

## **DESIGN AND ACCESS STATEMENT**

### **Incorporating Heritage Statement and Conservation Area Statement**

Alterations to D'Isney Place,  
24 Eastgate  
Lincoln

For

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01. Aerial view of Eastgate showing extent of site (nts)

## 1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of applications for Planning Permission and Listed Building Consent for alterations to D'Isney Place. These alterations can be summarised as follows:

- Removal of late C20 dividing walls to former Billiard Room.
- Removal of single storey flat roof extension to North West corner of former Billiard Room.
- Replacement of C20 garage block.
- Repairs to stone string course and cornice to North Elevation of Billiard room.

1.2 This report should be read in conjunction with the following:

- Austin Heritage Consultants' Assessment of Significance and Heritage Impact Assessment dated September 2021

1.3 Efforts have been made to avoid duplication in the submitted reports

## 2.0 Site Context

2.1 D'Isney Place at 24 Eastgate is a listed building (Grade 2\*) which sits in the historic heart of the Cathedral City of Lincoln, some 150m from the Cathedral itself. Of particular note is the southern boundary wall of the property, which is a section of the Close Wall. Whilst outside the ownership of the applicant, a tower in the Close Wall marks the south western corner of the garden.

2.2 The site lies within Lincoln's Conservation Area No. 1 and within easy walking distance of the uphill Bailgate shopping area which is characterised by its historic buildings, boutique shops and eateries.



**02. 24 and 24A Eastgate, viewed looking eastward.**



**03. The Billard Room to No.24 Eastgate, with adjacent access to parking area and garage.**

- 2.3 A short stroll down Steep Hill will take you to the city centre, with all the shops and facilities that might be expected of such a location, including the main bus and railway stations.
- 2.4 Bus stops are located on Northgate, a 2-minute walk from the site.

### **3.0 Site Analysis**

- 3.1 No. 24 sits on the southern side of Eastgate toward its western end, where the road divides into Greetwell Gate and Langworth Gate.
- 3.2 Pevsner describes the building as “D’Isney Place, 1736 by Abraham Adams, squashed between later C19 wings. The main front brick, five bays, three storeys, segmented headed windows, stone trimmings, cornice and parapet. The earlier doorway now attached to a later porch. The back elevation repeats the front with inset ballustrade to parapet”.
- 3.3 The eastern C19 wing is now a separate property, no. 24A Eastgate, whilst the western wing was constructed as a Billiard Room in the late 1800s, but has since been subdivided and used as an annex within No. 24.
- 3.4 Adjacent the western wing and set back from Eastgate, behind the boundary wall (pre-1842) with gateway, is a C20 garage block believed to have been constructed circa 1923 to 1931. The garage block sits some 900mm off the main building and ‘crowds’ it in an inappropriate.
- 3.5 The detailing of the garage block is plain, but instead of simply having a neutral impact on the western wing of the property, the massing, poor proportions and plain gable actually have a negative impact on the main building which is characterise by its fine stone detailing. The modern double garage door is entirely incongruous with its surroundings.



**04. Rear elevation of 24 Eastgate.**



**05. Rear elevation of existing garage building, billiard room and conservatory.**

- 3.6 On the southern side of the property, the garden runs some 50m southward terminating at the Close Wall. A well preserved Close Wall tower sits at the South West corner of the garden, although this is in the ownership of the adjacent property.
- 3.6 The eastern boundary is formed by a maturing hedge and other associated planting, where as the western boundary is defined by a stone wall with raised planter, which runs along its eastern side.
- 3.7 The extensive and immaculate lawn is complemented by mature trees to the boundaries and a planted focal point at the south east corner of the lawn.
- 3.8 The site is largely level with only minor topographical changes at certain points which appear to be part of the garden design rather than a response to the natural topography.

#### **4.0 Planning History**

- 4.1 Planning permission and listed building consent were granted in August 2008 for the erection of a rear extension to the existing garage and replacement of vehicle entrance door, Application nos. 2008/0562/F and 2008/0627/LBC.
- 4.2 Approval was given on 24 September 2021, for the removal of the 2no. *Chamaecyparis Lawsoniana* (Lawson's Cypress) from positions on the western boundary adjacent the existing garage and a *Fraxinus Excelsior Pendula* (Weeping Ash) from the lawn area. Application no. 2021/0721/TCO.
- 4.3 No other planning applications for the property are visible on the City of Lincoln's online portal.
- 4.4 It is noted that 24 Eastgate and 24A Eastgate have been associated properties, this is no longer the case. 24A Eastgate has an extensive planning history as use as hotel



06. Rear elevation of existing garage building.



07. Front elevation of existing garage building.

and more recently as apartments following the subdivision of the building circa 2004/5. The planning history of 24A Eastgate is not considered relevant to this application.

## 5.0 Conservation Area Statement /Townscape Assessment

- 5.1 The City of Lincoln Council, in partnership with Historic England, has sought to develop a new methodology for urban characterisation and assessment of the townscape character of Lincoln. The resultant analysis divided the city into a number of character areas. The site sits centrally within the Eastgate Character Area and a full copy of its character area statement can be found online at <http://www.heritageconnectlincoln.com/character-area/eastgate/83/documents>.

The Assessment summarises this section of Eastgate as follows:

*Properties throughout the area have doors and windows facing out onto the street, creating a feeling of activity and security along streets. However, tall walls along many sections of streets, most notably the Close Wall along Winnowsty Lane, lead to a high sense of enclosure and feeling of insecurity in places. Strong building lines, coupled with the tall boundary walls, and buildings set close to or at the back of the footway lead to a high sense of enclosure and an urban feeling in many parts.*

*Buildings along Eastgate, as well as 1 and 2 St. Leonard's Lane, are two to three storeys in height and up to seven/eight bays in width. Properties are generally plain in style, with some large-scale stone decoration on some buildings such as the neoclassical porch and Venetian windows on 18 Eastgate, and ashlar quoins on D'Isney Place. Projections are few, and include a handful of oriel windows at first-floor level (e.g. 19, 22 and 23 Eastgate) as well as a few porches (e.g. 18 Eastgate and D'Isney Place). Windows are almost entirely vertical multi-paned wooden sliding sash windows, except for some small openings on*



**08. Map of Eastgate showing location of designated heritage assets.**

*industrial buildings around the Cathedral workshops. Window lintels have simple and generally plain stone lintels or segmental brick arches, the keystones of which are occasionally emphasised in stone. Roofs are commonly of pantile, Welsh slate or plain tile, with plain eaves and verges. With the exception of the single-storey industrial buildings within the Cathedral workshops, all buildings along Eastgate have the ridgelines running parallel to the road. Roofs often have one or a pair of dormer windows set either wholly within the roofspace or at eaves level. The dormers often have small wooden multi-paned casement windows.*

- 5.2 The repairs to the stone detailing on the northern elevation of the western wing, along with replacement of relatively poor quality late C20 access gates and C20 garage building will enhance the character of the conservation area.

## 6.0 Heritage Statement

- 6.1 The primary document should be considered Austin Heritage's the Assessment of Significance and Heritage Impact Assessment, dated September 2021.
- 6.2 24 Eastgate is listed Grade 2\*. This is a group listing which includes 24A Eastgate.
- 6.2.1 LINCOLN, EASTGATE (South side), Nos. 24 and 24a (Former D'Isney Place Hotel) and attached railing
- (Formerly listed as D'Isney Place Hotel and attached railing)

08/10/53

GV II\*

*House, formerly used as an hotel. 1736, built by Abraham Hayward for John Disney. Large late C19 wings in a similar style. Brick with stone dressings and plain tile and slate roofs, with 3 gable and single ridge stacks. EXTERIOR:*

*chamfered plinth and quoins, eaves cornice, coped parapet. Main block, 3 storeys, 5 bays, double range plan, flanked by lower wings, 6 bays and 3 bays. Main block has a central late C19 brick porch with parapet, and reset stone doorcase, 1736, with pediment on consoles and fielded 6-panel door. On either side, 2 glazing bar sashes. Above, 5 similar sashes, and above again, 5 smaller sashes. All these windows have segmental heads and keystones. To left, 2 storey wing with 6 similar sashes on each floor. To right, single storey wing, with 3 similar sashes. Rear elevation has first and second floor bands, and parapet with 5 baluster panels. Similar fenestration to the front, with C19 plain sashes. To left, a late C19 canted conservatory. INTERIOR has an original open well wooden staircase with carved string, panelled soffit, vase and stem balusters and ramped scrolled handrail, fully restored c1985. Stairwell has oval panelled plaster ceiling. Drawing room and breakfast room have full height fielded panelling, enriched plaster panelled ceilings and cornices, and C19 fireplaces. Breakfast room also has two 6-panel doors with moulded architraves. First-floor landing has round headed doorcases with keystones. Outside, a good late C19 cast-iron spearhead railing to the main block, with stone plinth and brick piers. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 515).*

6.3 The area is rich with historic buildings, not least of which is Lincoln Cathedral itself which lies 150m to the West of the site.

6.4 Other listed buildings located in close proximity to the site include.

#### 6.4.1 17 EASTGATE

SK9771NE EASTGATE 1941-1/9/99 (North side) 08/10/53  
No.17

#### GV II

*House. Late C17 and C18. Coursed squared stone, partly rendered, with hipped plain tile roof and single side wall, ridge and gable stacks. 2 storeys, 3 bays. L-plan. Central wooden doorcase with pilasters and entablature, 6-panel door with 2 glazed panels. On either side, a glazing bar sash with rendered lintel. To right, a doorway to the adjoining No 18, with a Gothic glazing bar fanlight. Above, a central round headed window flanked by single glazing bar sashes with wooden lintels. Segment headed central dormer with a glazing bar sash. Rendered west side has 2 similar dormers. INTERIOR not inspected.*

#### 6.4.2 18 EASTGATE

SK9771NE EASTGATE 1941-1/9/101 (North side) 08/10/53  
No.18

#### GV II

*House. Mid C18, with early C19 alterations and rear addition. Brick with stone dressings and plain tile, pantile and hipped slate roofs with various brick stacks. EXTERIOR: rendered plinth, chamfered quoins, moulded eaves cornice, coped parapet and gables. 2 storeys plus attics; 3 window range. Double range plan. Central Doric portico covering a 6-panel door, the top 4 glazed, flanked by single Venetian windows with glazing bars. Above, a central round headed glazing bar sash, flanked by single Venetian windows, all with glazing bars and keystones. Above again, 3 segment headed dormers. Garden front, asymmetrical, in grey brick with wooden eaves cornice on brackets. To left, two 15-pane full height sashes, and to right a French window with sidelights. Above, to left, two similar 15-pane sashes with balconies and wrought-iron railings. To right, a smaller 16-pane sash with a blank panel above it. All these openings have brick flat arches. Beyond, on either side, a ramped coped wall with a round arched doorway. Behind*

*these, 2 storey red brick side wings. INTERIOR has central hallway leading to spinal corridor, with 3 moulded elliptical arches with keystones. Ground floor has to right a dining room with moulded cornice and mid C19 marble fireplace. Kitchen, to left, refitted late C20. Both rooms have fielded 6-panel doors with moulded surrounds. Cellar has brick elliptical vault and stone wine bins and winder stairs. Drawing room and adjoining sitting room, at rear, have fielded 6-panel doors, moulded cornices and ceiling bosses. Drawing room has 2 large sashes with shutters and a Classical style wooden fireplace. Sitting room has a C19 painted slate fireplace. Wooden dogleg staircase, 4 flights, has an ornamented string, turned newel, 2 vase and stem balusters per tread, and a hardwood handrail. Panelled dado. First floor landing has fielded 6-panel doors in moulded surrounds, and a coved oval skylight under a glazed cupola. Ballroom, at rear, has a moulded cornice and an oval ceiling panel in Adamesque style. 2 large windows with shutters. Mid C19 marble fireplace. Bedrooms have fielded 6-panel doors. Attics have C18 plank and panelled doors. Clasp purlin roof with collars, largely renewed mid C20.*

#### 6.4.3 ST PETERS LODGE, 18½ EASTGATE

K9771NE EASTGATE 1941-1/9/102 (North side) 08/10/53  
No.18.5 St Peter's Lodge (Formerly Listed as: EASTGATE  
(North side) Nos.18 12 St Peter's Lodge)

GV II

*Formerly known as: Cambridge House EASTGATE. House. c1800, with late C19 alterations. Brick with rendered and coursed rubble plinths and plain tile roof with a gable stack. Single brick coped gable, wooden gutter on modillion brackets. 2 storeys, 2 bays. L-plan. To right, a late C19 moulded panelled door with fanlight, in a plain doorcase. To left, 3 segment headed glazing bar sashes, the central one*

*replacing a door. Above, 2 similar sashes. East gable has a renewed sash and a 3-light barred sliding sash. INTERIOR not inspected.*

#### 6.4.4 CHURCH OF ST PETR IN EASTGATE AND ATTACHED BOUNDAR WALL

SK9771NE EASTGATE 1941-1/9/103 (North side) 02/10/69  
Church of St Peter in Eastgate and attached boundary wall

GV II

*Church. 1870. By Sir Arthur Blomfield. Chancel decoration 1884, by Bodley. South aisle 1914, by Temple Moore, paid for by Alfred Shuttleworth. Coursed squared stone and rockfaced ashlar, with Westmorland slate roofs. Early English and early Decorated styles. PLAN: nave with western bellcote, aisles, sacristy and vestry, chancel, west porch. EXTERIOR: chamfered plinth, moulded sill band, coped gables with crosses. Single round stone stack to nave. Nave west end has angle and central buttresses. Two 2-light windows with plate tracery and above, 2 round headed niches with a circle between them. Steep gabled single bellcote with billeted impost band. Single lancet to south-west. North aisle with buttresses, 4 bays, has 2 lancets in each bay. South aisle, gabled, 7 bays, has buttresses. To left, a moulded doorway and to right, six 3-light Decorated windows, all with hoodmoulds. East end has a 5-light traceried window with ogee hoodmould. West end has central buttress flanked by a stepped 3-light lancet on each side. Above, a 2-light window with plate tracery, flanked by single lancets. Hipped sacristy has 4 lancets to north. Vestry has parapet and a 2-light window to east and door to north. Chancel, 4 bays, has coved eaves. To south, a central buttress and 3 single lancets with linked impost band. To the right, a 3-light flat headed window. East end has angle buttresses and a 3-light window with plate tracery and hoodmould. West porch has a four-centred arched*

doorway with a coped gable containing a niche. On either side, single buttresses with pilasters, the left one with a pinnacle. Inside, a crested niche in each corner and an arch braced common rafter roof. INTERIOR: nave has a 4 bay north arcade with round piers and double chamfered arches. South arcade has quatrefoil piers with nook shafts, double hollow chamfered arches and hoodmoulds. Easternmost bay has an elaborate Perpendicular style screen and canopy defining the choir. Painted barrel vaulted wooden roof. Two C19 stained glass windows at the west

end. South-west window 1927. Choir has a stencil decorated double purlin scissor braced roof. North aisle has 6 stained glass windows to east, late C19 and early C20, and chamfered eastern arch with wooden screen. Arch braced double purlin roof with wall shafts. South aisle has 6 stained glass windows, late C19 and early C20. Between each pair, a round shaft. East pier has an ogee niche. South-east corner has a cusped piscina. Eastern bay has a Perpendicular style screen defining the war memorial chapel, with memorial east windows c1920. Arch braced roof with strutted crown posts. Chancel has stencil decorated double chamfered arch with round shafts on corbels. Above, a plain lancet. Continuous sill band. North side has to left a traceried wrought-iron organ case with show pipes, and to right an aumbry with conical bracket. East end has a mosaic reredos and a stained glass window, 1875, by Ward & Hughes. Arch braced roof on shield corbels, with panels and bosses, and elaborate painted and gilt decoration. FITTINGS include traceried stalls and desks, plain benches, half-round traceried oak pulpit and round font on clustered stem, all C19. Wooden font, 1970. MEMORIALS include 8 brasses, mid C19 to mid C20. Outside, attached stone boundary wall to street, with chamfered coping, 2 wrought-iron gates, and 8 piers. Plain wall, to east, has half-round stone coping. Approx. 70m x 50m long. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 500).

#### 6.4.5 19 EASTGATE AND YARD

SK9871NW EASTGATE 1941-1/10/104 (North side)  
08/10/53 No.19 and attached yard wall

GV II

House and attached yard wall. Early C18, with mid C19 alterations and additions. Coursed squared stone with rendered front and plain tile and pantile roofs with 2 gable, single ridge and single roof stacks. Wooden eaves. 2 storeys, 5 unequal bays. L-plan. Front windows are glazing bar sashes. Off-centre mid C19 porch with columns, carrying a square bay window with a plain casement. To the left, a single sash, and to right 4 sashes and a leaded casement. Above, 4 sashes. West side has an attached garage and to its right, a glazing bar sash. INTERIOR not inspected. Outside, to left, a gault brick yard wall with ramped coping and a pair of wooden gates with square piers.

#### 6.4.6 20 EASTGATE

SK9871NW EASTGATE 1941-1/10/105 (North side)  
08/10/53 No.20

GV II

2 houses, C17, converted to houses and shops early C19, and now a house. Coursed squared stone and brick, with pantile roof and single gable and 2 ridge stacks. 2 storeys plus attics, 4 bays. Off-centre triple sash flanked by single glazing bar sashes, that to right in an altered opening. To left, a close-boarded door. All these openings have wooden lintels. To right, a set back bay with a C19 shop window with wooden mullions and transoms and a close-boarded door, all under a common fascia. Above, 4 irregular glazing bar

*sashes. Above again, 2 segment headed dormers with casements. East gable has the remains of an adjoining gable wall. INTERIOR not inspected.*

#### 6.4.7 22 AND 23 EASTGATE

SK9871NW EASTGATE 1941-1/10/106 (North side)  
22/10/69 Nos.22 AND 23

GV II

*2 houses. Late C18, with mid C19 and mid C20 alterations. Coursed squared stone with brick front and pantile roof with 2 brick gable stacks. Stone and concrete coping to gables. 2 storeys plus attics, 2 bays. West front has a pair of doorcases, that to left altered to a window, flanked to left by a large glazing bar window with pilaster surround, and to right by a C20 shop window. Above, 2 mid C19 square wooden bay windows with C19 and C20 casements. Above again, 2 segment headed dormers with casements. Each gable has an off-centre segment headed window. INTERIOR not inspected.*

#### 6.4.8 1 GREETWELL COTTAGE

SK9871NW GREETWELL GATE 1941-1/10/131 (South side)  
02/10/69 No.1 Greetwell Cottage

GV II

*Cottage. Late C18, incorporating part of a C17 house. Coursed rubble, with brick front and gabled and hipped pantile roof. External stone gable stack to east, single brick gable and side wall stacks. 2 storeys plus attics, single bay. North front has a triple sash in a wooden surround with cornice. Above, a glazing bar sash and above again, a dormer, both segment headed. West side, to Winnowsty*

*Lane, has a 6-panel door and overlight, with a glazing bar sash to left, both segment headed. Above, to left, a glazing bar sash with wooden lintel. To right, a margin light sash with segmental head. INTERIOR not inspected.*

#### 6.4.9 25 AND 27 EASTGATE

SK9871NW EASTGATE 1941-1/10/108 (South side)  
02/10/69 Nos.25 AND 27

GV II

*2 houses. Early C18, with C18 and mid C19 alterations, and extensive additions at the rear of No.25. Coursed rubble and brick, with slate and plain tile roofs, and 3 gable and 2 ridge stacks. Stone plinths, single coped gable, coped parapet. 2 storeys plus attics, 11 unequal bays. Windows are mainly glazing bar sashes. No.25, to left, has mid C19 stone doorcase with cornice and barred sidelights. To left, 2 sashes, and to right, 3 sashes. No.27 has a fielded 6-panel door with 2 glazed panels and wooden surround, flanked to left by 2 sashes and to right by a single sash. Beyond, a triple sash. Above, 10 sashes, 3 towards the right with keystones. No.25 has 3 segment headed dormers with sliding sashes. INTERIOR: No.25 has a resited mid C19 Imperial staircase with twist balusters, in a full-height hall with linenfold panelling and scissor braced roof. No.27 has a C18 winder stair with stick balusters, restored principal rafter roof with collars, and six C18 fielded 2-panel doors. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 515).*

#### 6.4.10 CLOSE WALL AND TOWER IN THE GARDEN OF NUMBER 10 CLOSE WALL AND TOWER IN THE GARDEN OF NUMBER 2 CLOSE WALL AND TOWER IN THE GARDEN OF NUMBER 25

SK9771NE EASTGATE 1941-1/9/109 (South side) 08/10/53  
Close wall and tower in the garden of No.25 (Formerly  
Listed as: EASTGATE (South side) Section of close wall in  
the garden of No 25 Eastgate & Nos 2 & 10 Minster Yard)

GV I

*Includes: Close wall and tower in garden of No.10 MINSTER  
YARD. Includes: Close wall and tower in garden of No.2  
MINSTER YARD. Section of the Cathedral Close wall and  
tower. 1316-21, for the Chancellor Antony Bek. Ashlar  
facing on a rubble core. Slightly curved plan. Coping  
invisible under ivy at time of survey. Approx. 60M long.  
Square tower, 3 stages, with crenellated parapet and  
crosslets, and a higher square turret to west. This building is  
part of an eastward extension of the Close wall to enlarge  
the garden of The Chancery, No.11 Minster Yard (qv).  
Scheduled Ancient Monument, County No.114. (Buildings of  
England : Lincolnshire: Pevsner N: Lincolnshire: London:  
1989-: 484).*

#### 6.4.11 THE PRIORY AND ATTACHED SECTION OF CLOSE WALL, 2 MINSTER YARD

SK9771NE MINSTER YARD 1941-1/9/226 (East side)  
08/10/53 No.2 The Priory and attached section of Close wall

GV I

*Hall house, incorporating a tower and part of the Close wall.  
C13, C14, remodelled 1664-1670, altered and refenestrated  
late C19. Coursed and squared rubble with ashlar dressings  
and plain tile and pantile roofs with an octagonal stone gable  
stack, panelled brick ridge stack, and external brick gable  
stack to east. Quoins. EXTERIOR: 2 storeys plus attics, 3  
bays. Windows are mainly C19 casements with wooden  
mullions and transoms. West front, double gabled, has a  
central 3-light window flanked to left by a cross casement  
and beyond, a hexagonal glazed wooden porch. To its left, a*

*chamfered doorway with hoodmould, C14, now a leaded  
window. In the return angle, a doorway, C14. To the right, a  
5-light window. Above, a central window, 3 lights, flanked by  
single windows, 4 lights. All these have wooden  
hoodmoulds. Above again, in each gable, a 3-light window.  
South side has two windows, 4 lights, and above, two  
windows, 3 lights. East side has irregular C19 fenestration.  
INTERIOR has in the screens passage a restored traceried  
buffet, C14, with quatrefoil lintel, flanked by single  
chamfered doorways. Remodelled C17 stair. Outside, to  
west, an attached portion of the Close wall, approx. 5m high  
and 30m long, with pantile and concrete coping. Off-centre  
blocked opening and 3 reset corbels. This building was used  
as the residence of major Cathedral officials. Scheduled  
Ancient Monument, County No.114. (Buildings of England :  
Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 494-  
495; Jones S: The Survey of Ancient Houses in Lincoln:  
Lincoln: 1984-: 23-31).*

#### 6.4.11 BOUNDARY STONE ATTACHED TO WALL OPPOSITE NUMBER 17, EASTGATE

K9771NE EASTGATE 1941-1/9/110 (South side) 08/07/91  
Boundary stone attached to wall opposite No.17

GV II

*Boundary stone. Mid C18. Ashlar. Square post with the  
remains of the City arms on the north side. Approx. 1m high.*

- 6.5 The site is not located on a Scheduled Ancient Monument.
- 6.6 We would contend that the replacement garage will enhance  
the setting not only of no.24 Eastgate but also no.25.

## **7.0 Views Towards / From the Site**

- 7.1 Due to the urban context of the site, view to / from the site are limited.
- 7.2 Any such views of the site are largely restricted to the north elevation fronting Eastgate.
- 7.3 The garden area is relatively private with limited overlooking from the first-floor accommodation of nos. 24A Eastgate and 25 Eastgate, the neighbouring properties.
- 7.3 Views to the north from within the site are of Eastgate and the properties which front the street. This includes the church of St. Peter in Eastgate. It is noted that all properties in the immediate vicinity of 24 Eastgate are listed and of historic importance.
- 7.4 Views from the garden area are principally to the south and generally 'internal' being truncated by the Close Wall which defines the southern boundary. However, the tower in the Close Wall at the South West corner of the garden provides a very attractive focus. Elevated views of the cathedral towers are present to the West.
- 7.4 Due to the nature of the proposals, views to / from the site will be largely unaffected by the proposal. The replacement garage should be considered an enhancement over the existing structure but views of this will largely be obscured by the gates and/or parked vehicles.

## **8.0 Vehicular Access and Parking**

- 8.1 Currently, a pair of gates fronting Eastgate at the North West corner of the site mark the vehicular access to a small parking area on the forecourt to the existing garage. The area can accommodate 2 cars, which cannot turn within the

site and have to return to the carriageway in reverse gear. The narrow access and cars parked on Eastgate restricts visibility and can make this a hazardous manoeuvre.

- 8.2 As a result of the separation of nos. 24 and 24A Eastgate, there is no longer access for vehicles or plant to the rear of the property. Such access used to be available from Winnowsty Lane.

## **9.0 Flood Risk**

- 9.1 The proposed development is not located in an area identified by the Environment Agency as being at risk of flooding and is not located in a rapid inundation zone.

## **10.0 Archaeology**

- 10.1 The proposal will require excavation for the foundations to the new garage block. Given the location of the site and the archaeological potential, it is anticipated that any planning permission / listed building consent will be conditioned with a 'watching brief'.

## 11.0 Proposals

11.1 The proposals can be summarised as follows:

- Removal of late C20 dividing walls to former Billiard Room.
- Removal of single storey flat roof extension to North West corner of former Billiard Room.
- Replacement of C20 garage block.
- Alteration to existing vehicular access and parking arrangements.
- Repairs to stone string course and cornice to North Elevation of western wing.

11.2 The works are fully described on the submitted drawings.

## 12.0 Justification - General

12.1 *Removal of late C20 dividing walls to former Billiard Room* - reinstatement of original plan form and reversal of likely unauthorised works carried out by previous owners.

12.2 *Removal of single storey flat roof extension to North West corner of former Billiard Room.* This predominantly C20 extension is incongruous with the quality of the western wing. Its removal will permit the reinstatement of the original external door position. In addition, it will assist with the reorganisation of the vehicular access arrangements thereby improving highway safety.

12.3 *Replacement of C20 garage block* - the massing siting and detail of the existing garage is detrimental to the setting of the primary heritage asset. The replacement will sit further away from the western wing and thereby be of benefit to the setting of the listed building generally. In addition, the reduced scale and massing of the proposal and improved

detailing and proportion of the replacement garage will benefit the setting of the listed building.

The proposal will also facilitate the reorganisation of vehicular parking and manoeuvring arrangements and enable cars to both leave and re-join the highway in forward gear.

12.4 *Repairs to stone string course and cornice to North Elevation of west wing* – required to prevent further deterioration and to address the risk of possible falling masonry.

## 13.0 Detailed Design

13.1 Generally, the proposal has been formulated in response to the following factors:

- The applicant's brief
- The site analysis
- Local and national planning policy
- To minimise 'intrusive' works
- Where possible, to ensure any intervention is reversible.

13.2 The replacement garage proposal has drawn upon the existing arrangements at no. 17 Eastgate to provide relevant design cues.

13.3 The works are fully described on the submitted drawings.

## 14.0 Materials

14.1 Any new materials are to match existing and to be sympathetic to the historic nature of the building.

## **15.0 Landscaping**

- 15.1 Domestic gardens are considered a matter for the householder.

## **16.0 Accessibility**

- 16.1 Where possible the requirements of Part M of the Building Regulations have been considered.
- 16.2 Due to the nature of this Listed Building, it has not been possible to make the proposed dwellings fully compliant.

## **17.0 Ecology**

- 17.1 Due to the nature and scope of the proposals there should be no effect on local flora and fauna.

## **18.0 Conclusion**

- 18.1 The proposal is limited in scale and accords with local and national policy.
- 18.2 The proposal will enhance the setting of the listed building and the character of the conservation area.
- 18.3 In light of the above, this application for Planning Permission and Listed Building Consent should be approved.