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Design & Access Statement & Heritage Impact Assessment to Accompany a Planning Application within a Conservation Area



Project Name: 2669: Proposed Development at "Billy's Barn", Doddington Hall

Site Address: "Billy's Barn", Doddington Hall, Doddington, Lincolnshire

Prepared by: Steven Dunn Architects Ltd.

Date Prepared: 14/10/2021

- **The Proposed Development:** The proposed development involves the replacement of an existing derelict building into a multipurpose retail and exhibition space for Doddington Hall. The proposal is located on the site of Doddington Hall, adjacent to the existing bike shop.

Overall, this proposal replaces the existing building with a contemporary style building fit for purpose, with the introduction of a mezzanine space and large areas of glazing.

- **Location/Layout:** The layout of the proposals is evident from the application drawings attached with this submission. The proposed amendments to the property take into consideration the heritage value of Doddington Hall and its location within the Doddington Conservation Area by replacing redundant derelict buildings with low aesthetic value to create more useable high quality space to support the running of the Hall as a cultural and heritage tourist attraction. The proposed development has no impact upon neighbouring buildings as the development is contained within the footprint of the existing farm building.
- **Scale and Proportion of the Proposal:** The scale and proportion of the proposal are evident from the attached application drawings, with the proposed building footprint will be the same as the existing farm building. The scale of the building is fit for the new purpose of a retail and exhibition space, and gives scope for multifunctional use. Internally, there is a proposed mezzanine to provide additional floor space, making use of the large volume of the building.
- **Use:** The existing building is a redundant farm storage building, and is no longer fit for purpose in the context of the success of Doddington Hall as a tourist attraction. Following the success of previous developments within the Hall such as the Bike Shop, Farm Shop, Wedding Centre, and the barns and stables shopping facilities, it will be beneficial for the existing building to be replaced to provide additional high quality useable space to compliment the values and vision of the Hall and expand in line with its high demand. This aims to further increase the public interest in Doddington as well as the scope of activities for Doddington Hall visitors.

The proposed building will replace the use of the existing "Bauble Barn" as a Christmas shop between the months of December and January, and between February and August the space will be utilised as an Art Gallery. The multifunctional layout of the space will also create scope for additional uses, providing the Hall with the much needed additional multifunctional floor space to support the volume of tourists. The Bauble Barn has been an extremely popular retail attraction and the proposed building will allow Doddington Hall to increase the scale of this in line with the demand. Furthermore, the use of the space as an Art Gallery supports Doddington Hall on its cultural platform. Internally, there is space provision for a staff area, WC, and lift, should these be required.

- **Appearance:** All elements of this scheme have been carefully considered and designed in order to compliment the surrounding Conservation Area and the listed status of the Doddington Hall building. The replacement building is largely dictated by the dimensions of the existing building to cause minimal interruption to the current appearance of the site. To the north and west elevations, extensive contemporary glazing will bring an abundance of natural light into the retail/ gallery space. Furthermore, the glazing adds a transparency to the building, thus making the building feel more “public” by allowing visitors to see into the space be encouraged to enter. The main entrances are located on these facades. Externally, the materiality will be stone or timber cladding, in harmony with the existing materials on site. The current appearance of the existing building does not compliment the quality of the rest of the site and neighbouring buildings, therefore its replacement is a necessity to significantly increase the aesthetics of the site as a whole.

The proposed mezzanine is accessed via a split staircase and at this level, you are given the benefit of the full height of the building. The balustrades to the staircase and mezzanine edge are similar in style to that of the existing Bike Shop, creating a greater harmony between the aesthetic of both buildings. Beneath the mezzanine, there is a step down to increase head height, creating a space appropriate for display purposes.

- **Access:** The proposed building will be accessed by visitors from the north and west elevations via footpath and road provisions. The first floor mezzanine will be accessed via staircase, however an area is allocated for lift provision should this be required. Access to the existing wood chip store will be relocated to provide safe and uninterrupted visitor access.

The estate benefits from high a capacity for parking and boasts multiple car parks. It is anticipated that Christmas season will be busier with the proposed larger Christmas retail facility, however existing parking provisions are sufficient to cope with anticipated visitor levels. For example, during Christmas tree sale season the Wood Yard Car Park is opened to deal with any required overflow parking, usually accommodating an additional 100 vehicles.

Summary:

The proposed replacement of the existing redundant farm building meets the needs of Doddington Hall for additional high quality retail and gallery space, and consecutively brings the current derelict building up to the quality of the rest of the site. The replacement of the building is in line with the vision for Doddington as a nationwide tourist destination and correlates with the steady growth and improvement of the site. The proposed building has been carefully designed to be unimposing, boasting a clear harmony with the historic character, quality, and style of existing buildings on site.

Heritage Impact Assessment:

NPPF (paragraph 128) states that "in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **The level of detail should be proportionate to the assets in importance and no more than sufficient to understand the potential impact of the proposal on their significance**"

In paragraph 131, the NPPF goes on to say that "In determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness"

It is the applicant's assertion (as set out elsewhere within this document) that this proposal has no negative impact whatsoever upon Doddington Hall or its surrounding buildings, or the Conservation Area concerned. The proposed building has been carefully designed to blend with the adjacent buildings, and significantly increases the current aesthetic value of the site. As a result, and read in conjunction with the balance of this document, it is the author's opinion that the 'level of detail' of the Heritage Impact Assessment constituted by this document as a whole is sufficient to appraise the impact of this proposal upon the adjacent heritage assets.

Statement Ends.

Appendix: Photos of Existing Building



2669: Proposed Development at "Billy's Barn", Doddington Hall
Design & Access Heritage Impact Assessment