

12 Main Street, Tinwell – DAS & Heritage Statement

1. Introduction

This document is submitted in support of a Householder Planning Application for alterations to 12 Main Street, Tinwell.

The works include the demolition and subsequent replacement of an existing single-story modern extension with a two-storey extension.

2. Existing Site and Surroundings

The application site lies within Tinwell Conservation Area (which has an article 4 direction attached to it), a small village in Rutland, and is directly opposite All Saint's Church. The main road that runs through Tinwell begins in Stamford and extends to Ketton, making it a busy route into Stamford. The existing site shares a boundary with three adjacent Grade II listed buildings: 13/14 Main St. and The Old Rectory, both of which have modern extensions. The dwelling sits approximately 10 from Main Street and the site can be accessed via a gate in the front garden – however, the parking for the dwelling is to the rear on Holme Close, which is accessed off Casterton Lane.

The dwelling has a moderate sized front and back garden, with the back garden changing in levels quite drastically. The site has a modern garage which is shared with 13 Main Street. The dwelling was built in 1850 and much of the original fabric remains, however it has had the addition of a modern, inappropriate conservatory.

The rear of the dwelling has a series of modern houses sat within a large modern housing estate.



3. Heritage Asset

The building is listed Grade II with the following description:

TF 0006-0106 13/187 TINWELL MAIN STREET (north side) No.12

(Formerly listed as NOs 11 and 12, MAIN ROAD (north side))

GV

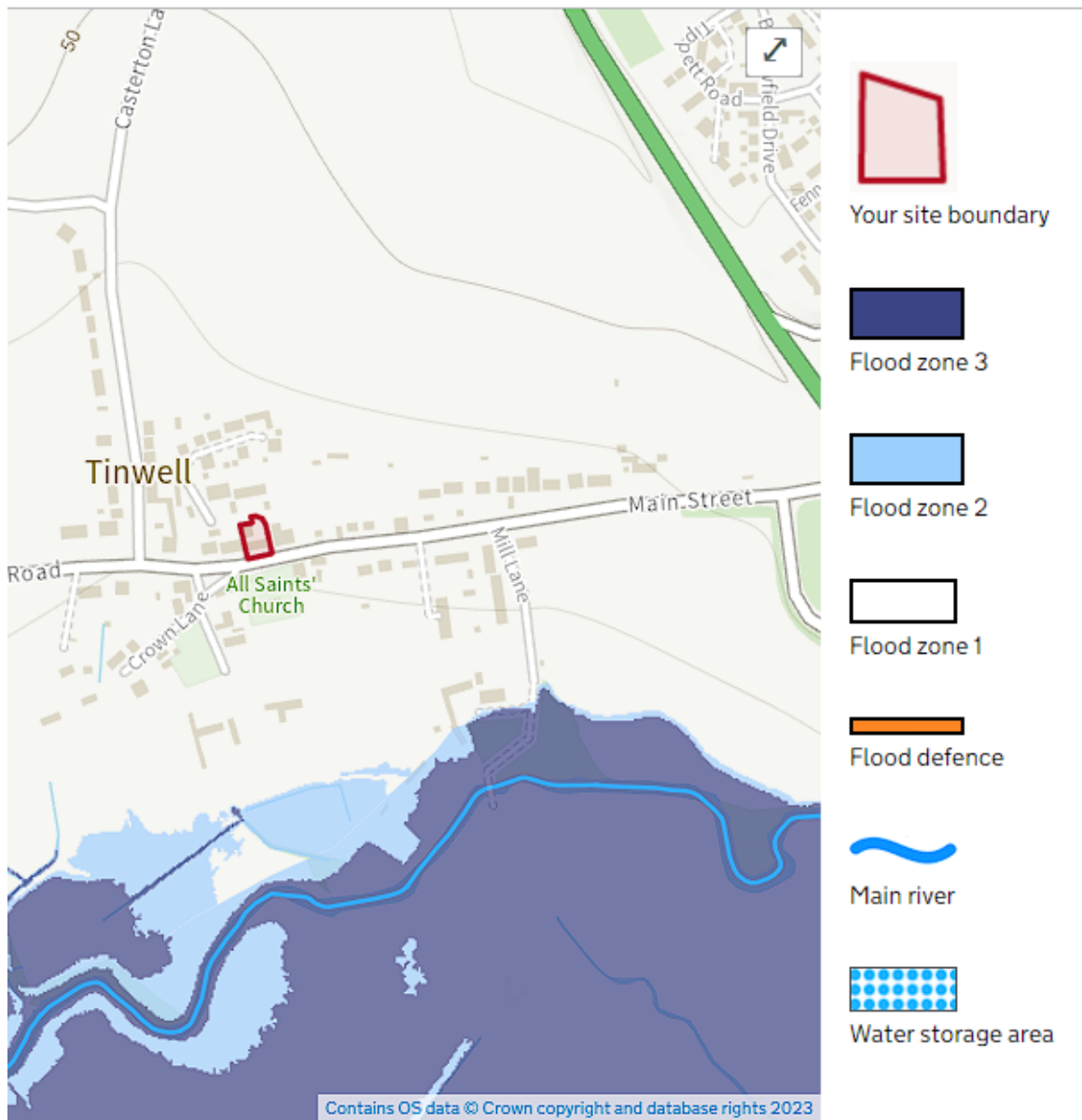
II

Former pair of cottages, mid C19, of coursed squared stone with Collyweston stone slate roofs, coped gables, ridge and end stacks with twin shafts set diagonally. One and half storeys, 1-1-1, central gabled projection with a shallow bay to first floor and two round-headed casement windows to ground floor. These are flanked by three-light rectangular windows with central round-headed casement opening, and keystone above. Two gabled two-light casement dormers. Entrances to sides.

Although the dwelling still holds a large amount of its historic character, the addition of a modern conservatory has diminished this, especially as it can be seen from the street scene. A large amount of the historic character lies within the sawn stonework details on the dwelling, which our proposals will not effect.

It can be argued that the previously mentioned adjacent dwellings hold the same historic importance as 12 Main Street (especially 13&14 main street). All three of these dwellings have had an extension built, with The Old Rectory's extension being highly visible from the street scene and hence effecting the conservation area.

4. Flood Risk Map



The map shows the site is not within a flood zone.

5. Planning History

The planning search showed a series of historic applications dating back to 2001, the three most important are listed below. These are the only ones that directly affect the fabric of 12 Main St.:

REF LBA/2006/0120 & FUL/2006/0119

Proposal: *Porch to rear (north) elevation. Replacement fence and gate to front.*

Status: *Approved.*

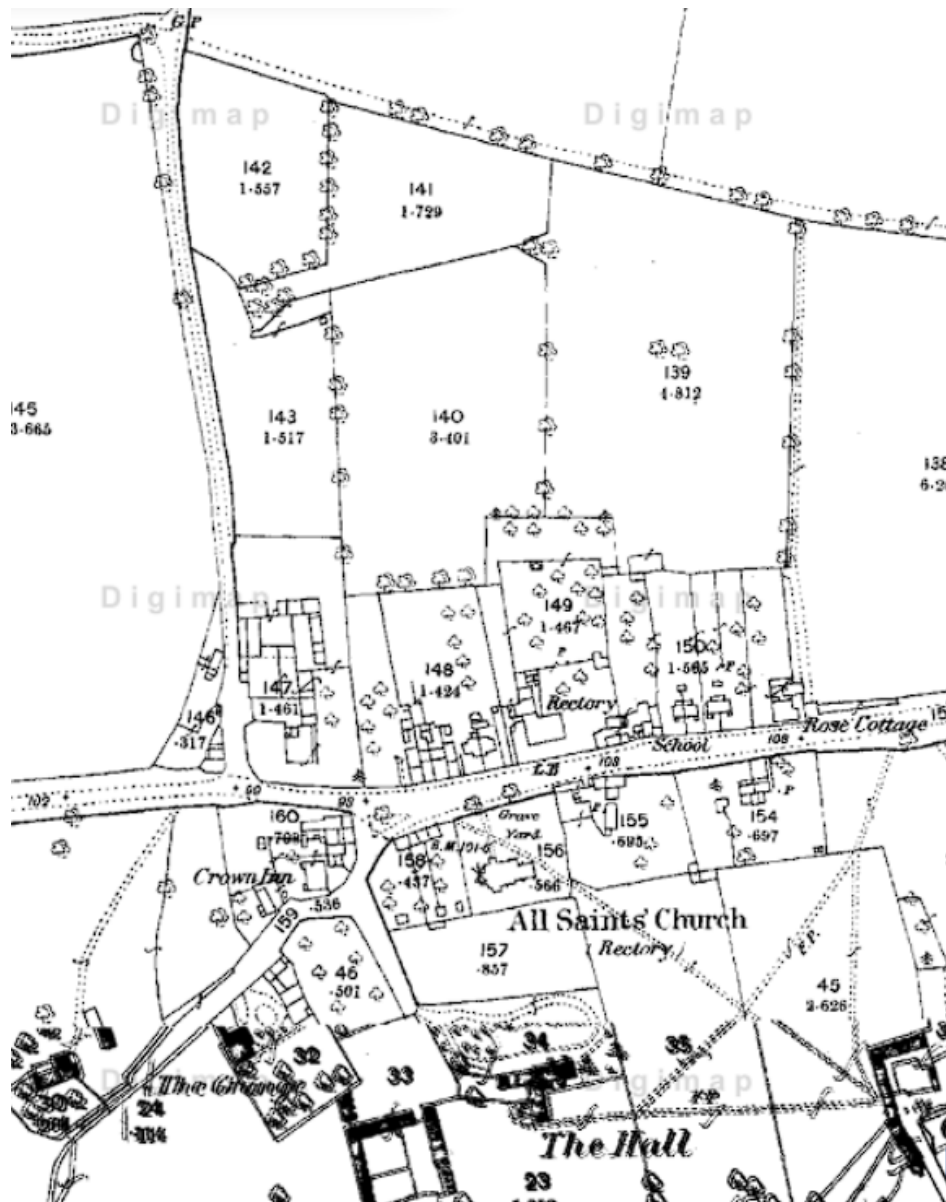
Date of decision: *Mon 27 March 2006*

REF LBA/2004/0483

Proposal: *Conversion and renovation of existing buildings to form 3 No. dwellings.*

Status: *Approved.*

Date of decision: *Fri 02 Jul 2004*



Historic map showing open site behind 12 Main Street

6. Policy

National Planning Policy Framework

124. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

It is considered that the design has followed the Policy with a quality design that fits the rural environment and its surroundings.

RCC Local Plan

EN15 - The historic and cultural environment

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features. Development should also respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features. Development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural interest to a level proportionate with its importance. A Historic Impact Assessment may be required to support proposals which affect historic assets and their setting.

EN3 - Delivering good design

To ensure high quality design is achieved throughout the County, all development proposals will be expected to :

- a) Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area; and
- b) Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and

- c) Provide sufficient private amenity space, suitable to the type and amount of development proposed; and
- d) Take account of requirements of the Design SPD and made Neighbourhood Plans. 2.

Development proposals should seek to:

- a) Retain and incorporate important on-site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development.

7. Design, Justification & Heritage Impact

The extension itself has been designed to be wholly sympathetic to the existing listed building and surroundings and has been designed with the above policy in mind.

7.1 Layout & Use

The existing layout lacks a clearly designated social space, with the two living rooms a very similar size, hence the proposals provide this in line with a modern way of living. The ground floor of the extension does not alter the existing layout, ultimately replacing but enlarging the current conservatory room – this minimizes impact on historic fabric as there are no new openings. In addition to this, there is no effect on historic layout, albeit this has already been altered within the 2004 application to transform the asset into a single dwelling.

Likewise, the existing first floor layout will not be altered and the new first floor will be accessed via the new-build ground floor. This essentially compartmentalises the modern and historic elements. The addition of a new master bedroom space on the first floor is sought after due to the clients current needs, with children currently sharing rooms – ultimately, the additions will allow the current occupants to live in the dwelling for a considerable amount of time, keeping up the historic elements maintenance.

7.2 Amount & Scale

The additional ground floor footprint is justifiable – we have maintained the current principal elevation line by setting the new extension 300mm back from this. The extension extends into the garden, but essentially acts as a rear extension to the existing footprint, which has been approved on the adjacent listed buildings 13&14 Main Street. The space is currently only used a graveled seating area, of which the well-sized garden has plenty of.

The ridge height of the extension will sit higher than the current conservatory, which is already visible from the street scene, but not as high as the principal dwelling. However, due to the higher levels of the neighboring dwelling, this will not impose the single storey extension added to The Old Rectory and creates a well-balanced height difference between said extension and our proposal. Therefore, our proposal will be of a suitable scale when seen from the street scene.

7.3 Materials

The existing building is constructed of coursed rubble stone, collyweston slate roof and sawn ashlar detailing.

With regards to the conservation area, we have ensured that the elements facing the street scene will be of coursed rubble stone and a blue slate roof, which are essentially materials seen heavily within CA and on the adjacent modern extensions to 13,14 Main Street and The Old Rectory.

The materials and design have been chosen to respect the existing dwelling too - the extension will be free of excessive sawn stone detailing to ensure it doesn't compete heavily with the principal elevation.

The elevation facing the garden will be of close-timber cedar boarding, bringing in a modern element which will not be seen from the street scene. This change of material will prevent the extension from becoming too monotonous.

The improvement to the street scene is crucial to this design – the removal of the modern conservatory will enhance the conservation area significantly as it is currently incredibly inappropriate, particularly in terms of material use.

7.4 Drainage

New surface water and foul drainage will be connected to their respective existing systems which will remain in their entirety.

7.5 Other

It is important to note that no historic fabric will be lost within the extension scheme. There are also no changes to the boundaries and access to the site nor will there be any effects on the highways.





8. Conclusion

In summary, we feel that the proposed development is of suitable design, scale and arrangement which will complement the site and its surroundings.

The proposal is more suited to a modern way of living, with the current occupant keen to stay and maintain the asset if the layout is altered to suit this.

The development will be finished to a high quality but one that fits in well with its surroundings using natural and reclaimed materials which will stand the test of time.

The proposal not only enhances the conservation area, but refrains from diminishing the historic asset in terms of appearance and historic fabric and hence should be approved.

