



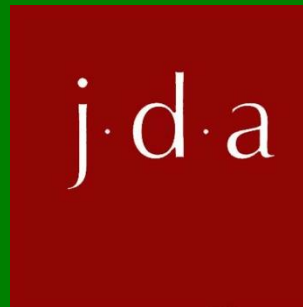
Replacement Garage with Workshop

## **Design & Access Statement (with Heritage Statement)**

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### **Jackson Design Associates**

Latimer House  
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## I INTRODUCTION

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- I.1 This Design & Access Statement has been prepared in support of a 'HOUSEHOLDER PLANNING APPLICATION WITH DEMOLITION IN A CONSERVATION AREA' for the proposed demolition of an existing garage and outbuilding and the replacement of a new single storey garage with workshop at The Gardeners House, 47 Hall Lane, Branston, LN4 1PY. The application also includes a proposed 1.8m high wall, replacement of ground floor window with French doors to rear elevation of main dwelling and a new patio area.
- I.2 The application is for the existing occupants, to enable the use of these facilities following the expiration of the current buildings' life expectancy.
- I.3 The statement seeks to explain the design principles for the development which are appropriate to the site and the surrounding area based on national planning and local design guidance.
- I.4 The document has the following functions and purpose:  
To provide a description of the key issues, constraints and opportunities afforded by the site and their evaluation that has informed and led to the current form of development; and to provide comprehensive information on the development in terms of layout, scale, access, appearance and landscaping.
- I.5 The report includes the following sections:
1. Introduction
  2. Site Overview
  3. Planning History
  4. Design
  5. Heritage Statement
  6. Summary Conclusion

## 2 SITE OVERVIEW

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- 2.1 The site is located on Hall Lane to the south of the grounds of Branston Hall and around 6km south-east of Lincoln. It is in a rural area, outside the Village envelope of Branston.
- 2.2 The site is currently occupied by a dwelling and associated outbuildings with maintained and landscaped gardens to the front and rear.



Figure One: Location plan.

- 2.3 The existing dwelling is positioned at the front (north) of the site.



Figure Two: Existing Dwelling.

- 2.4 Set back from the site boundary on western edge of the site sits the existing garage, to be demolished as part of the proposed development.



Figure Three: Existing Garage / Outbuilding

- 2.5 The building is not listed, however it was previously part of the Branston Estate and forms part of the Branston Conservation area. The main house and curtilage has been recognised as a non-designated heritage asset.

### 3 PLANNING HISTORY

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3.1 The following is a list of applications for the site:

- **18/0255/HOUS** | Extension into the existing porticos with new façade treatment, replacement and widening of existing French doors and removal of existing windows together with demolition and rebuilding existing front boundary wall.
- **N/13/0709/84** | Erection of garage | Land At Hall Lane, Branston, Lincoln LN4 1PY
- **22/0496/HOUS** | Demolition of existing garage and erection of garage/workshop along with link extension to the rear and side of the existing dwelling. | The Gardeners House 47 Hall Lane Branston Lincoln Lincolnshire LN4 1PY
- **23/0033/ADVICE** | Demolition of existing garage for the development of single storey extension including garage and workshop
- **23/0407/HOUS** - Demolition of existing garage and erection of garage/workshop along with link extension to the rear and side of the existing dwelling.

### 4 DESIGN

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#### Use

4.1 The scheme proposes the demolition of the current double garage and outbuilding with a replacement double garage and adjoining workshop to the rear. This will be used for domestic purposes in line with the wider Residential use of the site.

#### Amount

- 4.2 The existing garage and outbuilding has a floorspace of 40sq/m and will be demolished. This will make way for a new single storey garage which will be located in a similar location and slightly wider (approx. 1 metre) to its front (roadside) elevation. With the addition of the workshop to the rear, the new floorspace will be circa 100sq/m.
- 4.3 Whilst the floorspace is more than double the original, this is a modest proposal in comparison with recent planning approved proposals at the site. The latest (Ref: 23/0407/HOUS) gained approval for a scheme with 137sq/m of new floorspace.



Figure Four: Proposed Garage and Wall Front Elevation

## Scale

- 4.4 The proposals will be single storey in scale only and as per the existing garage. The wall will be 1.8m in height to provide a good degree of privacy but not be too large and overbearing in terms of its scale in relation to the adjoining buildings.

## Layout

- 4.5 The new garage will facilitate two vehicles and accessed via two garage roller shutter doors. A pedestrian side door will be located to the side wall, leading to steps and a new patio area behind a new wall which links the garage and main dwelling. There will also be a lean to roof structure to the western elevation acting as a log store.
- 4.6 There will also be a door from the garage to the workshop room. This will also have a modest shower room and wc for convenience.
- 4.7 As part of the works, the existing dwelling will also have an existing window to the rear (south facing) elevation replaced with French doors. Occupants can then walk out and enjoy the new patio laid in this area.

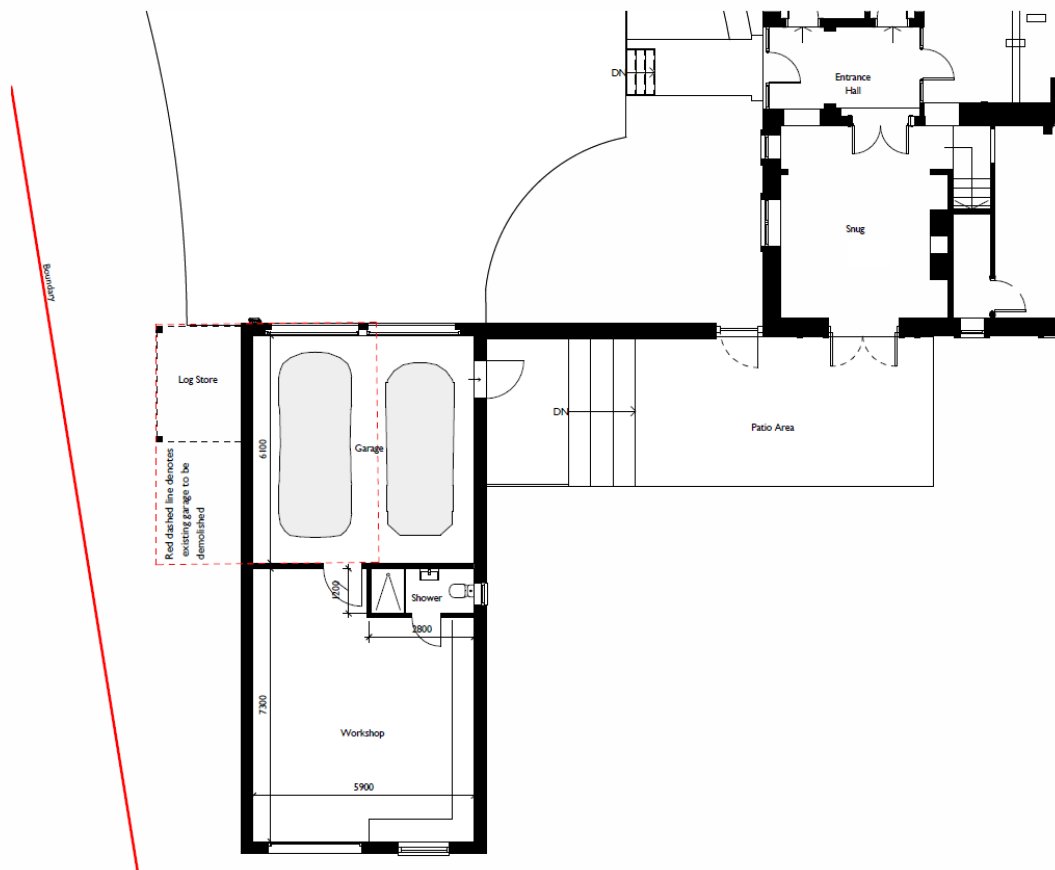


Figure Five: Proposed Layout

## Site Layout

- 4.8 Access to site is achieved by foot or car through an existing gated garden wall, with proposed parking provided in front of the garage doors on the North-West corner of the site.
- 4.9 In addition to the new garage and workshop building, a 1.8m high stone wall linking the garage and main dwelling is proposed. This will also feature a wooden gate and will provide privacy and aid security to the rear of the property. A new patio is also proposed to this area and will extend to the area adjacent the proposed French double doors from the snug area of the main building.



Figure Six: Proposed Site Layout:



## Appearance

- 4.10 The garage building will be of a similar form and size to the original garage and located in a similar position. The building and adjoining wall will comprise of traditional materials which will harmonise with the existing palette of the main dwelling. Timber and stone have been used to achieve this.



Figure Seven: Artist's Impression of the Garage

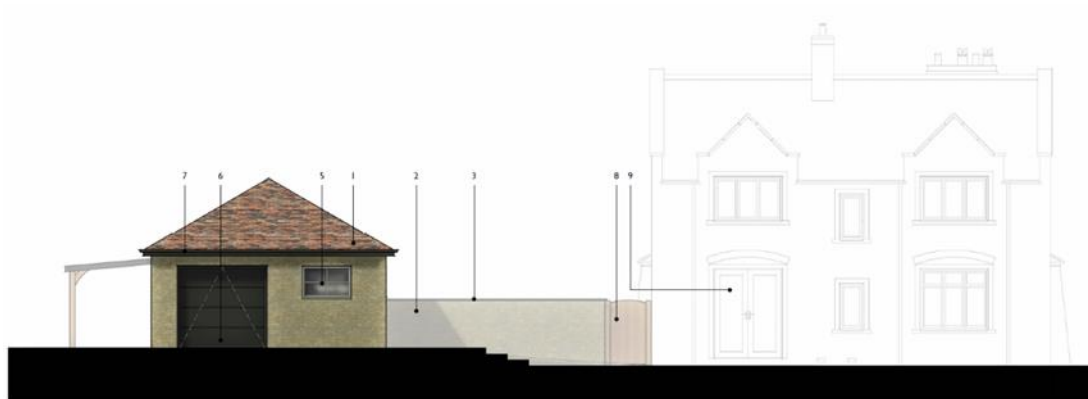


Figure Eight: Rear Elevation



Figure Nine: Side Elevation

## 5 HERITAGE AND CONSERVATION STATEMENT

- 5.1 Located on Hall Lane to the south of the grounds of Branston Hall Hotel, the property enjoys a prominent position at the brow of an incline as ground levels raise from the beck/stream to the east.

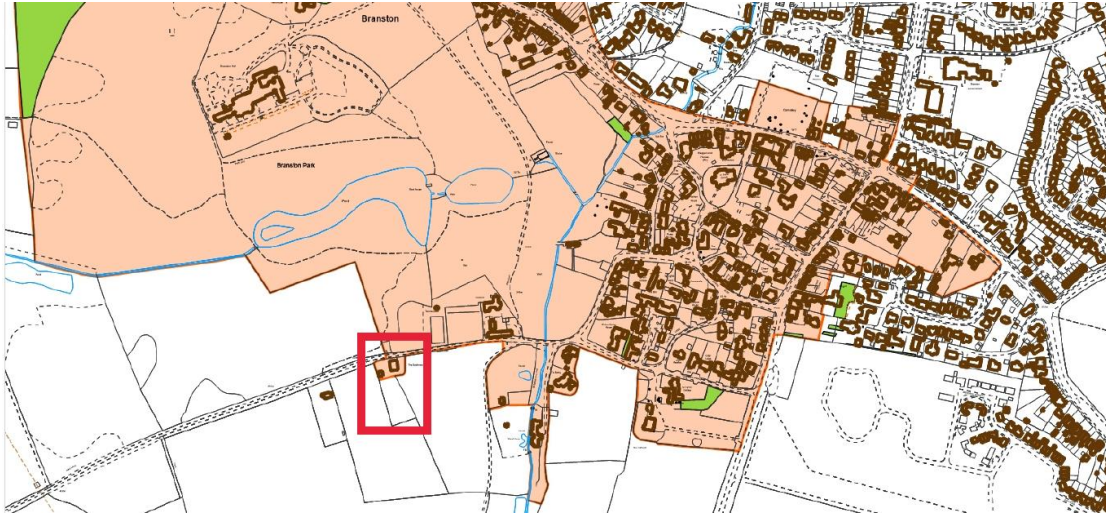


Figure Ten: Branston Conservation Area map with Site indicated within red rectangle.

- 5.2 The Gardener's House is an impressive property constructed circa 1887.
- 5.3 Built of stone external walls with plain rosemary tiled roof, the fenestration is attractively detailed with stone window sills and projecting stone window surrounds. Some of the windows include stone arched head detailing and gable ends incorporate stone coped parapets. The north elevation includes two attractive painted timber louvred triangular roof vents.
- 5.4 Following pre-application advice from a previous householder application, the conservation officer made the following comments regarding the property:
- “Gardeners House has been on the local list for many years and the precise reasons why it was originally included are not recorded, however it does meet the recently-adopted local list criteria. It has architectural interest as an example of a late 19th or early 20th century Arts and Crafts design, broadly symmetrical but with subtle asymmetries such as the large chimney to the left. It may be the work of the architect John MacVicar Anderson (who designed Branston Hall), who is a fairly important figure in the architecture of the late 19th century and was President of the RIBA in 1891-94. It also has historic interest as an example of a good-quality house built, presumably, for a senior estate worker, larger and more elaborate than a typical estate cottage, and furthermore has associative value with Branston Hall as one of its estate buildings”.*
- 5.6 Whilst previous Conservation Officer advise sought a more contemporary appearance to the last application, this was for the main part, an extension to the main dwelling, where a clear visual contrast was sought to distinguish new from old. However, this latest application is far more modest in its scale, form and therefore reverts to a more traditional approach.
- 5.7 The proposed wall linking the garage to the main dwelling will be 1.8m in height, the same stone material with a stone coping finish sympathetic of the and detailing found to the parapet gables on the main dwelling.
- 5.8 The proposals also include a minor alteration to the dwelling's rear elevation whereby the window to the snug will be replaced by Oak French doors (matching the style of the fenestration approved in application 18/0255/HOUS.

## 6 SUMMARY & CONCLUSION

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- 6.1 The scheme replaces an existing garage and outbuilding in a similar location on site. It will be of the same form and scale when seen from the roadside.
- 6.2 The appearance reverts to a traditional style using matching materials to harmonise with the main dwelling.
- 6.3 A minor alteration to the main dwelling will be sympathetically undertaken whereby French doors replace a window to the rear ground floor. It is considered that the alteration will not adversely harm the overall character of the dwelling or indeed the wider conservation area.