

DESIGN AND ACCESS STATEMENT

incorporating

Heritage Statement, Statement of Significance, Heritage Impact Assessment and Conservation Area Statement

New Garaging,
No. 51 High Street
Leadenham

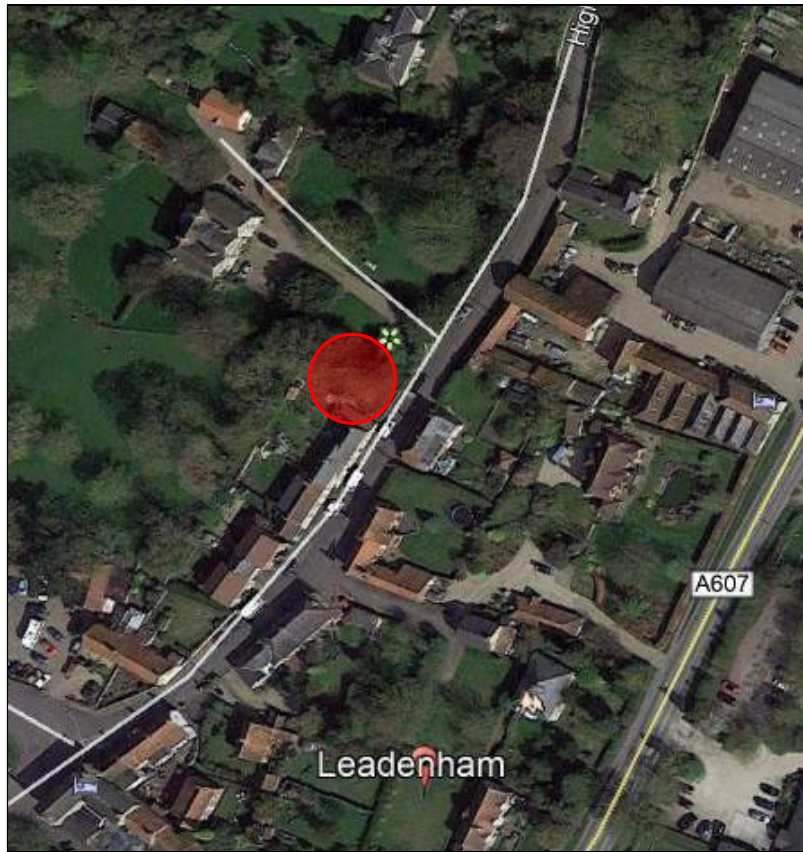
For

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01. Aerial View (nts)

1.0 Introduction

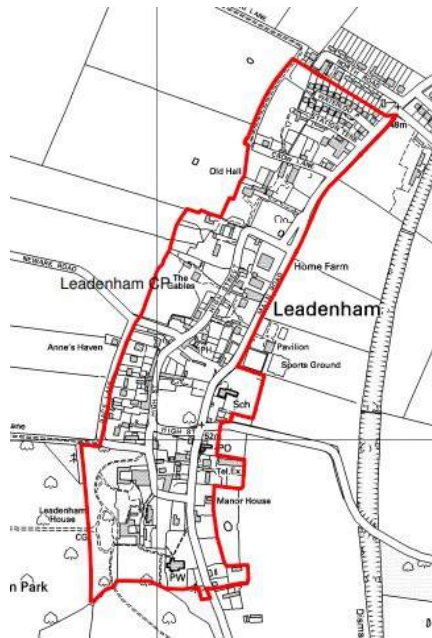
- 1.1 This Design and Access Statement has been prepared in support of a full planning application for the erection of a new garage at no. 51 High Street, Leadenham.

2.0 Site Context

- 2.1 Leadenham is a village and civil parish in North Kesteven district of Lincolnshire, England. The population of the civil parish at the 2011 census was 410. The village lies 11 miles (18 km) north from Grantham, on the A607 between Welbourn and Fulbeck, toward the southern extent of the Lincolnshire Edge, a limestone escarpment which runs north to south through the county.
- 2.2 The main body of the village sits a top the escarpment, running north to south in a general ribbon form along High Street with the eastern boundary of the village largely defined by the A607 Lincoln to Grantham Road.
- 2.3 The site lies on the western side of High Street toward the northern end of the village.
- 2.4 The site fronts High Street with the back of footpath (southern boundary) defined be a low wall of concrete 'faux' stone blocks.
- 2.5 To the south, the site is bounded by the no. 51 High Street and its domestic garden.
- 2.6 To the north and west the site is bounded by the gardens of a large detached properly known as 'The Gable' (not listed).
- 2.7 The site sits within the designated Leadenham Conservation Area.



02. Location Plan (nts)



03. Leadenham Conservation Area (nts)

- 2.8 Leadenham village benefits from the following facilities:
- Church of St. Swithun (CofE)
 - Village Hall
 - Leadenham C of E Primary School
 - Sir William Robertson Academy - secondary school
 - The George Hotel
 - The Rhubarb Theatre company
 - Spar convenience store
 - Farm shop
 - Tea house
 - Care home
 - Funeral Services
 - Polo Club
 - Garage

2.9 In addition the village benefits from several businesses and other commercial operations.

2.10 The village is served by local bus route which connects Leadenham to Lincoln, Grantham, Sleaford, and Newark along with the villages in between.

2.11 Leadenham sits equidistant between railway stations at Sleaford (local services) and Newark (local and main line services).

3.0 Planning History

3.2 An application for listed building consent for internal and external alterations was approved in July 2005, app. ref. 05/01910/LBC.

3.2 A planning application for a new dwelling on the application site was refused in August 2020, app. ref. 20/1624/FUL.

3.3 Other applications for nearby properties include:

- No. 49 High Street, 2007, 07/0936/FUL, 07/2176/LBC Demolition of existing garage and construction of new. Approved.



04. View south High Street from north of the site.



05. View south along High Street from the front of the site.

- No.49 High Street, 2006, 06/2038/LBC Demolition of garage and construction of two storey side extension. Refused.
- No.49 High Street, 1991, Erection of 2 dwellings on land adj. Approved.
- No.40 High Street, 1989, N/35/349/89 Erection of Two storey extension. Approved.

3.4 It is noted that planning permission and LBC was granted for the construction of a new garage at 49 High Street in Oct 2007.

4.0 Site Analysis

4.1 The site lies on the western side of High Street toward the northern end of the village.

4.2 The site is vacant but has been used in the past as a vegetable garden but became overgrown before being recently cleared. (Google Earth street view still shows the plot as overgrown.)

4.3 The site is generally level but sits some 600mm higher than the foot path to High Street as well as No.51, the land to the north and west. It appears likely from the haphazard nature of the retaining structures that the site has been used to 'dump' arisings at some point in the later C20. The drystone walls which define the northern and western boundaries were clearly never intended to be retaining structures and the southern retaining wall has been 'thrown together' and includes late C20 bricks. The eastern wall, which fronts high street is a built of a later C20 concrete 'faux' stone of very poor quality.

4.4 The mature vegetation to the neighbouring side of the northern and western boundaries is noted.

4.5 Boundary treatments are noted as follows:
Northern: Low drystone walling, poor state of repair.
Eastern: Low concrete 'faux' stone wall. Poor quality.
Southern: No.51 and the 1.8m high close boarded fencing panels to the domestic garden.
Western: Low drystone walling, poor state of repair.



06. View south down High Street. Site to the right.



08. View northward up High Street.



07. View west across site.



09. No. 51 High Street, listed Grade 2.



10. Nos. 51 and 49 High Street, both listed Grade 2.



11. Nos 38 and 40 High Street.

5.0 Flood Risk Assessment

5.1 The development site is shown as being in Flood Zone 1. No flood risk assessment is therefore required.

6.0 Conservation Area Statement

6.1 The site lies inside the Leadenham conservation area.

6.2 NKDC do not appear to have a conservation area appraisal for the village.

6.3 The older residential properties in the conservation area are characterised by the following:

- Coursed limestone walling
- Clay pantile or natural slate roofing
- White painted timber sash windows
- Expressed chimney stacks above roof level

6.4 Notwithstanding the above, traditional brick and pantile buildings are present in the village.

6.5 The proposal adopts the vernacular materials and forms of the existing buildings found in the High Street section of the conservation area.

6.6 The proposal will enhance the conservation area by replacing the unsightly concrete block wall which fronts High Street and giving a tidy use to an otherwise scruffy plot of land.

6.7 In addition, the proposal will assist in addressing the on-street parking issues experienced by residents, which were highlighted as problematic in the previous application submitted for this site.



12. Nearby Listed Buildings (nts)

7.0 Heritage Statement

7.1 No. 51 High Street is a designated heritage asset.

LEADENHAM HIGH STREET SK 95 SE (west side)

4/4 No 51

GV II

Cottage, formerly also shop. Early C19. Coursed limestone rubble with ashlar dressings. Slate roof. Single ashlar coped gable. Single brick gable stack, plus single ashlar moulded gable stack, and similar ridge stack. Flush quoins and plinth. 2-storey. 5-bay. To the south a large glazing bar shop window, then a plank door, then a 2-light glazing bar sliding sash, a C20 door and another 2-light glazing bar sliding sash, all openings have segment headed ashlar wedge lintels. Above five, 2-light glazing bar sliding sashes, those over the doorways being slightly narrower.

Listing NGR: SK9511252277

7.2 Other designated heritage assets in proximity include:

7.3 LEADENHAM HIGH STREET SK 95 SE (west side) 4/3 No 49

GV II

Cottage. Late C18 and early C19. Squared rubble and ashlar dressings. Pantile roof with 2 brick gable stacks. Ashlar plinth and flush quoins. 2 storey. Central doorway with C20 half-glazed door flanked by single 2-light sliding sashes, all these openings have segment headed wedge lintels of pink ashlar. Above 2 smaller, 2-light sliding sash with segment headed wedge lintels. To the south a single storey coursed rubble extension with a blank facade.

Listing NGR: SK9510452264

7.4 LEADENHAM HIGH STREET SK 95 SE (east side)

4/8 Redberry House

GV II

House. Mid and late C18. Red brick and coursed limestone rubble. Pantile roofs, with 3-brick gable stack and a single brick coped gable with kneelers topping the south coursed rubble wall. Dentilated brick eaves. Brick fronted. Mid C18 low 2-storey, 2-bay range to the south with 2, 2-light sliding sashes under wooden lintels, and 2 similar windows above. To the north a taller late C18 range with a round headed doorway, with 6-panel door and fanlight over, to the left a single 2-light glazing bar sliding sash under a segment brick head. Above a first floor brick band, and 3 similar smaller sliding sashes.

Listing NGR: SK9511852255

7.5 LEADENHAM HIGH STREET SK 95 SE (east side)

4/9 Home Farmhouse

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- II

Farmhouse. 1603 and early C19. Coursed limestone rubble with ashlar and white brick dressings. Slate roof. 2 gable stacks, one rendered, and a single ridge and a single lateral white brick stacks. 2 ashlar coped gables. lobby entrance plan, extended early C19 to L-plan. 2-storey. Street, single bay gable front has a single 3-light chamfered mullion window with hood to each floor, and above a flush ashlar plaque inscribed 'T. K. 1603'. To the left is a single storey C19 lean-to, of coursed rubble with white brick quoins and plinth, with a single light chamfered window, now blocked. Main south front, 4 bays. Off-centre blocked doorway with to right a large 2-light glazing bar casement and to the left a pair of glazing bar French windows, surrounded by a C20 glazed lean-to, to the left again a 2-light glazing bar casement. Above to the right two, 3-light sliding sashes

and to the left, two, 2-light sliding sashes. All these openings have wooden lintels. Interior has various chamfered beams.

Listing NGR: SK9514652300

7.6 LEADENHAM HIGH STREET SK 95 SE (east side) 4/7 The George Hotel
23.8.67

GV II

Public house. Mid C18 and early C19. Coursed limestone rubble and ashlar. Slate roof with ashlar coped gables. 2 brick gable stacks. Ashlar plinth and raised quoins, plus first and second floor bands. 3 bay. 2½ storey. Central doorway, with rusticated ashlar door surround topped with a broken pediment containing a coat of arms. Double half glazed doors with overlight and C19 lamp on iron bracket. Either side are single glazing bar sashes, above 3 similar windows, all with flush ashlar lintels with raised keystones. Above again 3 small glazing bar sashes, the top floor was added in the early C19 and is faced with ashlar.

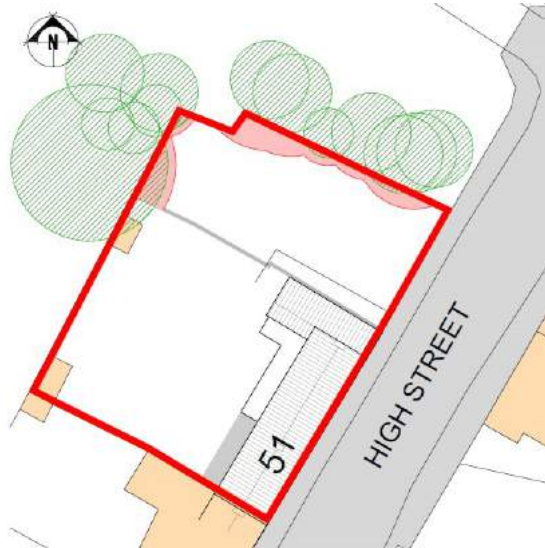
Listing NGR: SK9506752188

8.0 Statement of Significance

8.1 Whilst no. 51 is a good and relatively intact example (externally) of a C19 cottage / formerly shop, its real significance is part of a grouping which includes no.49 and Redberry House (opposite) and frames the northern end of High Street.



13. It is proposed to replace the faux stone wall fronting High Street with limestone wall with brickwork coping to match the adjacent walling to the north.



14. Existing Site Plan (nts)

9.0 Heritage Impact Assessment

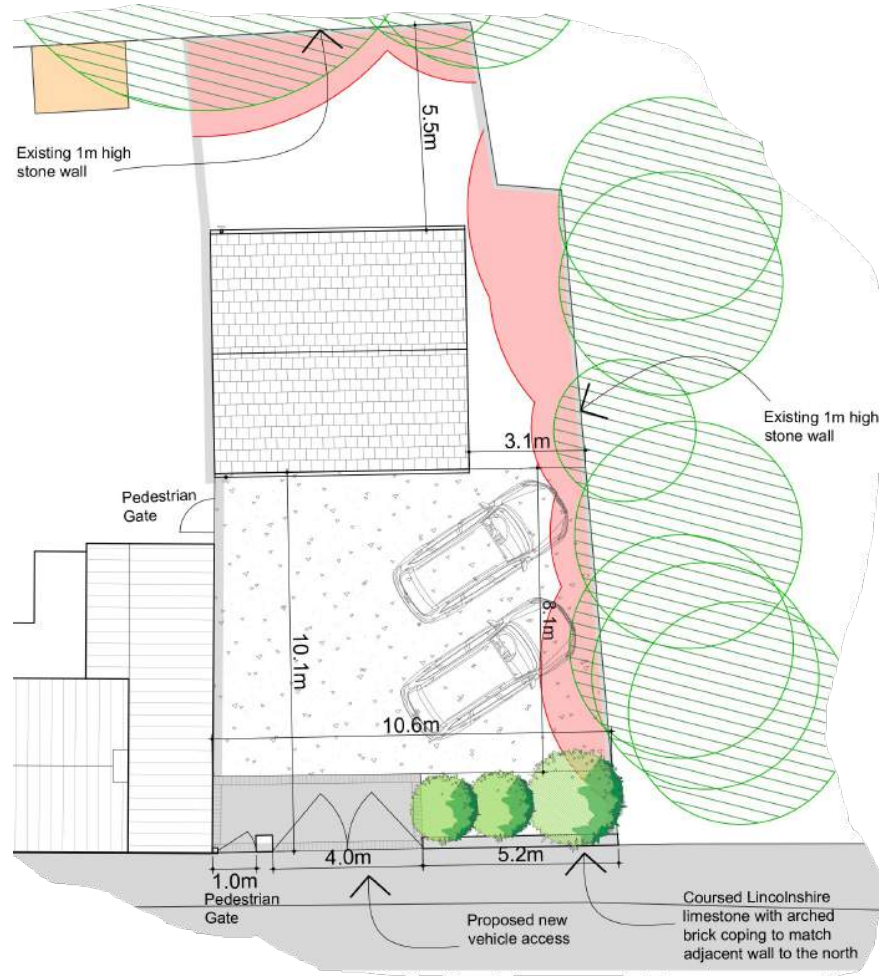
- 9.1 The proposal does not affect the fabric of no. 51 High Street, the designated heritage asset.
- 9.2 The proposal has been sited to both fulfil its function and negate any material impact on the setting of the no. 51, the street scene, or the setting of other heritage assets.
- 9.3 The replacement of the faux stone wall fronting the site with traditional limestone wall and brick coping detail detailing to match the wall to the north will enhance the heritage asset street scene and conservation area. The proposal will therefore be to public benefit.

10.0 Views to/from the Site

- 10.1 Due to the nature of the site and surrounding vegetation, the site is only visible from the High Street.
- 10.2 Likewise, the outlook from the site is only toward High Street.
- 10.3 The conservation officer has previously alluded to the importance to the street scene of the trees to the north of the site. The proposed garage is sited to ensure this view is not compromised.

11.0 Neighbourhood Plan

- 11.1 There is currently no neighbourhood plan for Leadenham.



15. Proposed Site Layout (nts)

12.0 Proposal

12.1 The proposal is for the erection of a new single storey garage with associated parking area.

12.2 The proposal includes for the introduction of a new vehicular access from High Street and the replacement of a faux stone wall fronting High Street with Lincolnshire limestone walling with brickwork coping all to match the walling to the north of the site.

13.0 Detailed Design

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

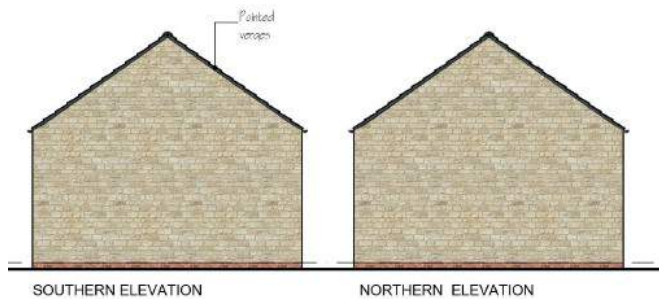
- The applicant's brief
- The site analysis
- Local and National planning policy
- To reflect the character of the village and enhances the conservation area and the setting of the adjacent / nearby heritage assets.
- To maximise distance from the trees on adjacent land to the north
- To address the Conservation Officer's general comments and reasons for refusal of app. no. 20/1624/FUL.



16. Street Elevation (nts)



17. Front / Rear Elevation (nts)



18. Side Elevations (nts)

14.0 Siting and Concept

14.1 The garage has been sited to:

- Provide off-street parking to the front of the new structure.
- To negate/minimise impact on the listed building and street scene.
- To negate/ minimise impact on the trees located to the north of the site.
- Appear subservient to no. 51.

14.2 Materials have been selected to match no. 51 and other surrounding properties. These are from the vernacular palette and reflect the typical materials of the conservations area.

15.0 Form, Massing and Styling

15.1 The size and massing of the proposal is dictated by its use and the need to appear subservient to no.51, the principal heritage asset on site.

15.2 The detailing has also been simplified (no quoins), to ensure the new 'outbuilding' appears lower in the hierarchy than the principal dwelling house.

16.0 Materials

16.1 The proposed materials are as shown on drawings 7915B-PP-02 and include:

- *Walling:* Coursed rubble limestone with ashlar quoins set in lime mortar.
- *Roofing:* Natural Slate.
- *Rainwater Goods:* Cast iron effect upvc on rise and fall brackets
- *Doors:* Painted timber.

13.0 Access and Car Parking Arrangements

- 13.1 There is currently no off-street parking and High Street does suffer from issues resulting from on street parking.
- 13.2 A Pedestrian access is retained from High Street.
- 13.3 A new vehicular access is proposed with an apron that gives off street parking for 2 cars in addition to the new double garage.

14.0 Landscaping

- 14.2 New hedging is proposed behind the section of new walling fronting High Street. This should help screen any parked cars from the street scene.
- 14.3 Other elements of landscaping are considered a matter for the householder.

15.0 Ecology

- 15.2 Vegetation within the site has recently been cleared. In its current state, the site has little or no ecological value.

16.0 Accessibility

- 16.1 The proposals have been designed to be fully compliant with Part 'M' of the Building Regulations.

21.0 Conclusion

- 21.1 The proposal will not be detrimental to setting of the no.51 and will enhance the conservation area by helping to alleviate on street parking issues and replacing a section of faux stone wall with walling in keeping with that typically found within the conservation area.
- 21.2 Accordingly planning permission and LDC should be granted for the proposal.