



## DESIGN AND ACCESS STATEMENT

### **The Wardens House, Drury Lane, Lincoln**

*Side extension to dwelling and secondary access to lower garden and garden store*



**Prepared July 2021 by ADSDF Limited for and on behalf of Gemma Priestley and Tony Coe**

Submitted to Lincoln City Council to accompany application for Householder planning & listed building consent

**ads[df]**

*ADSDF brings together specialisms in Architecture and Planning to transform not just physical spaces, but people's lives. Our team is made up of experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.*

*Our key position is to provide sustainable and environmentally conscious proposals that protect and enhance our environment whilst supporting our clients in achieving their vision.*

*We have expertise in working within conservation areas, with listed building within close proximities to Scheduled Ancient Monuments. Its is our ethos to responsibly consider our proposals to conserve and enhance our historic contexts.*

*We are Architects registered with ARB (Architects Registration Board) and a Chartered RIBA Practice (Royal Institute of British Architects).*

*For further information, contact: Barbara Griffin-Wright  
barbara.griffin@adsdf.co.uk*

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## 1.0 INTRODUCTION TO DOCUMENT

### 1.1

#### Introduction and Legislative context

The Design and access statement has been written to support the application for an extension, secondary site access and a garden store to the Wardens House. Documents referred to for the preparation of this document are:

- *Planning ( Listed Building and conservation Areas) Act 1990*
- *The Town and Country Planning (Development Management Procedure) (England) Order 2015, SI 2015 No. 595 which advises that it is necessary for a DAS to accompany this application.*
- *National Planning Policy Framework (NPPF)*

*Core principles*

*7: Requiring good design*

*12: Conserving and enhancing the historic environment*

- *Lincoln City Council Local Plan*

### 1.2

The intention of this document is to explain the design rationale behind the proposal and communicate how the proposal has been detailed to meet all appropriate design and access considerations and the conservation context. This document should be read in conjunction with other documents supporting the planning application. Notably, the Archaeological Heritage Assessment.

## 2.2 STATUTORY PROVISIONS

### 2.1

This Design and Access Statement has been prepared in accordance with ***The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (LBCA Regulations 1990)***

## 2.2

This Design and Access Statement has been prepared in accordance with The Ministry of Housing, Communities & Local Governments ***National Design Guide, planning practice guidance for beautiful, enduring and successful places.***

## 2.4

This Design and Access Statement has been prepared in accordance with this statutory guidance and ***Design and Access Statements - How to write, read and use them*** by the Commission of Architecture and the Built Environment (CABE).

## 3 REQUIREMENTS OF DAS

### 3.1

The Design and Access Statement aims to explain the design principles and concept that have been applied to the particular aspects of the proposal. The level of detail required in a Design and Access Statement is determined by the statutory requirements.

### 3.2

The Design and Access Statement will explain how the design principles and concepts have been applied to the works to take account the physical features of the building and context.

### 3.3

In accordance with the National Design Guide a Design and Access Statement should set out how *'well-designed places and buildings come about when there is a clearly expressed "story" for the design concept and how it has evolved into a design proposal'* and *'how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This "story" will inform and address all ten characteristics.*

### 3.4

This document will explain how any specific issues that may affect access to the building will be addressed.

### 3.5

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, and the proposal has driven the length of this document.

## 4 HERITAGE AND CONTEXT

### 4.1

The existing property, a large two storey dwelling is known as the Wardens House and is the end or terrace and is located on the east of the Chad Varah House development. The existing dwelling is located within the Cathedral and City Area Conservation Area. The Wardens House and Chad Varah House are Grade II listed late 18th Century former hospital building with attached chapel. A scheduled monument is located within the grounds of the site, recorded as Lincoln Roan Colonia (Lindum).

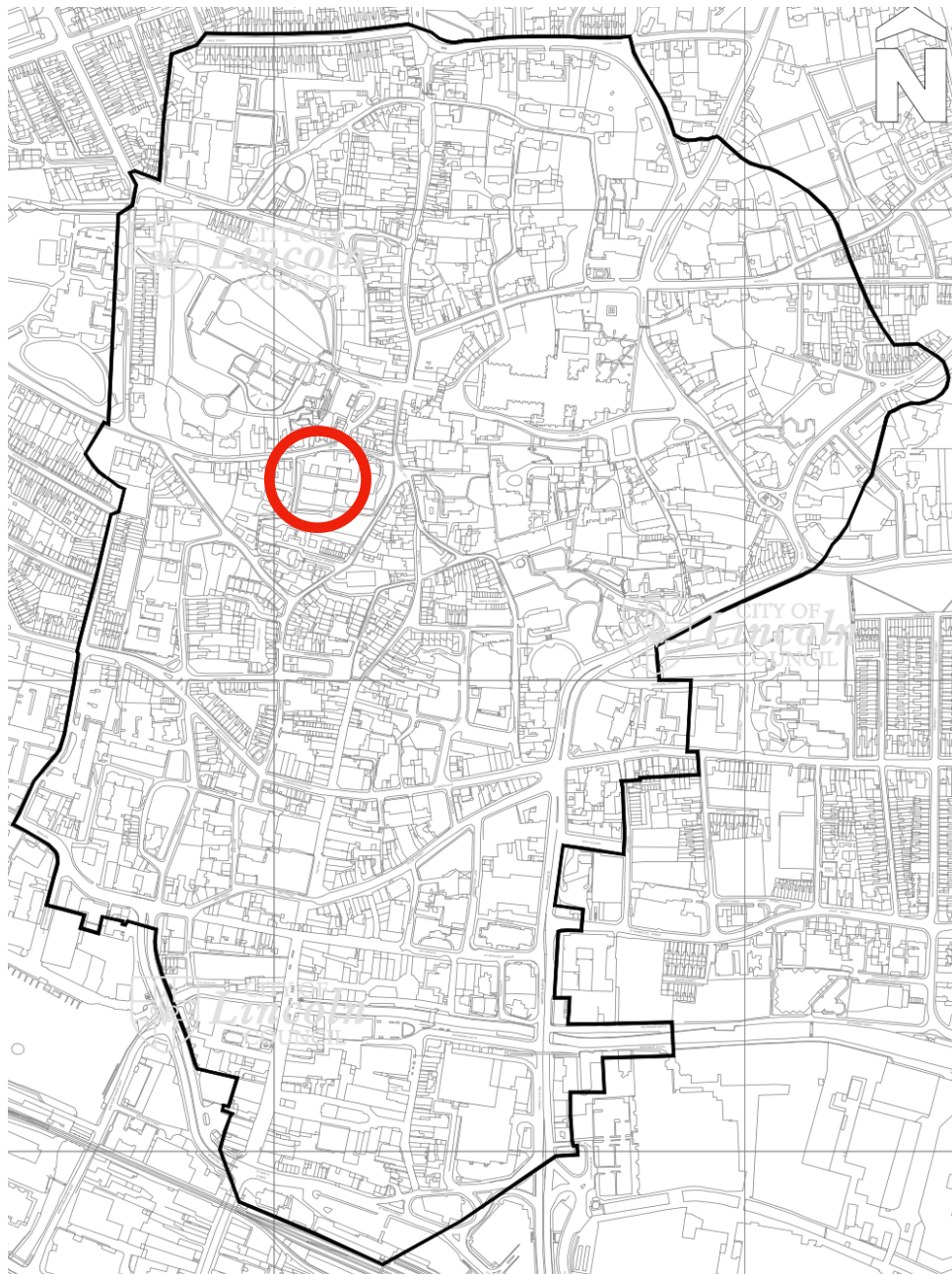


FIG 1: Conservation area

#### 4.2

The conservation area contains a number of historic and listed buildings. The area, specifically Drury Lane, and in close proximity to The Wardens House there are domestic scale buildings representing a wide variety of eras of architecture, blending historic buildings with contemporary architecture. Each house along Drury Lane has distinct character and are generally of a large scale. The Wardens House is dated to circa 1770's and has recently been sensitively renovated into a private dwelling.

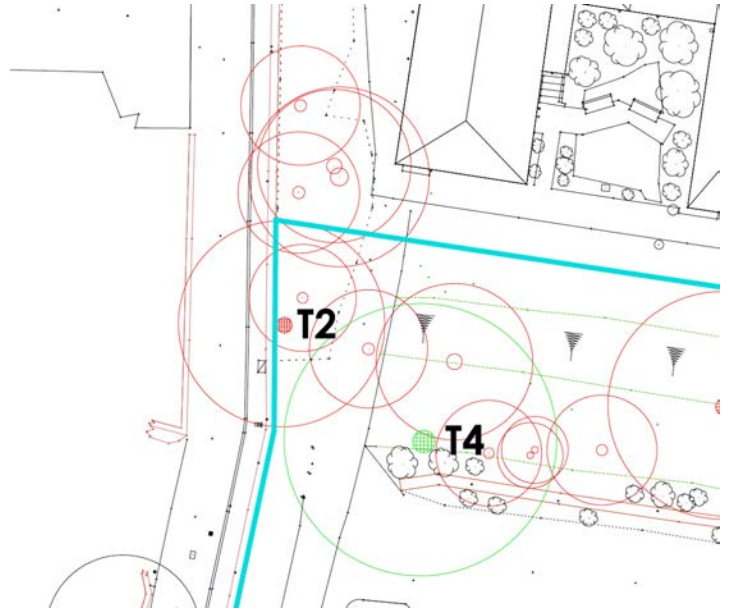


Fig 2: Trees in red were removed on restoration of the Wardens House

#### 4.3

Part of the garden and site for the proposal is identified as a scheduled ancient monument.

For further information on the historic context and history of the property refer to the Archaeological Heritage Assessment accompanying this application.

There have been a significant number of trees removed from the area of land that is being proposed for the extension and it is assumed that the land has been significantly disturbed in the process. Therefore it is not considered that there is significant harm in extending the proposal onto the scheduled ancient monument.

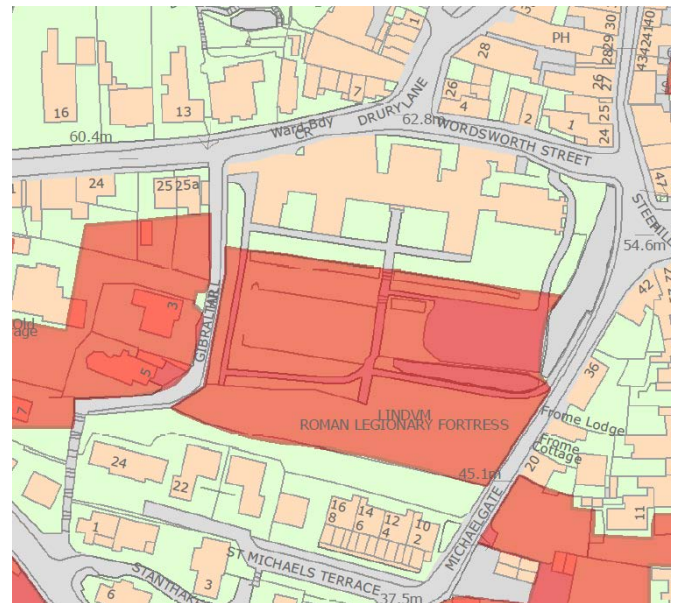


Fig 3: Scheduled Ancient Monument



Fig 4: Elevations of the Wardens House and Chad Varah House



Fig 5: Front, side and rear views of the Wardens House



Fig 6: Ariel view (prior to Chad Varah House alterations)



## 5 SITE AND EXISTING PROPERTY DESCRIPTION

### 5.1

The existing house is a red brick end of terrace large two storey dwelling with a pitched roof. It has an interesting front elevation to Drury Lane with the angle picking up the angle of the road. The house sits adjacent to Gibraltar Hill and the garden drops away resulting in the back of the house and ground floor level being elevated about a meter above the external ground level.

### 5.2

The glazing is large and in keeping with the fenestration of Chad Varah House with overall sense of dominance and verticality to the overall scale and proportion of the rear of the property.

## 6 PLANNING CONTEXT

The renovation and conversion of the Wardens House to a dwelling formed part of a much larger planning application for the conversion of Chad Varah House into apartments (planning application 2016/0971/FUL). This planning application included an extension to the Wardens House in a similar location to the proposed in this application.

**2008./0613/F Erection of a dwelling on land adjacent to 19A Drury Lane** - This dwelling was approved in the historic context with the conditions to address its proximity to the scheduled ancient monument.

**2020/0602/HOU | Erection of single storey outbuilding with terrace. | 19B Drury Lane Lincoln Lincolnshire LN1 3BN** - In 2020 this rear extension was approved and sited on the scheduled ancient monument.

**2015/0708/F Refurbishment of existing dwelling to include the erection of an additional top floor** - The application to extend upwards was approved and this dwelling is fully located on the scheduled ancient monument.

**2000/0169/F Erection of a split level dwelling** - This planning application was approved in 2000 for the erection of a new dwelling.



FIG 6: Examples of recent planning applications approved in the area and on the scheduled ancient monument

The planning applications in the area have been predominately approved with conditions relating to materials or archaeology. The proposal for Wardens House aims to have exceptional architectural design merit and detail and material quality finish. Although the site is partially located on a scheduled ancient monument so are a large number of approved planning applications in the area.

## 7 DESIGN RESPONSE TO EXISTING CONTEXT

### 7.1

#### INTRODUCTION

The overall design accommodates additional spaces required by the family. With the changing requirements of working from home and the COVID situation the requirements for space and how families use their homes have dramatically altered. There is also a demand to consider life time homes, flexibility and future proofing. The proposal aims to provide a garage, living dining space onto the garden, a guest suite and a gym.

The level changes and landscape dropping away to the rear means that although the house has a generous garden it lacks space that is directly connected to offer 'outside in' space. The proposal also includes an additional access point to the garden and a garden store as the existing house lacks external storage. The existing off street parking is accessed on the corner on Drury Lane and Gibraltar Hill. The parking for two cars is almost impossible and with a family who will most likely have cars in the near future more on site parking will be required. Currently there is parking on Drury Lane for residents, however this parking is already over prescribed on a narrow street.

### 7.2

#### SCALE

The proposal is to add a two storey extension to the west of the existing dwelling. The proposal connects to the existing dwelling via a glass bridge through an existing recessed opening that has been bricked up. This is the same approved location for the connection of the existing planning application.



FIG 7: Proposed front elevation

The proposal sits over split levels terracing and using the natural drop in the landscape to accommodate a lower level to connect with the garden.

The design is also being subservient to the overall development of Chad Varah House and the Wardens House by being over a storey lower.

In terms of the overall footprint the proposal sits over two split levels to accommodate the requirements of the brief whilst minimising impact on the sites area.

### 7.3

#### FORM AND MASSING

The design approach is to clearly identify the proposed extension as a new addition to the existing house and use the material pallet and massing to create a visual and spatial coherence. By using the latest in sustainable technologies and materials the brief to connect to the garden and provide the living spaces for the family has been achieved.



PROPOSED WEST ELEVATION (Including Chad Varah House, boundary wall and Gibraltar Hill)  
SCALE 1:200

FIG 8: Proposed side elevation

The overall massing has been driven by and with respect to the Wardens House and Chad Varah house by mimicking the rear projections and keeping the overall design simple in mass and detail. The existing complex is made up of a large single mass with little ornamentation and large projecting wings, projecting to the south and feeling very elevated and dominating from the south. Again this language has been used with the proposal whilst accommodating the lower level by

effectively filling in the space between the ground floor level (that leads from the existing house) and the natural fall of the site.

The overall proposal is situated well back from Drury Lane to minimise visual impact from Drury Lane. The rationale to retain the parking to the front of the site and to retain the legibility of the Wardens House has meant that the location of the proposal has been somewhat determined by the overall site strategy.

The width has been determined by not touching the existing house so that it can still be legible as original and also retaining a stepped pathway along the boundary so as to reduce the impact on Gibraltar Hill and also to retain circulation from front to rear of the site.



**FIG 9: Existing approved planning permission (left) and proposed elevation (right)**

The glazing to the rear is to provide access to the garden at the lower level and also to create a more transparent delicacy to the south. At the upper level this is stepped back with a glass and steel frame that projects downwards to keep the material pallet to a minimum.

The design is a bold modern proposal that aims to make a positive contribution to a rich textured context. The proposal also aims to be representative of modern quality architecture and as Drury Lane is home to comfortably blending old and new, we consider the proposal to fit in well.

In terms of the relationship to the scheduled ancient monument and the lower levels, because the structure merely follows the fall of the landscape there is minimum impact on already disturbed ground in this area.

## 7.4

### MATERIALS

The detailing, materials and glazing will be very important in achieving the vision of the proposal. The aim is to keep the material pallet and details simple in design to compliment the language of the Wardens house and Chad Varah House. This contemporary approach is to clearly reference the old and new whilst using the massing, scale, forma and materiality to compliment the existing.

The pallet of materials will be a textured black brick to pick up on the variety of brick work that exists on the buildings adjacent. The colour of the existing varies from bright red to a mothelld black weathering. Some detail of hit and miss brick work to provide some detail and light to the west elevation. Glazing is the only other material and this is to create the look of simplicity and delicacy of the design.



FIG 10: Examples of the use of brick work, glazing and materials

The garden store will be a lightweight structure to be able to accommodate gardening equipment finished in the same black brick.

## 7.5

### LANDSCAPE

The landscape design will remain as it is for the most part. The proposed parking will be a permeable finish. The existing path will connect to the parking area to the south end of the garden.

## 8 ACCESS

As previously explained there is existing vehicular access from the corner of Drury Lane and Gibraltar Hill. The aim of proposal is to retain this access and to provide additional parking to the lower part of the site to allow for additional off street parking.

### 8.1

#### APPROACH AND ENTRANCES

Although there is access to the exterior via other areas of the house the proposal offers a great connection to the garden amenity as well as lower level out door seating.

## **8.2**

### **CIRCULATION**

It is important with any house that future proofing of the dwelling is considered. With additional living accommodation and a larger accessible master suite on the ground floor with ensuite it means that the house will be usable for future years for the inhabitants.

## **8.3**

The main feature of the proposal is to provide access to the garden via large doors. Taking advantage of the garden and providing this kind of space and access provides the family with quality usable space that enhances amenity and wellbeing.

## **9 CONCLUSIONS**

Using the existing approved planning application as a starting point, the proposal aims to accommodate the required spaces for the family and provide modern living requirements for this ever changing world that we are living in. Providing a gym and additional leisure space provides the family with further flexibility on how they live, work and play at home.

With regard to the historic context, considering that there is a rich tapestry of architecture evidencing many eras of style, material and form, more contemporary interventions that have sensitively considered in relation to the area should be seen as a positive addition.

The response to the massing and scale of the surrounding context it should be considered that the proposal is within an appropriate scale. The massing does not impede on specific public views of the listed buildings in the area and is also pulled away from existing structures to retain the readability of those structures.

Overall it is considered that the proposed project is well considered and of a high level of design quality. ADSDF are architects with a focus on providing spaces for clients that meet their needs and also enhance the built environment by designing innovative and stand out projects. The use of sustainable materials, connection to the landscape and providing additional space for the family are all factors that address the statutory requirements whilst being sensitive to the context. Clearly delineating between old and new whilst considering scale, massing and materiality has been the design approach for ADSDF in a number of highly sensitive conservation areas and it is considered appropriate for this project too.