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



**Project Name:** 2696: Proposed New Boiler House and GP Store Building

**Site Address:** Doddington Hall, Doddington, Lincolnshire

**Prepared by:** Steven Dunn Architects Ltd.

**Date Prepared:** 20/08/2022

- **The Proposed Development:** The proposed development involves the relocation of a (previously reused and relocated) agricultural building into a general-purpose agricultural store and building to accommodate the estate biomass boiler facility.

The requirement for the new biomass boiler building has come about as a result of the demise of the existing biomass boiler which is located close to the existing Giant bike shop facility, and for that matter close to an existing building within the Estate which has recently received planning consent for use as a café/ restaurant (Ref. No: 21/1659/FUL).

The existing boiler is now beyond its serviceable life and has been decommissioned. The estate is presently running on a temporary heating provision (oil fired) but it is essential that this facility is replaced, and that the new biomass boiler is installed and commissioned before the onset of winter. Given the recent granting of planning consent for the café/ restaurant (Ref. No: 21/1659/FUL ) and, given other practical limitations (in particular, smoke emissions) from the biomass boiler in such close proximity to the café/ restaurant the most practical proposition is for the biomass boiler to be relocated to a suitable location. This requirement forms the basic premise of this planning application.

The proposal is based around the removal and repositioning (to the application site) of an existing cattle building which was previously relocated to its existing site around 10 years ago. As such, the proposal involves the best possible conservation techniques by virtue of the reuse of the existing building within a revised site location.

Principle of the application has been the subject of a pre-application meeting which took place on Tuesday 9<sup>th</sup> August. At this meeting, the planning officer, Steve Watson, the client, James Birch, and the client's architect, (Steve Dunn) all met and took the opportunity to view the existing building in its current location, and the proposed new location for the re-sited building. Following the meeting, Mr Watson was appraised of the nature of the application and, in particular, of the reasoning behind the proposal.

- **Location/Layout:** The layout of the proposals is evident from the application drawings attached with this submission. The proposed position of the relocated building has been the subject of detailed discussion at the pre-application meeting referred to above. Part of the discussion undertaken was the effect (if any) of the proposal upon the setting of the main Doddington Hall building and the conservation area which surrounds that building. On review, and after a detailed walk-over the application site, it was felt that the proposal should (subject to determination of a planning application) not constitute any infringement whatsoever upon the setting of the adjacent listed building or the conservation area.
- **Scale and Proportion of the Proposal:** The scale and proportion of the proposal are evident from the attached application drawings. It is intended that the existing cattle building be relocated to the new site in its existing format, so that the overall appearance of the completed building will be substantially that of a simple agricultural building. The overall proportion and size of the proposed building can be obtained from a review of the application drawing to which the reader's attention is drawn.
- **Use:** As described above, the primary purpose of the relocated building is to house the biomass store and biomass boiler which provides heating and hot water for the vast majority of the Estate's properties, including the main Doddington Hall building. As was observed at the time of the pre-application meeting, there are also a number of ancillary structures comprising, in the main, of storage containers with an add-hock roof structure, and a number of farm implements/vehicles which presently litter the area concerned. Direction of the proposed building (and the additional internal space this will provide) will provide an opportunity for many of the above facilities to be located within the volume of the existing building (the proportion of space taken up by the woodchip and biomass boiler can be seen within the application drawings) so that a general tidying-up of the area concerned will also occur. The proposal also includes a complimentary landscaping scheme (details to be agreed with the LPA in due course) which will serve to soften, in general, the appearance of the proposal within its landscape setting.

- **Appearance:** The appearance of the building will (as discussed at pre-application stage) be very substantially that of a simple agricultural building of modest scale within an agricultural environment. Landscaping will provide modest screening which will further integrate the proposal within the site setting.
- **Access:** The proposed building will be accessed by the access/egress drive which currently serves the existing hard standing area which serves as the egress from the main Doddington Hall and Giant bike shop site. There are no highway improvements or modifications required (or proposed) as part of the scheme.

### **Summary:**

The proposed relocation of the existing cattle building responds directly to the practical need for a new building for the biomass boiler and store, whilst enabling the reuse of the existing (redundant) cattle building within the Estate. Doing so avoids the need for a new building to be manufactured and represents recycling in its purest form. As discussed at the pre-application stage, the proposed building is of an overall format which is suitable for the intended end use and can be accommodated within the application site without being unduly prominent. Provision of the building will enable the estate to benefit from at least a further 10 years (the expected lifespan of the installation) of the biomass boiler which has served to the estate in the recent past.

### **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 is modest in overall scale and format, and directly addresses and identified practical need for a building to accommodate the existing biomass boiler and store.

As a result, and read in conjunction with the balance of this document, and the application drawings, 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.**