

Design and access statement

Planning Application: N/078/00752/22

Listed Building Consent - Installation of a sewerage system for the dwellings, The Bothy and Harrington House Farm,

Listing details for: HARRINGTON HOUSE FARM, BRINKHILL ROAD, HARRINGTON, SPILSBY, PE23 4NH

Heritage Category: Listed Building

Grade: II

List Entry Number: 1359694

Date first listed: 22-Apr-1987

East Lindsey (District Authority)

Parish: Harrington

National Grid Reference: TF 36722 72006

Special features justifying its listing:

House. Mid C18 with late C18 extension. Colourwashed render over brick. Pantile roof. External right, single rear and 2 ridge red brick stacks. 2 storeys plus garret, 5 bays. The right 3 bays being early C18 and with first floor band. Doorway with panelled door and segmental arched overlight. Either side are single glazing bar sashes, that on the right under a segmental arch. To the far left are 2 segmental arched tripartite glazing bar sashes. Above are 2 glazing bar sashes, to the right is a single similar larger sash, a single similar sash and on the far right a single similar larger sash, all under segmental arches. Attached to the left is a single storey similar wing with no openings.

Listing NGR: TF3672272006

A. Design

How have the design principles and concepts been applied to the works to take account of

I. The special architecture or historic importance

The house is Grade 11 listed, and there are no details in the listing that designate it as having special architectural or historic importance

II. the particular physical features of the building that justify its designation as a listed building;

The design of this sewage system takes full account of the specific features of this building by being almost entirely below ground, and so only in the period in which the ground works are taking place will there be any visible impact on the house.

III. the building's setting

The new system is designed to replace an existing system, the pipes exiting the house will continue to be used. New below ground pipes will be required to separate fresh water and sewerage systems and these will be similarly located to the existing pipework. The biodigester located near to the existing tank in a

discrete location and out of sight between the tall box hedge on the roadside and a large holly bush and lilac bushes / shrubs in the garden. The design will also minimise the groundworks by adapting the existing system to be the freshwater soak away.

B. Access

(i) explain the policy adopted as to access, including what alternative means of access have been considered, and how policies relating to access in relevant local development documents have been taken into account;

The proposed work will have no impact on access. Even during installation of the new system all works will be in the garden and grounds of Harrington House Farm,

(ii) explain how the policy as to access takes account of:

(1) the special architectural or historic importance of the building;

The proposed work has no impact on access, so will not affect this

(2) the particular physical features of the building that justify its designation as a listed building;

The proposed work has no impact on access, so will not affect this

(3) the building's setting;

The proposed work has no impact on access, so will not affect this

(iii) state what, if any, consultation has been undertaken and what account has been taken of the outcome of any such consultation;

No formal consultation has been conducted as the impact of the work on access is minor and temporary. RJ and DJ Blake, owners of Harrington house (and my parents) are fully aware of these plans and have been fully consulted. Although the work will have little effect on access, Mark Haggis Tennant of the Bothy has nevertheless been informed.

(iv) explain how any specific issues which might affect access to the building have been addressed.

For a short period of time during the works the path from the front door of Harrington House farm to the yard may be closed. This is a private path, and rarely used by the owners and residents RJ and DJ Blake, as the rear access to the house is the main entry route in use. They have been consulted in this matter, are supportive of this work, and have accepted this temporary restriction. Access can still be achieved to the yard via a short diversion using a path to the rear of the outbuildings, or via church lane.

The work will not affect access to The Bothy, though the current tenants have been notified of the planned work due to the proximity of work to the house. It may for a short period during the installation affect access to a part of the garden.

Statement completed by Jonathan Blake: 20 April 2022