental impact on the appearance and character of the area, and it is in the interests of listed building to have such damage repaired quickly before further dilapidation of the existing heritage materials occurs.

Access
The vehicular and pedestrian access to the site will remain unchanged from the public highway. Similarly, no change is proposed to the parking provision.

Conclusion
This proposal is for the repair of a heritage wall, which is in the interests of the continued life of the listed building and the appearance of the local area to have completed using the matching vernacular construction materials proposed.

Images of existing wall, for reference:



10m extent of wall relevant to this application





Tiled capping to remain insitu.



Evidence of vermin undermining of base of wall



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