

Heritage Statement
Design and Access Statement

Listed Building Consent

**Amber House Farm
Sutterton Drove
Amber Hill
Boston
Lincolnshire
PE20 3RS**

**Kevin Skelton
May 2021**

General Description

Amber House Farm is a Grade II listed building with the description in the listing being:

“Farmhouse on the boundary with Kirton Parish. Late C18 with minor C19 and C20 alterations. Red brick, slate roof with 2 gable brick stacks. 2 storey, 3 bay front having first floor band. Central C20 half glazed door with over light, flanked by single wide glazing bar sashes. To the first floor, 3 glazing bar sashes. All openings have segmental brick heads.”

The use of Amber House is residential and it is intended to remain residential.

The amount of work proposed is confined to the existing footprint of the farmhouse. Additional development is planned for a single storey potting shed and greenhouse. It is felt that the amount proposed is consistent with the surrounding neighbourhood, therefore adhering to the Local Plan.



Existing Front Elevation

Proposed Works

The proposed works consist of two elements:

1 - Potting shed and greenhouse

These will be located in the empty area of garden to the south-west of the house (see picture below)



The following documents provide more details:

- Amber House Farm Location Plan.doc
- Amber House Site Proposed.pdf
- Amber House greenhouse plan.pdf
- Amber House potting shed plan.pdf

We intend to use a local company – Kirton Sectional Buildings Limited – to supply and install both structures. The size of each is as follows:

- Greenhouse: 8ft x 10ft
- Potting Shed: 8ft x 10ft

These will be installed onto a slab-base on timber bearers which raises the buildings off the flow (2/3") to allow air flow underneath and to allow the floors to dry out in poor weather.

Details of the materials from the Kirton Sectional Buildings website (www.kirtonbuildings.co.uk) follow.

Greenhouse

- Pressure treated timber throughout
- 50mm x 50mm framework throughout
- Swedish/Russian saw falling red/white wood timber
- Tongued and grooved shiplap to sides 20" High (16mm nominal/12mm finished)
- Galvanised fittings throughout
- 3mm Horticultural glass throughout
- Rim lock fitted as standard
- Brown Casement stays
- Eaves – 62"
- Ridge – 88"

Potting Shed

- Pressure treated timber throughout
- Ex 38mm x 50mm framework throughout
- Swedish/Russian sawfalling red/white wood timber
- Tongued and grooved matching board floor and roof (16mm nominal/12mm finished)
- Tongued and grooved shiplap to walls (16mm nominal/12mm finished)
- Galvanised fittings throughout
- Roof beads on top of the felt

2 – Extension Door

We want to replace the window in the utility room in the 2 storey extension with a door. This will allow us better access to the rear of the house. ~~As part of this work, we propose to lime render the whole of the extension to match the mortar of the rest of the house. This meets a recommendation from a previous application that was made by the prior occupants.~~

The following documents provide more details:

- Amber House Farm Location Plan.doc
- Amber House Farm Bloack Plan 1 200.doc
- Amber House wall elevations drawing 29.04.21.pdf

A new lintel will be required above the door & the door will be accessed externally via a 3" step as is the case for the existing front door. ~~Any brickwork required to make good will be in keeping with the existing brickwork of the extension and then, as stated above, the whole will be rendered in lime mortar, which will make the appearance of the extension much more in keeping with the rest of the house.~~

As the window in the extension are UPVC we propose that the door will also be UPVC, this seems appropriate considering the non-traditional style of the extension.

The door will be of Georgian style and will be black on the outside to match the other doors of the house. It will be a similar style to this:



Door specification:

- Multipoint locking system to BS3621
- Double glazed 28mm energy saving glass units to BSEN1279 and BSEN12150
- High-performance double action gaskets
- 70mm thermal efficient multi-chamber upvc frame
- Internally beaded for maximum security
- Fully compliant with the Part L Building Regulations

Appearance

The appearance of the farmhouse will obviously change by virtue of replacing a window with a door. This in itself is not, in our opinion, detrimental to the rest of the house. ~~Rendering the whole of the extension as part of these works will dramatically improve the overall appearance.~~

Layout

The internal layout of the dwelling is to remain the same.

Scale

There will be no change to the scale of the listed building.

Landscaping

At the same time as installing the potting shed and greenhouse the existing empty area will also be landscaped to include both floral and vegetable beds, thereby increasing both its utility and general appearance.

Access

Access to the farmhouse is off a private track and will not change as a result of the works.

Flood Risk Assessment

We have commissioned an FRA, the following document details the findings:

- 2021_04_01 FRA Amber House Farm Kirton Drove Amber Hill.pdf