



**COMBINED
DESIGN AND ACCESS STATEMENT
AND
HERITAGE STATEMENT**

NEW REPLACEMENT GARAGE

**LONG COTTAGE
51 HIGH STREET
SWINDERBY
LINCOLN
LN6 9LU**

FOR

MR & MRS STOPFORD

PLANNING APPLICATION ISSUE

Introduction

This Design & Access Statement and Heritage Statement has been prepared in support of a HOUSEHOLDER Planning Application & Listed Building Consent for a proposed replacement garage at Long Cottage, 51 High Street, Swinderby, Lincoln LN6 9LU.

The site comprises the residential dwelling of Long Cottage along with detached garage, out building for residential purposes and wider domestic garden.

Long Cottage is a Grade II Listed and as such the detached garage is in the curtilage of a listed building.

The site is situated in the village of Swinderby in the North Kesteven district of Lincolnshire. The village is located approximately 11 miles south west of Lincoln and 6 miles north east of Newark.

Swinderby is predominately a residential area and the site is surrounded by residential properties of varying styles and materials, albeit traditional in appearance.

Vehicular access to the site is off High Street to the south of the site.

The existing detached garage is constructed of red multi brickwork with a dual pitch clay pantile roof. To the rear is a brickwork store projection with a cat-slide clay pan tile roof. The eaves consist of a projecting brickwork header course with a UPVC gutter on rise and fall brackets. The cat-slide roof has a simple timber flush fascia with no gutter. The verge has a projecting stretcher course following the pitch line of the roof.

The detached garage is used as external storage due to the size of the garage bays. They are too small to function as adequate parking spaces and as such the building can not be used for the purpose it was originally intended.

The existing garage is in extremely poor condition and has fallen into disrepair. The garage requires a substantial amount of work to address the various defects which would likely result in a detrimental impact on the appearance of the building.

With this in mind, the applicant wishes to seek Planning and Listed Building Consent to replace the existing garage with a new detached garage.

The proposed garage will be located in the same position as the original garage, will be of similar traditional construction and appearance externally, but will be slightly larger in size proposed as a 3 bay garage to accommodate 3 family

vehicles. The detached garage will have a rear projection as the original garage to offer garden storage as well as garaging.

The garage is set back from the highway and by virtue of the positioning within the site the garage is well screened from the street scene and as such will not have a detrimental impact on the street scene or the public realm.

The garage is positioned a reasonable distance from the existing dwelling and neighbouring dwellings and as such will not have any adverse impact on building or amenities in the immediate or wider area.

Planning History:

Planning Approval and Listed Building Consent were granted permission for a replacement garage on 10th July 2020. Reference numbers 20/0510/HOUS & 20/0511/LBC. These applications have since expired and this application seeks Planning Approval and Listed Building Consent for a similar replacement garage albeit with a slightly larger footprint and rear elevation design.

The previously Planning Approval & Listed Building Consent was supported by the Planning Officer, Conservation Office and received no objections from the Parish Council.

Planning Policies:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Swinderby is classified as being a 'Small Village' under policy S1 (The Spatial Strategy and Settlement Hierarchy) of the Central Lincolnshire Local Plan – Adopted April 2023.

Policy S53: Design & Amenity

Policy S53 states,

All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all...

... Be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage...

... Protect any important local views into, out of or through the site...

... Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness...

... Reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style...

... Use appropriate, high quality materials which reinforce or enhance local distinctiveness...

... Be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme...

... Deliver well-considered parking, including suitable electric vehicle charging points, with appropriate landscaping provided in accordance with the parking standards set out in Policy NS18 and Policy S49...

... Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare...

... Use high quality materials which are durable and ensure buildings and spaces are adaptive...

The proposal is considered of a high quality and sustainable design, new facing brickwork to closely match the existing demolished structure is proposed with new clay pantiles to replicate the original roof finish. Projecting dentil brickwork coursing to the eaves and feature brickwork to the verges with heritage effect rain water goods on rise and fall brackets will contribute positively to the local area and will be in keeping with the design features of the original garage thus integrating into the surroundings and responding to local history, culture and heritage.

Given the relatively minimal scale of the proposed garage, it will not appear unduly dominant and does not constitute as over development, it is considered sensitive in design and materials to the original dilapidated garage and will enhance the appearance of the site and contribute positively to the setting of the Grade II Listed Building which hosts the application site.

It is therefore considered that the proposed development would not be detrimental to the character of the property or the street scene and is therefore considered to be compliant with regards to the criteria set out in policy S53 (Design and Amenity) of the Central Lincolnshire Local Plan.

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

The proposed garage would not alter the existing access and parking arrangements are not affected.

It is therefore considered that the development would not have an unacceptable impact upon highway safety or parking and is therefore compliant with policies S47 (Accessibility and Transport) and S49 (Parking Provision) of the Central Lincolnshire Local Plan.

Policy S57: The Historic Environment

Policy S57 states:

Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake and provide the following, in a manner proportionate to the asset's significance:

- a) describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and*
- b) identify the impact of the proposed works on the significance and special character of the asset, including its setting; and*
- c) provide a clear justification for the works, especially if these would harm the significance of the asset, including its setting, so that the harm can be weighed against public benefits.*

Development proposals will be supported where they:

- d) protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;*
- e) promote opportunities to better reveal significance of heritage assets, where possible;*

f) take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.

Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building.

The above reflects National Planning Policy Framework (NPPF) Section 16 Conserving and enhancing the historic environment.

It is evident that both the national and local planning policies support development within the curtilage of heritage asset and that new development can make a positive contribution to the local character.

This application seeks Planning Approval and Listed Building Consent to replace the existing garage with a new garage, in the same location, constructed of similar materials that sympathise with the existing built form and of a similar scale albeit a slightly larger footprint to accommodate adequate garaging for cars and promoting suitable and sustainable use for what it is intended.

The existing garage is dilapidated to an extent that refurbishing the original built form will require works to such a degree that it will likely result in a detrimental impact both structurally and aesthetically.

The garage itself is not listed, the heritage protection for the site and the existing garage is due to its location and curtilage of Long Cottage. The garage does not form part of nor is it referenced to in the Listing and as such is considered to contribute minimal significance in its historical and architectural setting.

Replacing the original with a new garage with design features and materials to reflect the appearance of the existing building will enhance the site and provide a positive contribution to the setting which will sit in harmony with the cottage with minimal overall alterations. Although of minimal significance the contribution will be preserved and not lost.

The proposed garage has been carefully designed to reflect the scale, form and appearance of the existing building. The proposed garage is slightly wider, deeper

and taller than the existing to enable it to be used for garaging purposes but maintains traditional proportions.

Details have been provided to support this application for the wooden timber doors which will replicate the existing in style, scale and location.

The materials proposed are as follows and have been chosen to match the existing:

Brickwork –

Roof tiles – Redland Old Hallow Clay Pantile.

Rain water goods -Brett Martin Cascade 112 Roundstyle cast iron effect gutter (on rise and fall brackets) and down pipe.

The materials choice will be traditional in appearance to preserve the local character and setting against the listed building.

Having regarded all of the above, the proposed replacement garage will have an appearance similar to the original with an almost identical relationship to Long Cottage. It is therefore considered that the impact of the proposal on the setting of the listed cottage is minimal and will not be of detriment to the heritage asset and as such support Policies S57 of the Local Plan and Section 16 of the NPPF.

Planning consent should therefore be granted without delay in accordance with the *presumption in favour of sustainable development* outlined in paragraph 11 of the NPPF.



Photo 01 – Front Elevation (south)



Photo 02 – Side Elevation (west)



Photo 03 – Rear Elevation (north)



Photo 04 – Side Elevation (east)

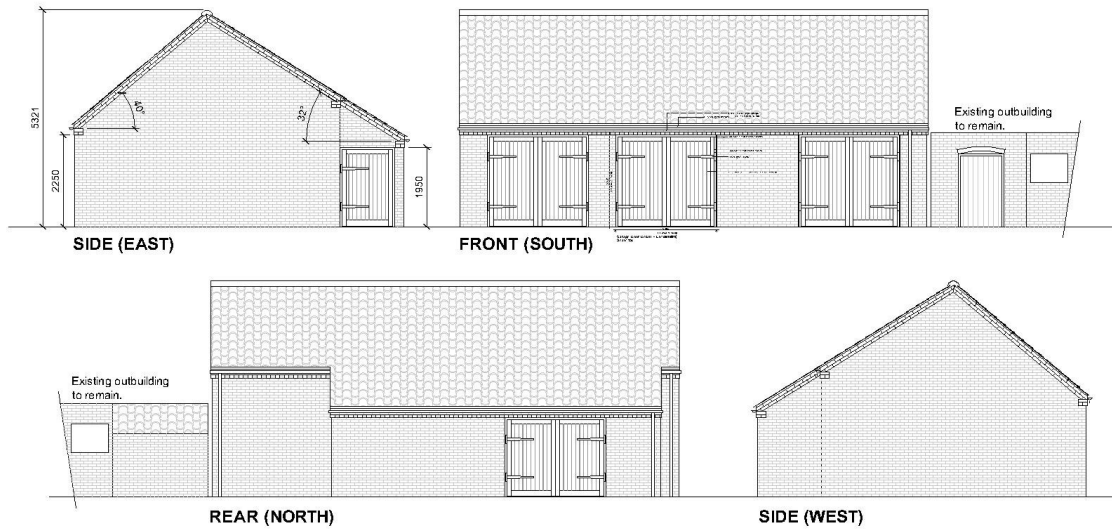


Image 01 – Proposed Garage

Report End.