

**PROPOSED DRIVEWAY and NEW GARAGE  
at Willoughby House, Scott Willoughby.**

Willoughby House  
Willoughby Road  
Scott Willoughby  
Lincolnshire  
NG34 0DX

For Mr G Sly

**HERITAGE IMPACT AND DESIGN STATEMENT IN SUPPORT  
OF A FULL PLANNING APPLICATION**



St Andrew's (southern aspect across fields)

Prepared by John Fowkes BArch DipArch RIBA  
John Fowkes Architects Ltd

## **Proposed works**

### **1.0 Documentation and fee.**

- 1.1 This Statement has been produced for Mr G Sly, the owner of Willoughby House to accompany the application for a Planning Application for a new driveway and garage building.
- 1.2 This application is issued alongside the drawings and the OS site plan.
- 1.3 No fee is enclosed; it will be paid at deposit electronically by the applicants.

### **2.0 Introduction and particulars.**

- 2.1 Willoughby House, Willoughby Road, Scott Willoughby  
Lincolnshire NG34 0DX
- 2.2 Applicant; Mr G Sly
- 2.3 Agent; John Fowkes, John Fowkes Architects Ltd

### **3.0 The site and any existing buildings.**

- 3.1 The house is one of only four houses in the village and sits near to St Andrew's church (to its south).
- 3.2 It is thought that the existing house was built in the 19<sup>th</sup> Century and was altered in the early 1980's and extended in the 2010's by the current owner. Mr Sly (the current owner) has lived and worked in farming, in Scott Willoughby, for over 55 years.  
  
The house was extended (two dormers to east side) and works completed under the previous planning application, and the house now sits alone on the residential plot.



South garden frontage (extension to right, east-side).

3.3 The house currently has no garage building.

#### **4.0 Supporting drawings and pre-app' enquiry, land use**

4.1 In support of the application we enclose the following drawings;

2212/101 OS Plan 1;1250 (A4)

2212/P102 Survey Plan as Existing 1;200 (north part)

2212/P103 Survey Plan as Existing 1;200 (south part)

2212/P112 Scheme Plan as Proposed 1;200 (north part)

2212/P113 Scheme Plan as Proposed 1;200 (south part)

Elevations to Garage in context 1;200

2212/P114 Garage plans and elevations 1;50 and 12;00

2212/P115 Key Plans 1;500 (all site) curtilage red-lined.

4.2 Mr Sly submitted a brief pre-application enquiry to NKDC on 25<sup>th</sup> August outlining his suggested proposals for the following;

Installing a new driveway to the house, on the south side of St Andrew's church. This would be across agricultural land and include a boundary of estate railings, and softening by tree planting.

Taking the existing drive and gated access to Willoughby House out of daily use. This would then be only for access and dyke maintenance oA closed gate would remain and the apron removed, be planted and enclosed tidily with yew hedging (as elsewhere).

Then in lastly building a new oak framed garage and terminating the drive to the east of Willoughby House, south of the existing dyke.

4.3 Advice back from Richard Outhwaite, NKDC Planning Officer ref 22/0492/PREAPP 31<sup>st</sup> August 2022, was that a Full Planning Application was required as the land falls outside the existing residential curtilage.

IE not a householder application.

No guidance or design advice was given.

See Plan 2212/P115 for current and proposed residential curtilage.

The proposed garage and drive are on what is currently agricultural land worked by Mr Sly's farming company, A G Sly & Sons Ltd.

4.4 The plot for Willoughby House is owned and home to Mr Sly.

The church land to the south is owned by the Diocese of Lincoln and the principal access to the church is in the north-east corner of the church yard. The church of St Andrew's is GI Listed.

The verge and small wooded copse to the west side of St Andrew's is owned by A G Sly & Sons (farming), as is all the land to the south side of the church yard. As part of this application Mr Sly will serve notice on A G Sly & Sons as notice of this application to extend his domestic curtilage into the field by approximately 42 metres (measured at the road verge).

The east field is currently owned privately and the ownership of this parcel of agricultural land is currently in transfer to Mr Sly solely, (through solicitors). This application proposes to extend his domestic curtilage into that field by 40 metres (25 metres at the church wall, where it tapers). See plans for dimensions.

See plan 2212/P101.

## 5.0 Design points

5.1 Driveway;

The current driveway is considered unsafe by the applicants. Cars are often waiting to turn from the narrow road, whilst other vehicles approach. The current concrete apron and gateway will be removed and the existing gravel drive reduced in area.



North-west corner of Willoughby House, access to be taken out of use.

The entrance will be infilled with matching yew hedging which will be returned eastwards (towards the new garage) to form a clear maintenance zone to the dyke (5m).

A new black steel field gate will be installed (at the yellow marker) to allow for maintenance access only, alongside the dyke (see plans).

A new drive and access (to replace the above) is proposed to the south side of St Andrew's church. This will enable a new safe access to be formed across the field verge with a wide and open access, and visibility splays giving good views in both directions.

The apron has been designed to accommodate two cars (in and out) for safe exit off the road.

The drive will be 3.0m wide for a single car, being graveled and designed to curve naturally across the site (eastwards) and then head (north) to the new proposed oak framed garage.

The newly adopted land either side of this new drive will be grassed and kept as mown.

## 5.2 Garage;

The garage will be an open oak-framed building with slated roof to match Willoughby House. It has been sited so as to provide a 'stop' to the end of the gravel drive and kept away from the dyke so as to allow an Anglian Water maintenance verge.

The maintenance verge is 5m wide and black metal field gates are being provided for access at both boundaries, for the cleaning of the dyke (so as to match the estate railings).

The garage has been set 8m away from the widest edge of the dyke as required by Anglian Water, so as not to require formal consent.

## 5.3 Boundary treatments;

The existing post and rail fencing to the east boundary of Willoughby House will be taken out and the part of the field currently farmed will be extended eastward and enclosed with 1.2m high black estate railings. The newly adopted land will be grassed and kept mown.

The estate railings will continue southward and then follow the curved design of the road (in parallel) as an attractive open perimeter, viewed across farmland to the west edge of Willoughby Road.

Alongside the lane and field edge (south-west apron) will be planted a 1m high hedge of mixed native British hedging. There was originally a hedge along this side of the field. See picture in 7.4

This should be kept at 1m for good visibility for cars and also provide an open, natural view of the church across the field (from the Lane).

## 6.0 Garage materials

### 6.1 The plans are populated with a full list and indexing of existing and proposed materials which are best quality to match those used previously on the house or those suitable for use to clad and oak framed garage.

Walls are brick and oak cladding; the roof is of matching Welsh slate (to Willoughby House).

## 7.0 Ecology, flooding and planting to the new land use

7.1 The proposed garage does not present any ecological implication being sited on open ground (currently farmed).

7.2 This garage proposed location has been previously noted as a potential flooding risk in previous applications and enquiries. However, the applicant has no first-hand experience of flooding to the site (from the nearby dyke), dating back from the 1950's (60 plus years).

This proposed building sits well away from the dyke, a minimum of 8m is required by Anglian Water for building location and also the 5m maintenance access to the dyke

The risk to flooding to the site is not altered from the current position by the introduction of this building, in it being an open cart-barn style of garage (without doors).



Proposed location of new garage north-east corner of the site. Post and rail fence to be removed (left in photo).

7.3 In the mid-1970's the dyke was widened and deepened to quickly allow a drain-away the local fields, (the white dyke road bridge can be seen in the photo in the previous point).

7.4 Mr Sly has a small nursery of oak trees currently maturing on land nearby and some of these will be transplanted to the drive verge areas and installed as semi-mature trees. This will help soften and enhance the setting of the drive and immediately give an appearance of growth, or settling-in (of nature).

These new trees will be planted where shown to avoid obscuring the open south-westerly aspect of the church, when viewed from the road. They will be predominantly located to the south-east, and east sides only (as shown on P112 and P113) to present no impact to the church.

Alongside the lane and field edge (south-west apron), will be planted a 1m high hedge of mixed native British hedging. There was originally a hedge along this side of the field. See below in the foreground.



Original hedge to Willoughby Road, to be re-instated.

The hedge will be kept down to 1m to enable the church to be openly viewed from its southerly road approach, an attractive view at present.

A couple of trees will also be placed to the east of the proposed new garage so as to soften the garages appearance in it potentially looking isolated so without. A tree has also been positioned between the two remaining poplars, as they will be nearing the end of their life in due course.



Current view. The post indicates the extent of the site for these proposals. This is where the hedge will stop and new estate railings installed.

- 7.5 The current access driveway (to be taken out of daily use) to the house, will have additional yew hedging (to match existing) added to completely enclose the unfinished north-west corner of the residential curtilage.



Existing open access, adjacent the dyke.

- 7.5 The field to the south of the church is also used as parking for church services and festivals. This grass apron is cut and provided out of generosity by Mr Sly (on his farmland). It takes away any unsightly and dangerous verge parking, and of course makes any celebratory occasion that much easier and relaxed for attendants

These cars currently drive here across an uncontrolled verge near to the copse, almost at random. See photo below.



Parking at a recent summer wedding.

These proposals would close out this opportunity by hedging the verge, but provide a managed route i.e. the new graveled drive with a dedicated and safe access point to the south-east of the churchyard. See Plan P112 which shows an apron access point to the 20m of grass.



## 8.0 Conclusions with respect to the setting of the Church

In summary;

8.1 The proposals are well considered and strive to improve the practical use of the house, in taking out what the applicants feel is an unsafe entrance to their house.

8.2 The proposals enable the dangerous drive position to be taken out of daily use and a new open and safer access to be provided. Currently cars are vulnerable as they turn into the drive, on the bend.

The new drive will provide safe and ease of access to the property across what is currently a ploughed and farmed field.

8.3 A benefit of the scheme would be in providing a safe and protected access to the church for parking when the church is in use, at church calendar events such as carol services, weddings and baptisms.

This is currently provided by Mr Sly who maintains a cut grass parking margin on his farm-land. At present these cars have no access point across the verge. (see picture above).



Cut grass parking apron currently, 20m to south side of St Andrew's.

8.4 The proposals offer no detriment to the setting and parts of the Listed church building nor its boundary walls, all of which will remain unaltered.

The views would be protected and the setting of the church would be enhanced and protected long term by this landscape scheme, with new or re-instated hedging, and also a small number of semi-mature oak trees.

Although the church will ultimately be surrounded by the domestic curtilage of Willoughby House, this scheme should safeguard its setting and particularly its southerly aspect.

8.5 At present the south-side setting and aspect it is in the hands of farming economics, the field could be ploughed and planted, a hedge could be installed or trees planted at any point without planning permission.

Approved drawings and report can safeguard this setting, by its control and in planning conditions, which Mr Sly would very much welcome.

He is actively involved in the maintenance of landscape of the village and is a significant stakeholder historically.

The current use of the south field is somewhat random, at present.



We therefore look forward to the Council supporting these proposals.