

PLANNING APPLICATION

Heritage and Design Statement



Fig.1 Site Location Aerial View showing approximate position of steps

Project:

Proposed Garden Steps at
Deer Cottage, no.69-70 High Street

Ansty, SP3 5QD

March 2026

Deer Cottage, no. 69-70 High Street, Ansty SP3 5QD

December 2022

1.0 Proposal

1.1 The proposal concerns some localised re-grading of the existing ground to accommodate and replace a set of garden steps. On that basis the proposal would potentially impact the setting of immediate heritage asset but involve no historic fabric. Therefore this statement concerns only the setting of those heritage assets.

2.0 Site and Surroundings

2.1 The existing dwelling is a late C18 grade II Listed cottage sat at 90 degrees to the road with a detached modern garage with first floor office /guest accommodation over, built in 2016 and lies to the North West. The property was formerly two modest semi-detached worker cottages, converted to a single dwelling in 1992.



Fig.2 View along front elevation to Deer Cottage to show context - with greenhouse and proposed replacement steps behind (indicated). Gable to Nos 71-73 on RHS.

2..2 Immediately to the west and at a lower level to the proposed replacement steps is a new greenhouse and retaining wall granted permission under reference PL/2022/09598 (Fig. 2)

2.3 The close neighbour to the south, No. 71-73 High Street, is known as The Rookery and is a Grade II listed building. Similarly this was original three cottages and now one. This faces the main street and so it at right angles to Deer Cottage.

2.4 Both have fairly open lawned gardens extending eastwards up a steep slope (Fig.3), Historically the curtilages extended well up the slope (see Fig 4) of the dwellings.

2.5 The map indicates outbuildings to the rear of 71-73. The only sign of these is now what appears to be an isolated part of a low free-standing stone garden wall.



Fig.3 Open lawns to rear of 69-73 High Street looking south.

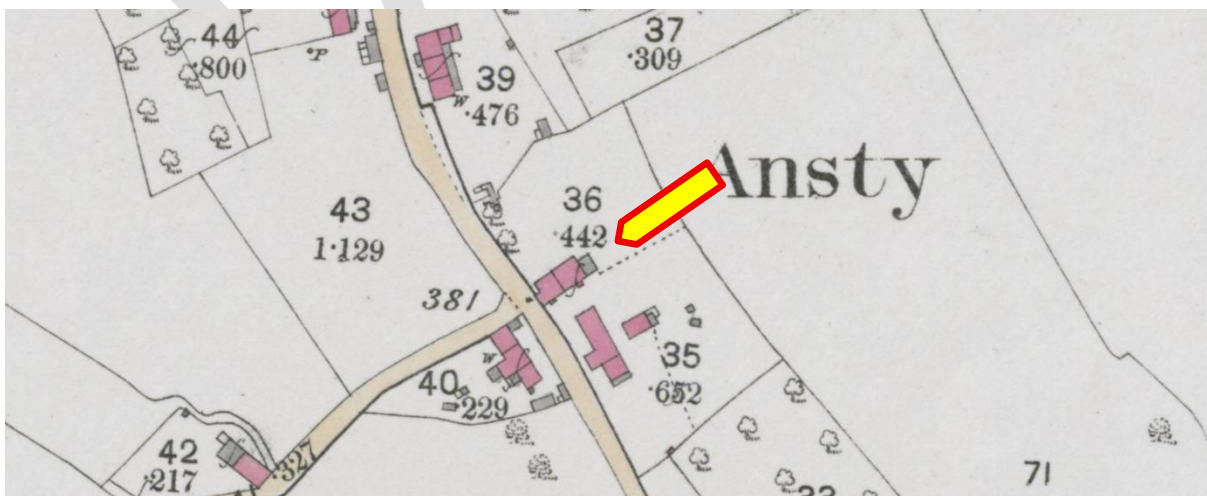


Fig.4 OS 1887

3.0 Justification

3.1 The existing steps lie at a very steep angle (52%) with high risers and short goings as illustrated on the submitted drawing (see also fig.5) and are cut into the soil making them uneven and unstable. This makes them particularly dangerous where they lie in a precarious position immediately above a green house and with a significant drop over the retaining wall and thus risking severe if not life-threatening injury in the event of a fall.

3.2 The proposal will see this reduced to 33/36% in line with normal Building Regulations for safe access in relation to buildings, although for gardens this is still relatively steep when one is wearing outdoor clothing and carrying equipment. However, with the addition of a hand rail, and wider and deeper steps, this won't present a safety risk.

3.3 The steps lie as the informal/utility access into the garden from the back door to the dwelling and so are used regularly to access the garden.



Fig.5 View north towards Deer Cottage showing steep steps (indicated) with greenhouse below. Birch tree to be removed lies beyond.

4.0 Assessment of significance

4.1 The listed building descriptions are appended as an annexe to this statement. Heritage Designations. These are set out in Appendix 1.

4.2 The site lies within the village Conservation Area which covers a wide area either side of the main street.

4.3 The substantial works to Deer Cottage, its new high quality stone garage and forecourt have improved the setting of this building which includes an entirely new retaining wall along the rear of the property which incorporates a set of new steps up to the garden.

4.4 The garden to The Rookery has undergone has some localised recontouring at its rear with some localised steps and re-grading and a crazy paving terrace with concrete steps immediately to its rear, likely from the 1970's (fig.6).



Fig.6 Rear of The Rookery looking across to Deer Cottage – steps behind wall.

4.5 The gardens as they stand have no specific features which contributes to the setting, or has an intimate relationship with either dwelling other than providing a green backdrop which is enhanced by the slope rising up behind them when viewed from the street. However, the street view is highly filtered or blocked by the road running in a cutting with high hedges and buildings (see fig.7). A more open view is available from north of Deer Cottage where the rear garden of the site can currently be view but the site of proposed replacements cannot be seen (fig.8). There is the briefest of glimpses to the garden through a pedestrian gate (see photo.9) although the steps are not readily apparent/screened by the greenhouse. There are no other public views available.



Photo. 7 Approach view to no.69-70 and 71-73



Fig.8 Approach view from north. Steps out of sight.

4.6 The limited nature of the proposal will not impact upon the views or setting of either property being at ground level. The limited amount of ground contouring does not disturb the setting of either asset where it has no impact on fabric or fundamentally change or alter the topography and retained greensward around.



Fig.9 View through pedestrian gate.

4.7 Overall the proposal is felt to be appropriate in scale and design to preserve the setting of heritage assets with no harm arising and with no impact upon the character and appearance of the Conservation Area.

4.8 The loss of the tree is required because of the ground works within the root zone but is balanced by the creation of safe steps that assist the easier maintenance of this extensive garden and where the applicant has already planted numerous trees. Further native tree and shrub planting is proposed with oaks, hazel and hawthorn.

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Appendix 1 – Extract from original Design, Access, Heritage and Planning Statement accompanying application ref.

Heritage Designations

Deer Cottage and No.71 - 73 were added to the List of Buildings of Special Architectural or Historic Interest as Grade II on 27th July 1985. It is therefore deemed by Historic England to be nationally important and of special interest.

Deer Cottage, Nos 69 & 70

GV II

Pair of semi-detached cottages. C18 and late C19. Dressed limestone, fishscale tiled roof, axial brick stack. Gable end to road. 2-storey, 4-window front. Two planked doors in gabled C19 porches with bargeboards, 2-light and 3-light casements. First floor has four 2-light casements. Left return is gable end to road with C19 oriel with leaded casements, wavy bargeboards to gable. Rear has C19 lean-to extension with planked doors and casements. Interior has chamfered beams.

The Rookery, Nos 71, 72 and 73

GV II

Three attached cottages, now two semi-detached cottages. Late C17. Dressed limestone with header bond brick to first floor, thatched roof, with tiled roof to No 73, brick stacks. T-plan. 2-storey, 3-window front. No 71 has planked door in beaded case, two 3-light recessed chamfered mullioned windows and one 2-light casement. Raised first floor has three 3-light casements. Projecting wing to right has 2-light casement and coped verge. No 73 has 3-light casement and C20 extension to right. Right return has two 2-light casements. Rear has 2-light recessed chamfered mullioned window, C20 mullioned window and 2-light casement, four eyebrow dormers with 3-light and 2-light casements. Interior has chamfered beams.

The site is also located in the Ansty designated Conservation Area.