

DESIGN AND ACCESS STATEMENT

2 No. Proposed Dwellings (Plots 5 and 6)
High Melwood Barns
Epworth
DN9 1AB

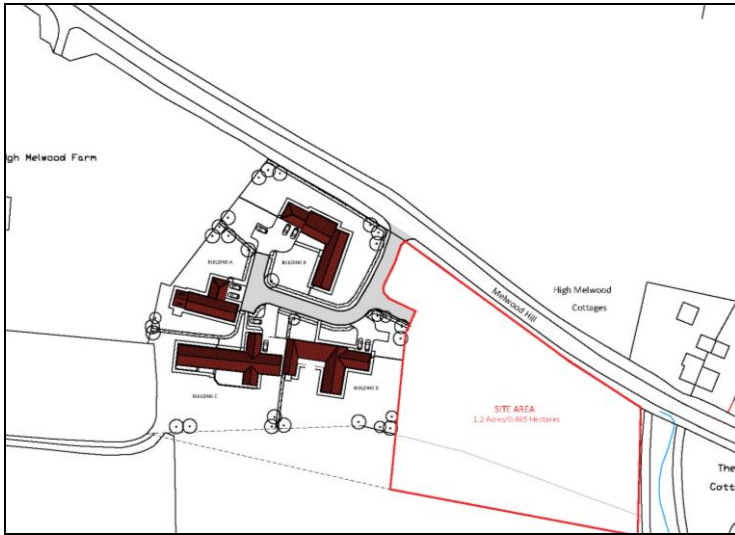
For

BLD Projects Limited

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01. Location Plan (n.t.s)



02. Aerial View (n.t.s)

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in support of a full planning application for two new dwellings (Units 5 and 6) at High Melwood Barns, Epworth.
- 1.2 This document should be read in conjunction with:
 - Robert Doughty Consultancy's Planning Statement, ref. 1003-3 RevA
 - Robert Doughty Consultancy's Landscape Review, ref. 1003-3 LR
 - ESL Ecological Survey
 - PCAS Archaeology Archaeological Desk-based Assessment
- 1.3 Efforts have been made to minimise the extent of repetition between the supporting reports and this document.
- 1.4 Units 05 and 06, will be the final element of the High Melwood Barns development.

2.0 Site Context

- 2.1 A History of Epworth, as written by John Marius Wilson (1872);

"Epworth is a small town, a parish, and a sub-district, in the district of Thorne and county of Lincoln. The town stands in the Isle of Axholme, near the Idle drain, the boundary with Yorkshire, and the river Trent, 5½ miles S of Crowler station, and 10 NW by N of Gainsborough; has a post office under Bawtry, a neat market-place, a police station, a church, four dissenting chapels, a national school, and a free school; and is a seat of petty sessions, and a polling-place. The church comprises nave, N and S aisles, chancel, and S porch; has a W late perpendicular tower; contains sedilia; was repaired and altered in 1869; and is associated with the names of John and Charles Wesley, who were natives, and whose father was rector.

One of the dissenting chapels is a memorial structure to Alexander Kilham, the founder of the Methodist New Connexion, who was a native; and is an edifice of 1860, in quaint Gothic style, with boldly projecting porch, gable, and large gilt gable cross, and with roof of very high pitch. A weekly market is held on Thursday; and a market-



03. Existing Entrance to High Melwood Barns from Epworth Road.



04. Access to High Melwood Barns from Epworth Road with Existing Converted Barn in the background.

hall was about to be built in 1869. There are two annual fairs; and considerable trade is carried on in the making of canvas and sacking. A Carthusian priory was founded here, about 1395, by the Mowbray of Melwood. The property is much subdivided. The manor belonged anciently to the Mowbrays. The surface is flat. Quantities of ancient wood, some of it charred, have been found beneath the soil. Much attention has been given to the growing of hemp and flax in years gone by."

- 2.2 High Melwood Barns is a small grouping of traditional agricultural outbuildings located in the hamlet of High Melwood on the Epworth Road, approximately 1 mile to the South East of Epworth and 1.5 miles North West of Owston Ferry.
- 2.3 The hamlet of High Melwood comprises High Melwood Farm together with its grouping of traditional farm buildings (all of which have been converted to dwellings) on the southern side of Epworth Road and 3 dwellings on the northern side.

3.0 Site Analysis

- 3.1 The site is located immediately east of the High Melwood Barns development. This comprised the conversion of a set of traditional farm buildings to 4 no. dwellings, Units 1 to 4.
- 3.2 The site falls away to the south with panoramic views across open farm land.
- 3.3 The site has been vacant for some time but used for the storage of materials and spoil throughout the period of the High Melwood Barns development. Accordingly, there is little or no established vegetation of note although a mature hedge defines the northern boundary fronting Melwood Hill Road.
- 3.4 A simple post and wire fence defines the southern boundary and separates the site from a farm track which links High Melwood Hill with the farmland to the south.



05. High Melwood Farm House



06. Ariel View of Scheduled Ancient Monument (Axholme Carthusian Priory)

3.5 A row of mature trees and post and rail fence define the southern boundary.

3.6 The site has been 'vacant' without use for more than a decade.

4.0 Heritage Statement - Listed Buildings/Conservation Area

4.1 The site is not located in a conservation area, as defined by North Lincolnshire Council's local plan.

4.2 The following designated heritage assets can be found in proximity to the site.

1. Name: HIGH MELWOOD FARMHOUSE
List entry Number: 1346693
Grade: II

SE 70 SE OWSTON FERRY EPWORTH ROAD (south-west side, off)
House, now farmhouse. Probably early C18, with earlier origins, for the Acklom family; later C18 - C19 alterations and additions to the west. Brick, colour-washed. Pantile roof. Original section rectangular on plan, double-depth, with 2-room, central-entrance south front; 1- or 2-room addition to left with further single-room extension beyond. South front: 2 storeys, 2 first-floor windows to original section; single-window addition and lower 2-storey extension to left. Entrance to earlier section has C19 part-glazed door beneath plain overlight, flanked by single C19 4-pane sashes with sills beneath brick flat arches. 3-course brick first-floor band. First floor: pair of similar sashes in flush wooden architraves with sills, and smaller blocked windows to centre and right. Similar sashes to left addition. Stepped and dentilled brick eaves cornice. Tall hipped roof to early section with a pair of corniced ridge stacks to left and right returns. Hipped roof and side wall stack to left addition; swept roof to lower extension. Rear of earlier section has single C19 ground-floor sash, brick first-floor band, and pair of small C19-C20 first-floor casements, perhaps in original openings. Not fully investigated. The High Melwood Hall belonging to the Stanhopes is recorded as being a "large stone building" within a moat and

surrounded by a park, which was converted to a farm by the Ackloms who succeeded John Stanhope after his death in 1705. The C19 alterations were probably undertaken for the Skipwith family. An unusual survival in a prominent position. Empty and disused at time of resurvey. W B Stonehouse, *The History and Topography of the Isle of Axholme*, 1839, pp 256-260; W Read, *History of The Isle Of Axholme*, 1858, pp 317-8.

Listing NGR: SE7975802315

2. Name: OUTBUILDING AT LOW MELWOOD FARM
List entry Number: 1373834
Grade: II

SE 80 SW OWSTON FERRY EPWORTH ROAD SE 8060 0194 (east side, off)

Former farmhouse, incorporating remains of Carthusian Priory and later houses; now farm outbuilding. C15-C16 origins, remodelled as house in later C16, partly rebuilt in 1680s, rebuilt in mid C19; partly demolished, lowered to single storey and converted to storehouse in 1960s. Brick, largely rendered and pebbledashed, with limestone ashlar dressings. Corrugated iron roof. L-shaped on plan: 2-room west wing (former

house front) and 3-room south wing. Single storey with basement. Quoins. South side, in 2 builds, has slightly advanced section to right with chamfered plinth incorporating blocked ashlar square-headed basement opening and blocked C16 basket-arched chamfered door containing good ashlar relief tablet bearing Mowbray arms and mantled helm, reset in 1960s from above former west front door. Two C20 enlarged ground-floor openings to right with double board doors; blocked opening to left section with reused medieval ashlar mullion for sill. West side, obscured by C20 addition of no special interest, has remains of plinth, large inserted C20 openings. Interior. Ground-floor level approximately 1 metre above ground level, ground floor removed to west wing, cellar infilled to central south room, tiled floor to east room. South-west room contains blocked opening beneath chamfered segmental-pointed ashlar arch. Rooms contain traces of former late C18

- early C19 interior (arched alcove, fragments of plaster cornice). The height of the ground floor, and earlier descriptions of the house, including reference to a stone pillar in the cellar, suggest that the building may incorporate a former medieval undercroft. Stands within a large moated enclosure. Excavations within the enclosure in 1968 revealed late medieval brick wall foundations. Low Melwood or Axholme Priory was founded in 1397-8 and dissolved in 1538. Scheduled Ancient Monument, County No 119. W Read, *History of the Isle of Axholme*, 1853, pp 317-8; Provisional List, 1960; N Pevsner and J Harris, *The Buildings of England: Lincolnshire*, 1978, p 334. N Loughlin and K Miller, *A Survey of Archaeological Sites in Humberside*, 1979, pp 156-8.

Listing NGR: SE8060301947

3. Name: AXHOLME CARTHUSIAN PRIORY AND POST-DISSOLUTION GARDEN EARTHWORKS, MELWOOD PARK

List entry Number: 1017487

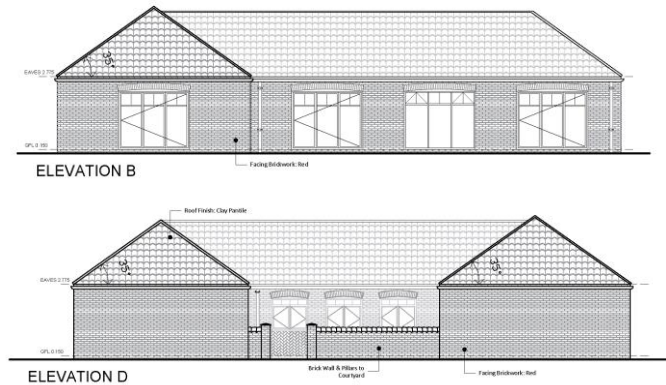
The monument includes the earthworks of a charterhouse (Carthusian priory) and those related to the houses and gardens built on the site after the Dissolution. It also includes a partly water filled moat, the buried remains of a Premonstratensian chapel which predates the priory, and a standing building, now in agricultural use, that incorporates medieval fabric. The Carthusian priory was founded in 1395-96 for a prior and 12 monks by Thomas Mowbray, Earl of Nottingham, at the site of a small 12th century Premonstratensian chapel dedicated to St Mary. Of the nine Carthusian foundations in England, Axholme was the seventh to be established with building work on the charterhouse, including the repair of some existing buildings, starting in 1397. It was finally incorporated into the Carthusian Order in 1432, and in 1447 new building work was started, completed shortly after 1449. In 1535 the prior of Axholme and the sister house of Beauvale, together with the prior of the London Charterhouse, were ordered to submit to the King as head of the Church of England and when they refused were tried

for High Treason and executed. Axholme Priory was dissolved in 1539. In 1540, the charterhouse and estates in Owston and Hawkesey were granted to John Candysse of Westbutterwick who converted the priory into a manor surrounded by gardens and orchards. About a century later the estate was owned by the Cartaret family and the manor house, which had become ruinous, was pulled down to be replaced by a smaller house in 1688. The core of the site is a roughly square moated island 148m across, surrounded on at least three sides by a 10m wide moat ditch. Two thirds of the southern and eastern moat arms are flooded and have been dredged in the recent past. The remaining lengths, together with the western moat arm, survive as linear depressions. If there was a northern moat arm to complete the circuit, it must survive as an infilled feature. The moated island formed the inner court of the charterhouse and contains well preserved earthworks of the priory's cloister, including the cells with their individual small courtyard gardens which are typical of Carthusian monasteries. The island also contains a Grade II Listed Building which includes the remains of the house thought to have been built by the Cartaret family in the late 17th century. This building incorporates medieval fragments including the carved shield of the Mowbray family. A stone column from a priory building is now located within a sealed basement room. It also includes a now blocked 15th century doorway which is thought to have been part of the first post-Dissolution house. Geophysical survey has identified further wall lines within the island all around this building. These indicate further remains of the priory buildings and are thought to include the church, chapterhouse, and frater (refectory), together with the post-Dissolution manor house. The inner court will also contain the charterhouse's cemetery, the cloister garth, the open area to the south of the Listed Building. Some of the earthworks on the island are the remains of the manor house's gardens described by Abraham de la Pryme in the late 17th century. These include linear banks forming raised walkways and a small prospect mound in the south east corner of the island. To the north west, north and east of the moated island there are further earthworks and buried remains of the outer court of the charterhouse. These will retain

evidence for the range of activities conducted by the lay brethren who supported the priory. The full extent of the outer court is not known and no outer precinct boundary has been identified, but it is believed that it was more extensive than the currently surviving remains. Survey has identified a number of features to the north west of the island, including what is interpreted as the gatehouse with a trackway with flanking drains running through it eastwards from Epworth Road. To the south of this trackway there is a level platform orientated east-west and measuring 50m by 25m, whose location suggests that it was a timber building housing guest quarters. Geophysical survey has also identified a number of additional wall lines in this area. In the field to the east of the moat there are a number of earthworks including terraced areas, ditches and pits. These are considered to relate to such things as workshop areas, stores, bake houses and kitchens, all of which would have been located close to, but outside of the inner court of the priory, and would have been used by the lay brethren who would typically have numbered up to 16. The easternmost farm building, which includes the carved stone shield of the Mowbray family and is Grade II Listed, is included in the scheduling. All other buildings, together with all post and wire fencing, gates, cattle grids, modern feeding and water troughs, and concrete hardstandings are excluded from the scheduling, although the ground beneath all of these features is included.



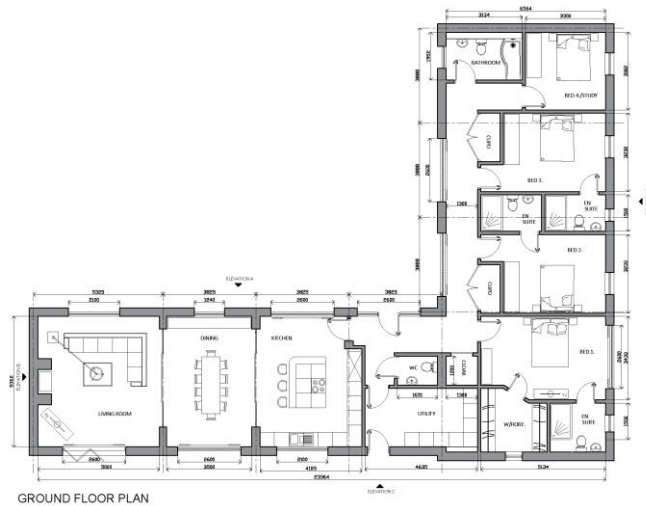
07. Unit 05 – Proposed Floor Plan (n.t.s)



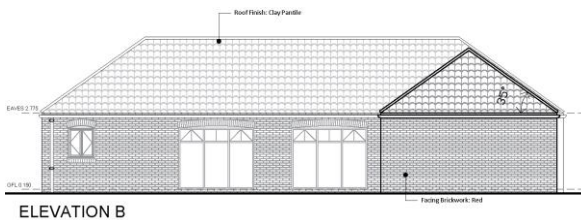
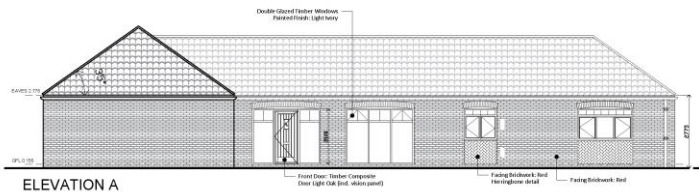
08. Unit 05 – Proposed Elevations (n.t.s)

5.0 Planning History

- 5.1 Full planning permission was granted on 01 July 1998, app. ref. 98/0450, for the conversion of Barn B to residential use and a material start was made securing the consent. Subsequently an application was submitted to amend the design with permission granted on 09 May 2011, app ref. PA/2011/0294. Where applicable, planning conditions were discharged, and a material start made within the time constraints of the permission.
 - 5.2 Full planning permission was granted on 9 March 2011 for the conversion of Barns A and D. Where applicable, planning conditions were discharged, and a material start made within the time constraints of the permission.
 - 5.3 Full planning permission was granted on 25th August 2015 for the conversion of Barn C. Where applicable, planning conditions were discharged, and a material start made within the time constraints of the permission.
 - 5.4 A Full Planning Application was submitted for the development of Units 05 and 06 on 7th November 2017 (ref: PA/2017/1554). This was subsequently refused.
 - 5.5 The reasons given for the refusal have been carefully considered and the proposals revised to address the points of concern.
- ## 6.0 Proposals
- 6.1 This planning application seeks planning permission for two new dwellings and 6 allotments to serve the Melwood Barns properties, as the final stage of the High Melwood Barns development.
 - 6.2 This new proposal have been designed to address the reasons given for the refusal of the previous application (ref: PA/2017/1554).



09. Unit 06 – Proposed Floor Plan (n.t.s)



10. Unit 06 – Proposed Elevations (n.t.s)

7.0 Materials and Detailed Design

7.1 The basic concept of the proposal is that through their scale, form, massing and materials, the new buildings should be seen as a component of the High Melwood farm yard complex, converted to residential use.

7.2 Facing materials will be to match the existing farm yard complex.

- *Windows:* Timber with painted finish.
- *Roof:* Handmade clay pantiles. William Blyth or similar.
- *Facing Brickwork:* Rustic red multi to match existing.

(See 7303B-PP2-03 and 04 for proposed elevations)

7.3 Accommodation has been arranged for living accommodation to benefit from a southern aspect and open views.

7.4 The revised proposal submitted has been amended to remove the 'farmhouse component' which was seen to challenge the primacy of High Melwood Farm House.

7.5 In addition the siting of the new units has been amended to better relate to the existing 'farm buildings', to minimise any impact on views across the open country side

8.0 Access and Car Parking Arrangements.

8.1 Access to Unit 5 will be from the existing private drive. This will bring the total number of properties served by the private drive to 5, the maximum number acceptable to LCC Highways.

8.2 The proposal includes for a new vehicular access to Unit 6 from Melwood Hill. Visibility splays are shown on the Proposed Block Plan 7303B-PP2-05

8.3 Each property has ample provision for onsite vehicular parking, including garaging.

9.0 Landscaping

- 9.1 The landscaping and planting of the domestic garden is considered a matter for the householder.
- 9.2 Notwithstanding the above, the proposal includes the retention and reinforcement of existing boundary treatments.
- 9.3 The recommendations contained in RDC's Landscape Review, ref.1003-3 LR WH, dated May 2018, will be implemented.

10.0 Boundary Treatments

- 10.1 As illustrated on the proposal drawings, new boundaries will be defined by Lincolnshire post and rail fencing with associated traditional mixed hedging.
- 10.2 Existing planted boundaries to be retained and reinforced.

11.0 Flood Risk

- 11.1 The proposed development is not located in an area identified by the Environment Agency as being at risk of flooding.

12.0 Ecology

- 12.1 A copy of ESL Ecology Services' Ecological Survey dated April 2018 has been submitted in support of this application.
- 12.2 It is noted that no evidence of any protected or notable species was identified on site or on immediately adjacent land.
- 12.3 ESL make several recommendations in their report that will be implemented.

13.0 Archaeology

- 13.1 PCAS Archaeology have prepared a Desk-based Assessment, dated November 2017, ref. 1973, which is submitted in support of the proposal.
- 13.2 This assessment suggests there is potential for encountering previously unrecorded heritage assets during the groundworks associated with the proposed development.
- 13.3 In addition, the assessment suggests that there is a moderate potential for encountering previously unrecorded heritage assets of medieval date (moderate to low) and Post-medieval date (moderate – high) and a low potential for encountering heritage assets of Prehistoric, Roman and Saxon date.
- 13.4 The assessment concludes that the proposed development will have a negligible impact on the setting of the designated heritage assets within the study area.

14.0 Setting and Views to/from The Site

- 14.1 RDC have carried out a Landscape Review to assess the possible impact of the proposal. A copy of their report ref.1003-3 LR WH, dated May 2018, is submitted in support of the application.
- 14.2 It is noted that the review concludes that the proposal would have minimal, if any impact, on setting and views across the open countryside.

15.0 Community Consultation

- 15.1 The Applicant has consulted with local residents and listened to their views which have been supportive.
- 15.2 It is noted that the only public comments received in respect of the previous planning application were all supportive. Copies of the comments made to NLC are included in Appendix A for ease of reference.

16.0 Accessibility

16.1 The proposals have been designed to be fully compliant with Part 'M' of the Building Regulations.

17.0 Planning Policy

17.1 Policy issues are set out in RDC's Supporting Statement ref.1003 3 CC RJCD Rev.A dated May 2018, which is submitted in support of this application

18.0 Conclusion

18.1 The proposal is of high quality and appropriate in scale and generally accords with national and local policy.

18.2 The proposal has been designed to have limited or no impact upon neighbouring properties and has taken into account the reasons given for refusing the previous planning application.

12.3 In light of the above, this application for Planning Permission should be approved.

APPENDIX A

Date	Reference: PLA2889731
Time	20 Dec 2017 13:37:24

Planning application enquiry

Name

Title	Mr
First name(s)	Gordon
Surname	Turner

Address

If the address is within North Lincolnshire, enter the postcode or street name in the box below and then select [Lookup]. If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode or street name to search for	DN9 1AB
Flat	
House	1, HIGH MELWOOD BARNs
Street	C204 BETWEEN EPWORTH AND OWSTON FERRY
Town	OWSTON FERRY
Locality	
County	NORTH LINCOLNSHIRE
Postcode	DN9 1AB
Email Address	[REDACTED]
Telephone Number	[REDACTED]
Mobile Number	[REDACTED]
Preferred contact method	Email

Enquiry details

Application referencee.g. PA/YYYY/APPNO*	PA/2017/1554
Do you...*	Support proposal
Comments	<p>Having lived on this new development since 2014 and seen the transformation from derelict unsightly barn buildings, we support this proposal</p> <p>We own the property next to this development We have reviewed over the plans submitted by BLD Projects and believe that this will enhance the area of High Melwood.</p> <p>We've seen the comments made on the consultations and disagree that this will affect the historical landscape as the views travelling from Epworth and Owston ferry will not be affected. The substantial hedging blocks this development from the roadside view.</p> <p>The site as it currently sits is unsightly and by BLD Projects completing this development it will only enhance the site and allow each property the opportunity to grow their own produce etc</p> <p>We trust our comments will be considered in the review of this planning application.</p>

Date	Reference: PLA2889180
Time	15 Dec 2017 20:11:41

Planning application enquiry

Name

Title	Nothing selected
First name(s)	Nigel & Deborah
Surname	Brown

Address

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Postcode or street name to search for	DN9 1AB
Flat	
House	2, HIGH MELWOOD BARNs
Street	C204 BETWEEN EPWORTH AND OWSTON FERRY
Town	OWSTON FERRY
Locality	
County	NORTH LINCOLNSHIRE
Postcode	DN9 1AB
Email Address	[REDACTED]
Telephone Number	[REDACTED]
Mobile Number	[REDACTED]
Preferred contact method	Email

Enquiry details

Application referencee.g. PA/YYYY/APPNO*	PA/2017/1554
Do you...*	Support proposal
Comments	<p>We are the owner / occupiers of 2 High Melwood Barns - the last completed property on the current development.</p> <p>We support the proposed application by BLD Projects to build two further and final houses on the derelict land adjacent to the current development, together with the provision of allotments for the current and proposed properties on the development.</p> <p>Our reasons for supporting the application are as follows :</p> <ol style="list-style-type: none"> 1. The land proposed to be developed is currently derelict and unsightly, and without proper and sympathetic development will over time deteriorate further, visually detracting from the current development - damaging its historical, archeological and heritage significance, and presenting a security risk to the existing properties. 2. The current development of 4 homes at High Melwood Bans has provided the community of homes along the C204 between Epworth and Owston Ferry with a focal point, and the proposed two further homes will enhance that community and it's sustainability going forward. 3. We are in the process of pursuing improvement of the current standard broadband available to the community along the stretch of road, and also lobbying the Minister For Digital - Matt Hancock MP, for fibre based superfast

Reference: PLA2889228
17 Dec 2017
16:33:43

Date
Time

Planning application enquiry

Name

Title Mr
First name(s) Anthony
Surname Lynch

Address

If the address is within North Lincolnshire, enter the postcode or street name in the box below and then select [Lookup]. If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode or street name to search for Dn9 1 ab

Flat 3
House High Melwood Barns
Street Epworth
Town S Yorks
Locality DN9 1AB
County
Postcode

Email Address
Telephone Number
Mobile Number

Preferred contact method

Email

Enquiry details

Application reference.g. PA/YYYY/APPNO*

PA/2017/1554

Do you...*

Support proposal

Comments

As a current resident at the location where this planning application refers to, I am in total support of it going ahead. The proposition will not only complete the development but complement the existing improvements that have been made to the site and four existing dwellings. The planning application provides for sustainable living by including allotments for each dwelling, which reflects the farming tradition of the area, and would give a community aspect to the development also. To leave the site unfinished would be irresponsible and detrimental to the locality, and would potentially attract fly tippers and undermine the good work done so far to contribute to the local economy.