

Our Ref: MP/221208



Town & Country Planning Act 1990 (As Amended)
Planning (Listed Buildings and Conservation Areas) Act 1990

Proposal: Replacement front boundary wall, and new gravel driveway.

At: Manor Farm, The Street, Chirton, SN10 3QS

[Design & Access Statement](#)

Introduction & Background

This application is being made retrospectively, and follows recent correspondence from the Council's Enforcement Team

It is seeking full planning permission and listed building consent for a replacement front boundary wall and a new gravel driveway.

The previous boundary wall was in imminent danger of collapse (see images below), and was a worry with children walking to and from school, along the pavement adjacent to it.



It was in a state of disrepair with it leaning against the stay and BT pole (see images below) There were two Cupressus trees pushing it over and the roots of which were interfering with the main house drain to the street.



The Applicants applied for permission to remove the trees, which was granted under the five day rule (see image below). Whilst removing the huge root systems the wall for a length of at least eight metres collapsed. It seemed sensible to rebuild the whole wall as soon as possible. As to the wall itself; the previous owner but one, Andrew Miller informed the Applicants that the wall was rebuilt by his father, Harold, in about 1990 – so it is not an historic wall.

After two years he discovered that the frosts were damaging the wall and found that it has been built with engineered bricks and not lime mortar. He requested the builder to replace it with the correct materials. The builder refused.

The Applicants have replaced the wall with heritage bricks to match the house extension and lime mortar. There was a coping made of modern concrete, which was completely out of character. As to the height, as can be seen from where the original wall met the calf shed to the North the new wall is possibly a couple of inches lower than the original one. It may be slightly higher at the old garage end as it fell away slightly towards the garage entrance. The builder thought it sensible to take it above the join on the stay and the concrete GPO pillar adjacent and keep it the same height all the way along.



Tree Removal Notice

In terms of the proposed driveway, Andrew Miller told the Applicants that he believes that the front lawn was put in and raised shortly after Harold Miller bought the Farm in 1964. Unfortunately the soil was damaging the front wall to a depth of two or three feet, so the Applicants removed it.

As the image below demonstrates, the wall was a retaining wall, holding back about two and a half feet of earth..



Use

No change of use is proposed under this application.

Amount

The length of the boundary wall proposed, is similar to what stood here previously.

In terms of the new driveway, this covers a modest area, particularly when viewed within the context of the wider residential curtilage. It won't have a harmful impact on the setting of the listed house, and the amount proposed will allow cars to enter and leave the site in a forward gear.

Scale

The height of the wall is entirely appropriate, and is largely reflective of what stood in this location previously.

As can be seen from where the original wall met the calf shed to the north, the new wall is possibly a couple of inches lower than the original one. It may be slightly higher at the old garage end as it fell away slightly towards the garage entrance. The builder thought it sensible to take it above the join on the stay and the concrete GPO pillar adjacent and keep it the same height all the way along.

Layout

The new boundary wall follows the same line as the previous one.

The new driveway is positioned to the front of the house, between the front elevation and the new boundary wall.

The new driveway will allow cars to enter and leave the site in a forward gear. Previously, the intervening lawn, meant that cars would have to reverse directly out onto The Street when exiting the site.

Appearance

The new wall is a fitting replacement of the wall that once stood here.

The Applicants have used a heritage brick and lime mortar, which is considered entirely appropriate in this location.

The new wall is considered to make a positive contribution to the setting of the house and the wider streetscene.

Landscaping

There are no additional landscaping proposals put forward under this application.

The new driveway is a buff coloured gravel, which is entirely appropriate in this village location.

Access

The access arrangements are as shown on the submitted Site Plan. The two access points at either end of the road frontage have been retained.

Heritage Statement

None of the proposed changes are considered to be harmful to the significance of this Grade II listed building, or the Conservation Area designation.

The wall is an appropriate replacement of what previously stood here – of a similar height and utilising better materials. Whilst the driveway compliments the hard surfacing seen on the rear terrace, which was recently considered acceptable by the Council.