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# **DESIGN, ACCESS AND HERITAGE STATEMENT**

**PROPOSED ALTERATIONS TO APPROVED GATE DETAILS AND FORMATION OF NEW  
PEDESTRIAN ACCESS IN EXISTING STONE WALL.**

**LANGFORD COTTAGE, FAR END, BOOTHBY GRAFFOE,  
LN5 0LE**



View from Far End looking east at existing stone wall and gate opening

**3<sup>rd</sup> November 2023 – AO/BG/DAS/H**

## **1 - SITE LOCATION AND PLANNING HISTORY**

Langford Cottage is located at the northern end of Boothby Graffoe off Far End. The property is set back from the road by 75 metres on elevated ground with an existing vehicular access exiting onto Far End.

The subject of this application is a 25 metre long section of wall constructed in limestone rubble and capped in shaped limestone rubble blocks on edge bedded in mortar. The wall ranges in height from 1.6 to 1.8 metres and is set back from Far End by 14.5 metres.

Planning approval for Langford Cottage was given in 2016 for the erection of a detached dwelling (16/0414/FUL) at which time the land formed part of the curtilage of Brankley House which is a Grade II listed building.

In addition, Listed Building Consent was given for the demolition of a section of stone wall to widen the existing vehicular access onto Far End (16/0416/LBC). The stone wall was within the original curtilage of Brankley House and within the Boothby Graffoe Conservation Area.

In 2018 a variation of condition application was approved for various works including the further widening of the access through the stone wall to incorporate a separate hand gate (18/1341/VARCON).

## **2 – DESCRIPTION OF PROPOSALS**

At the time of the approvals the gates and wall were in close proximity to an existing Sycamore tree which created restrictions in the design of the gates and wall opening. The driveway level required raising to clear the tree roots as did the driveway alignment.

In 2021 permission was gained to remove the Sycamore under 21/1858/TCA.

The removal of the Sycamore has allowed a re-assessment of the access details and in conclusion the property owner wishes to reduce the width of the gated access from 5.3 metres to 4.8 metres and omit the hand gate leaving a pair of double gates.

The ground levels of the access through the wall no longer need to be raised due to the removal of the Sycamore improving the proportions of the gated opening and wall sections.

It is also proposed to provide a new pedestrian gate 3.2 metres to the right hand side of the main gates. This gate will match the detailing and materials of the main gates and be cut into an existing section of the stone boundary wall.

## **3 – MATERIALS AND IMPACT ON SETTING**

Any alterations or additions to stonework will be done in matching reclaimed Lincolnshire limestone set in lime based mortar. Capping detail and joint finishing are to match the existing wall.

The new gates are to be in timber construction with preservative stain finish. Ironmongery is to be black painted metal.

The wall is listed as part of the former grounds of Brankley House and is located approximately 50 metres to the west of the main house.

There is a view of Brankley House from Far End encompassing the wall with the house in the background.

Stone boundary walls are a distinct feature of Far End and the Boothby Graffoe Conservation Area and encompassed many of the older farming estates and larger private houses.

As land within these curtilages has been developed over the years, many additional accesses have been formed in the walls making the access points through walls quite a common feature within the village curtilage.

Considering the impact on the character of this part of the Boothby Graffoe Conservation Area of the proposals it can be said that the access points in the wall are not an uncharacteristic or inappropriate feature.

The narrowing of the main access with the removal of the pedestrian gate improves the balance and scale of this particular opening and the inclusion of additional gate further along the wall does not detract from the character of the immediate area.



View of section of wall to accommodate pedestrian access

#### **4 – ACCESS STATEMENT**

Langford Cottage is accessed off the northern end of Far End via an 80 metre private drive.

The house has ample parking and turning areas adjacent to the house and a double garage.

The private drive has a gravel finish with paved areas near the house for mobility access.

Boothby Graffoe has a village church although there are no other facilities within the village.

The village of Navenby lies 1 kilometre south of Boothby Graffoe (accessible by public transport and footpath) and has shops, restaurants, Take aways, school, and many other facilities.

Boothby Graffoe has a major bus route running between Lincoln (12 km) and Grantham (25km) and busses run at hourly intervals on the A607 which is within 500 metres of the site.

Lincoln and Grantham both have main line rail networks connecting to all major parts of the country.

Access from the site to the public transport network will be via Far End and Blacksmith Lane. The first available bus stop is on A607 and is 500 metres from the house entrance.

## 5 – HERITAGE STATEMENT

This application relates to a stone boundary wall that was formerly in the grounds of Brankley House. The section of wall also lies within the Boothby Graffoe Conservation Area. The section of wall being the subject of this application is 25 metres long and constructed in limestone rubble with a capping of shaped limestone rubble blocks on edge bedded in mortar. The wall ranges in height from 1.6 to 1.8 metres and is set back from Far End by 14.5 metres.

The wall is protected under the listing for Brankley House which is detailed as follows.

Brankley House is an imposing 18<sup>th</sup> century three storey farmhouse set 50 metres back from Far End on elevated ground with mature grounds and landscaping in front.

The main facing elevation is of limestone under a red clay pantile roof with two storey red brick wings behind (east) and later single storey buff brick extensions.

Brankley House is a grade II listed building and was listed on the 23/08/1967 (SK9830259355).

Listing description.

*Farmhouse. Late C18. Coursed rubble with ashlar quoins. Pantile roof with stone coped side gables. Three-storey, 3 bay. Central door with Roman style Doric stone pedimented porch and glazed panels. Either side single shallow bow windows, made up of tripartite glazing bar sashes with leaded hoods. Above 3 glazing bar sash windows, and above again 3 smaller sashes all segment-headed with red brick voussoirs. Corbelled brick cornice at the eaves.*

The proposals involve alterations and reduction in width of an existing vehicular access through the wall and the addition of a new pedestrian gate which is to be cut through the wall to the south of the main vehicular access.

The proposals do not affect the immediate setting of Brankley House as they are remote from its present grounds and some 50 metres from the main house.

There is a view through from the north western part of Far End encompassing both the proposed gates and the distant frontage of Brankley House.

The impact of the proposals on the setting of Brankley House from this viewpoint are not significant as the detailing, materials and proportions of the proposed gateways are in keeping with historic boundary elements on Far End.

There is a small loss of historic fabric with the insertion of the new pedestrian gateway but not to the degree that it would be deemed to be the loss of a historic feature and it maintains the line of the boundary wall.