

Design & Access Statement

Client

Narborough Congregational Church
School Lane, Narborough

Project

Repairs to Manse (National Heritage Listing 1074724)

Document No.

23/397 PL03

Introduction and Planning History

The proposals are for a Listed Building application at Narborough Congregational Church and include repairs to The Manse arising from weathering. The Manse is a Grade II Listed building (listing as above).

The repair works are to be undertaken to avoid any further damage, especially water damage to brickwork caused by leaking gutters, in order to protect the building and its setting which is particularly important in the area owing to the historic nature of the Manse and associated buildings. Any further water damage could result in additional and more intensive remedial works at a later date.

The relevant planning history for the site is as follows:

- 90/1338/1/LY – Demolition & rebuilding of front wall.
- 18/1548/LBC – Refurbishment and replacement of windows and door to church building and manse.

Site Assessment

The overall site area is 2,214 m² and comprises The Church, its driveway and gardens, a burial ground, The Manse (listing as above) and its enclosed gardens. Refer to the Heritage Impact Assessment for further historical details of the site.

Site Details:

- Flood Zone 1 (low probability of flooding).
- Two listed buildings within site (details as above) and within 50 metres of another listed building – All Saints Church.
- Within Narborough Conservation Area and in the surroundings of a number of important historic buildings.

Design Development and Proposals

The elements requiring repair include mortar repointing and cast iron guttering which has failed and caused water damage to the brickwork of the Manse.

The proposed repairs have been planned to preserve the historic nature of the listed buildings and their settings and only when absolutely necessary has a replacement been suggested.

Proposals will consist primarily of restoration and repair works in accordance with Historic England technical guidelines on the upgrade of historic buildings. Annotated plans, elevations and photographs of the existing elements and proposed works are included with the application.

Context

National Planning Policy Framework paragraphs 189 and 190 (Section 16: Conserving and enhancing the historic environment) state that heritage assets are irreplaceable and 'should be conserved in a manner appropriate to their significance' and that plans should set out a strategy to conserve the historic environment which is why the proposals seek to restore the damage, rather than replace any historic elements. Paragraph 194 requires applicants to describe the significance of a heritage asset in order to justify the works which is addressed in the Heritage Impact Assessment included with this application.

The following Policies have been referenced in preparing this document:

- National Planning Policy Framework paragraphs 189, 190 and 194,
- Statements of Heritage Significance (Historic England Advice Note 12,
- CS20 Historic Environment and Culture,
- CS24 Presumption in Favour of Sustainable Development,
- DM1 Development within the Settlement Boundaries,
- DM12 Designated and Non Designated Heritage Assets.
- Blaby Core Plan DPD 2013 and the Blaby Local Plan 2019.