

DESIGN AND ACCESS STATEMENT (and Heritage Statement)

Introduction

The site benefits from planning permission and Listed Building Consent granted under application references 21/02520/REM (Reserved Matters Application, pursuant to Outline Planning Permission 16/02609/OUT for the provision of 75 dwellings and associated works, including the replacement of 27 existing dwellings and the conversion of existing listed buildings) and 21/02481/LBC (Conversion of Existing Listed Buildings as part of Planning Application 21/02520/REM). Since the approval of these consents, further applications relating to the listed buildings have also been approved, including PL/2025/06072 and PL/2025/06073 (Listed Building Consent) together with PL/2025/06096 (Variation of Condition).

We have recently been appointed by the current owner (Leckhampton Developments KW Ltd) following a change in ownership to prepare proposals for the wider group of four listed buildings. The buildings have been unoccupied for quite a significant time, and the new owner is committed to undertaking essential repair, stabilisation and conservation work to secure the long-term future of these heritage assets, particularly in advance of the winter period. A listed building application for change of roof covering has since been submitted, currently in validation stage (PL/2026/05544, *awaiting validation*).

This is the non-material amendment and Listed Building Application for amendments to approved layouts of Plot 53, 54, 55 and 56 to suit the requirements of the new owner.

Proposed Works and Justification

Following the change in ownership of the property, the client has reviewed the previously approved proposals with a view to securing a more sustainable future for the site. The current proposal represents an opportunity to repurpose the four listed buildings into a viable and marketable resource that can respond positively to the wider new development and regeneration of the site.

Our client aims to deliver these to a high standard of construction which capitalises on the wider site development and tranquil natural setting, offering sweeping views across lakes and open countryside.

Proposed Works

GENERAL FOR ALL PLOTS

- All rainwater goods replaced with new cast metal
- New ground floor construction

(Solid limecrete floor for plots: 53, 54, 56;

Plot 54 solid limecrete floor and suspended floor – refer to drawings for details)

- New roof insulations

(Plots 53, 55, 56: TLX Gold insulating breathable membrane and PIR insulation between rafters.

Plot 54 TLX Gold insulating breathable membrane and PIR insulation between rafters.
Roofing Felt in Bat loft area)

PLOT 53

Ground Floor

- Removal of the internal partitions to create open-plan Kitchen/Dining/Living
- Removal of the internal partitions to open up the entrance Hall
- Removal of the internal partition to create Sitting Room
- New partitions created to provide WC and Pantry
- Modification to existing partition to create Utility/Plant Room
- New woodburner, new flue within existing chimney stack
- New porch and lean to roof
- Tiled canopy over front door

First Floor

- Removal of existing partitions to arrange Bedroom 1
- Removal of existing partitions to provide Landing/Study
- Removal of existing partitions to arrange Bedroom 2
- Removal of existing partitions and modification of the existing ones to arrange Bathroom
- Modification to existing partition to improve circulation of Bedroom 3 and Dressing
- New partition created to arrange Dressing, En-Suite, Bedroom 4

Second Floor

- Ceiling removed above proposed Bedroom 1 to create vaulted ceiling for Bedroom 1
- New partition erected to separate attic space from new full-height Bedroom 1

Courtyard / South-East Elevation

- Existing timber link between Plot 53 and 56 removed including GF posts, steps complete.
- Ground floor and First floor door blocked with vertically boarded insulated panels
- Tiled canopy above entrance door

North West Elevation

- 3 no. of window openings enlarged and new double-glazed door
- 1 no. of window opening enlarged and new vertically timber door

- Lean-to porch
- 3 no. of rooflights enlarged and new conservation-style rooflight

South West Elevation

- 3 no. of new windows in existing openings
- 2 no. of windows removed, openings modified to create a large opening with glazed double doors and screen.
- New opening and window

Other Modifications

- Chimney stack removed above the roof level
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PLOT 54

Ground Floor

- Existing internal modern partitions removed/modified to suit new layout
- New partition added as required to suit new layout
- Existing concrete modern staircase removed and replaced with new timber staircase

First Floor

- Internal walls in Living, Dining, Sitting Kitchen lined with insulation
- New partition as required to suit layout
- New mezzanine and staircase
- New wood burner, flue within existing chimney stack
- Glazed screen between Dining and Sitting
- Existing partition removed and the retained modified as required to arrange Study/Guest Bedroom and Shower and Plant/Utility

Mezzanine

- Existing truss modified (refer to SE details)
- New floor structure (refer to Se details)

Courtyard / South West Elevation

- New windows in existing opening
- 2 no. of existing windows blocked up
- 2 no. of new conservation rooflights (mezzanine)

North East Elevation

- New windows in existing opening

- 2 no. of existing window openings modified to create a double door.
- 2 no. of new conservation rooflights installed (mezzanine)
- New lean-to porch

South East Elevation

- New windows in existing opening
- New door in existing opening

North West Elevation

- Existing first floor window blocked up
- New ground floor opening and new window
- New door in enlarged opening

PLOT 55

Ground Floor

- Existing partition removed or modified as required to suit new layout
- New glazed door and screen to create a porch area by entrance courtyard
- New double door in enlarged opening between Hall and Drawing
- Existing partition modified to create an enlarged opening between Sitting Room and Kitchen
- New partition/s proposed to suit new layout
- Existing staircase removed to provide Back Kitchen
- Ceiling lowered (truss modified, refer to first floor) to provide for Home Office

First Floor

- Existing partition removed or modified as required to suit new layout
- New partition erected as required to suit new layout
- Existing stairs removed to provide New Study/Landing area
- Existing roof structure modified in Bed 5 (Refer to SE details), existing tie modified to arrange En-Suite to Bedroom 5
- New valley gutter proposed to rationalise the roof drainage
- Existing Staircase landing window modified

Second Floor

- Existing partition removed/modified to suit new layout
- Existing valley gutter modified to rationalise the roof drainage

Courtyard / North West Elevation

- 2 no. of windows blocked up
- New windows in existing openings
- New conservation-style rooflight
- New canopy above entrance door
- New courtyard entrance door installed

South East Elevation

- New glazed door in enlarged opening
- New windows in existing openings
- New garden entrance door in existing opening
- New trellis porch and lead canopy
- Existing dormers to be repaired/made good as necessary with new windows

North East Elevation

- New Workshop
- New windows in existing openings
- New flat roof porch
- New entrance door in modified opening
- New window in modified opening
- New window opening created and new window to existing gable to serve Bed 5 ensuite
- Window opening modified above staircase landing
- New glazed door in existing opening

South West Elevation

- 1 no. of existing door blocked up
- New double door in existing opening
- New windows in existing openings

New timber frame in place of existing structure to provide workshop

PLOT 56

Ground Floor

- Flat ceiling removed and vaulted ceiling expressed in the Sitting Room
- New Porch extension

- Walls lined with insulation
- Existing partition removed/modified as required to suit new layout
- New partition added as required to suit new layout
- New staircase to first floor
- Existing chimney modified to accommodate new wood-burning stove.

First Floor

- Existing partition removed/modified as required to suit new layout
- New partition erected as required to suit new layout

Courtyard / North East Elevation

- New oak posts, high level 'workshop' windows and timber boarding
- New windows in existing opening
- New wood burner flue in powder coated s/s

South West Elevation

- Link bridge structure removed, roof made good as required
- 2 no. of porches removed
- New porch extension
- New conservation rooflight
- New windows in existing openings
- 3 no. of new glazed doors in modified openings
- Dormers made good as required and new windows

North West Elevation

- Existing timber link between Plot 53 and 56 removed
- 1 no. new window in existing opening
- 1 no. new window in modified opening

HISTORICAL APPRAISAL

The findings and conclusions of the Heritage Impact Assessment and Historic Building Analysis prepared in support of the previously approved application remain relevant to the alterations proposed under this submission and continue to inform the assessment of heritage significance.

The proposed development seeks to secure a viable and economically sustainable future for the listed buildings through their repair, reuse and ongoing occupation. By bringing the buildings back into active use, the scheme will facilitate their long-term maintenance and preservation, ensuring that their architectural and historic significance is conserved and appreciated by future generations.

The proposals have been prepared with regard for the significance of the heritage assets, as previously assessed and documented through earlier applications. This conservation-led approach has informed the design process and the extent of intervention proposed, ensuring that changes are appropriately balanced against the significance of the historic fabric.

The buildings have remained vacant for a considerable period; the original permission was granted in 2016. During this time, their condition has deteriorated due to prolonged vacancy, exposure to the elements and limited maintenance.

The proposed works will arrest this decline by securing a beneficial use that supports the repair, restoration and long-term stewardship of the listed buildings. The scheme therefore represents a positive intervention that will conserve the significance of the heritage assets and secure their future survival.

Consideration has been given to the two-storey pentice structure linking the northern and western ranges. Evidence indicates that this element does not form part of the original historic complex, first appearing on the 1944 Ordnance Survey mapping (Refer to OS Maps at the end of this document). It is understood to relate to alterations undertaken during the occupation of the site by the Bruderhof community between 1936 and 1941 and is therefore considered to make a comparatively limited contribution to the overall significance of the listed buildings when compared with the principal historic ranges.

The removal of the pentice structure will facilitate a more legible arrangement of the historic buildings, whilst also enabling clearer ownership and management boundaries to be established between the individual dwellings. This will improve the long-term management, fire and life safety, security and functional use of the properties without adversely affecting the principal significance of the heritage assets.

Overall, any harm arising from the proposed alterations would amount to a low level of less than substantial harm. In accordance with national planning policy and the principles of conservation best practice, this harm is outweighed by the substantial public benefits arising from the repair, viable reuse and long-term conservation of listed buildings that are currently vacant and deteriorating. The proposals will secure the future of the heritage assets and ensure their continued contribution to the historic character and significance of the wider site.

Ecology

Ecological Solutions Ltd. has been appointed by our client to provide bat licence supervision services in connection with the restoration of the Listed Buildings (Plots 53-56). As the period permitted for supervised bat roost works under the existing site-wide licence has expired, a licence modification is currently being progressed to confirm the current status of bat roost activity within the buildings and to appoint a new Named Ecologist. An updated bat emergence survey was undertaken in August 2026 to inform this process, and its findings will be incorporated into the revised ecological strategy and licence modification.

As part of the extant Outline and Reserved Matters consent previously granted for the wider site, the approved mitigation measures (Bat EPS Mitigation Licence 2023-63824-EPS-MIT-2) for the four plots comprised:

- The retention of the loft void within B3 (Plot 54) to allow the soprano pipistrelle maternity roost to continue using the space, together with ecological enhancements through the installation of three bat access tiles within the roof.

- The installation of seven integrated bat boxes within the external walls of B1 (Plot 53), B2 (Plot 56), B3 (Plot 54) and B4 (Plot 55).

The current proposals have been designed to retain and deliver the previously approved mitigation measures. The loft void within Plot 54 has been retained, together with the provision of bat access tiles, ensuring the continued availability of suitable roosting habitat for soprano pipistrelles. In addition, the approved bat boxes are indicated on the application drawings and will be incorporated into the development.

As part of the re-roofing works proposed across all four plots, a breathable roofing membrane is proposed to improve the thermal performance and long-term condition of the buildings. However, within the retained bat loft at Plot 54, a traditional bitumen Type 1F roofing felt membrane will be utilised to maintain a suitable roosting environment, in the approved mitigation strategy. This will be used in conjunction with the approved bat access tiles to ensure continued access and occupation by bats.

Landscape

A detailed landscape strategy is currently being prepared for the site, with a particular focus on the landscaping associated with the four plots. This will be submitted under a separate future application.

Conclusion

The above proposals form part of a wider programme of works being undertaken by the new owner, who is keen to progress the necessary repairs and conservation works to safeguard these listed buildings. The site has changed ownership on a number of occasions since the initial consent in 2016 was obtained for conversion, with previous schemes failing to secure a sustainable long-term future for the buildings. As a result, the condition of the buildings has continued to deteriorate.

The current proposals seek to arrest that decline and avoid the buildings being exposed to a further winter in their present condition. They will secure the preservation, repair and long-term viability of these designated heritage assets.



OS Map 1842



OS Map 1875



OS Map 1883



OS Map 1944