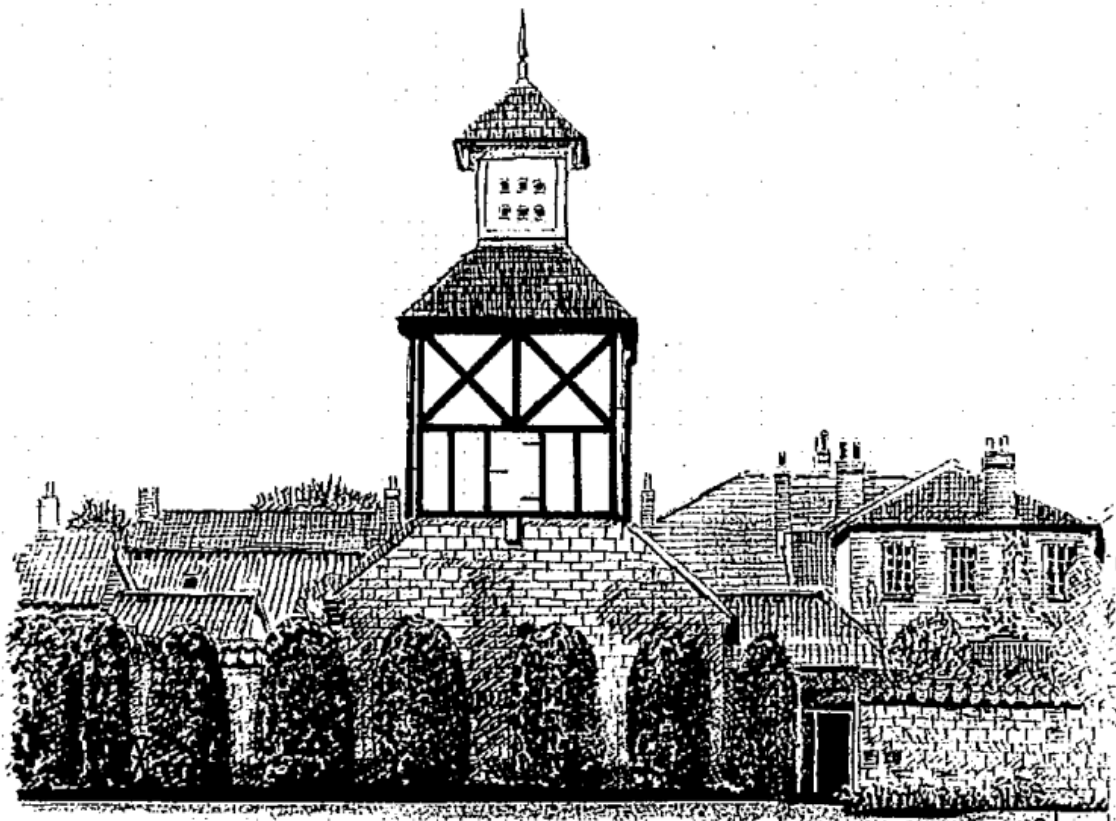


**THE DOVECOTE
PARK LANE
HEIGHINGTON
LN4 1RF**

Master Bedroom Extension



**DESIGN AND ACCESS STATEMENT
(INCORPORATING HERITAGE IMPACT ASSESSMENT)**

Introduction

This Design and Access statement is submitted as part of a Householder planning permission application for a proposed extension to the property to form a new master bedroom.

The site sits within the historic core of Heighington, within a Conservation Area and is Grade II Listed, and both the property and Conservation Area form designated Heritage Assets. Accordingly, an analysis of the impact of the works on both of these Heritage Assets is required to satisfy national planning policy.

As such, this statement will outline the relevant policy and legislative framework and assess the impact of the proposed development on the historic environment. It has been informed by the Historic Environment Record, including the Heighington Conservation Area Appraisal, Listing Description and local and national planning policy.

The Proposed Works

The application is for a proposed single storey extension to the property with fully glazed link corridor to form a new master bedroom accommodation and en-suite bathroom, details are included within the accompanying drawings submitted as part of this application.

For clarity, the works are summarised below:-

External Works

External works consist of the following alterations and have been considered to reduce any impact to the linear footprint of the existing property, and with the inclusion of a fully glazed link corridor to connect to the existing dwelling

The bedroom has been positioned away from the stone garden wall to reduce any impact to this and the vegetation in this area. Patio doors have been included so we can enjoy the view in the bedroom upto the historic dovecote

- Construct new foundations and masonry walls to form new single storey bedroom extension, the extension will incorporate reclaimed stonework to the front façade to match that of the existing rear walls of the dovecote property, and brickwork feature bands to be carefully replicated on the corners of the building to match existing,
- Rendered panels have been proposed to the side and rear elevations finished in a limestone natural colour
- A fully glazed frameless glass link to be incorporated to sympathetically link the extension with the existing property, the link will be fully glazed walls and roof using a frameless glazing system
- Construct new traditional pitched roof, felt and tile with clay pantiles
- Manufacture & Install new grey aluminium windows, and grey aluminium bi-fold doors
- Install new cast iron rainwater goods and downpipes to match existing
- Incorporate timber pergola sat on brick plinths to the front elevation. The pergola will be planted to eventually mature and soften the stonework
- Installation of Solar Panels to new roof

Internal Works

Internal alterations have been designed to make best use of the internal space to enjoy the garden and views to the Dovecote, Alterations briefly comprise of the following elements of work

- Construct new stud walls to form en-suite bathroom and closet
- Plasterboard and skim new walls and ceilings
- Install new bathroom suite comprising of shower, basin and wc
- Second fix new doors, skirtings and architraves
- Introduction of new power points and lighting to service the new layout and bathroom
- General installation of new flooring and decorations throughout

This Heritage Impact Assessment should also be read in conjunction with the following drawing numbers:

Dovecote 05B - Proposed Elevations Rev A

Dovecote 04B - Proposed Floor Plan

Dovecote 04C - Drainage Plan

3D Model - 2

3D Model - 1

Photographs – Front Garden





Legislative and Policy Framework

The relevant legislative framework relating to heritage is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular, Section 7 of the Act states that “Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised”.

In addition, Section 72 of the Act sets out a general duty of LPA’s, in the exercise of planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy

The relevant Central Government policy is provided by the relevant section of the NPPF. The policies in section 12 of the NPPF refer to the concept of a heritage asset, which is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). The policies within the NPPF place an emphasis on significance, which is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The NPPF is clear in outlining, within paragraph 128, the need for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Paragraph 132 goes on to state that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Paragraph 132 clarifies that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Further guidance is outlined within English Heritage published guidance entitled The Setting of Heritage Assets in 2011. The English Heritage guidance states that the extent of setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the asset can be experienced or that can be experienced from the asset and that setting does not have a fixed boundary ... construction of a distant but high building ... may extend what might previously have been understood to comprise its setting (paragraph 2.2). The English Heritage guidance also provides a framework for the assessment of proposed changes to the setting of a heritage asset.

Local Planning Policy

Local planning policy takes the form of the North Kesteven Local Plan (2007). Much like national policy, the policies contained within the Local Plan seek to consider the effect of development on the setting of Listed Buildings and Conservation Areas within the district, whilst ensuring the special architectural and historic interest of Listed Buildings is maintained. The relevant policies are replicated below.

POLICY HE5 - Development affecting the setting of a listed building

Planning permission will be granted for proposals that will not adversely affect the setting of a listed building

POLICY HE6 - Extension, alteration or change of use of a listed building

Planning permission will be granted for proposals to extend, alter or change the use of a listed building provided that they will not adversely affect the building's special architectural or historic interest.

POLICY HE7 - Development in a Conservation Area

Planning permission will be granted for development (including new buildings, changes of use, alterations and extensions) within or adjoining conservation areas provided that it would preserve or enhance the area's character, setting and appearance.

In this instance, the designated Heritage Assets are the building itself and the Conservation Area, and this document provides an assessment of the impact of development on each of these Assets.

Impact on Designated Heritage Assets

The Dovecote

The application proposes both internal and external works to the dwelling. As mentioned above, the dwelling is Grade II Listed and the list description is outlined below: -

"A house with a dovecote is located in The Old Stackyard, and was formerly a cartshed and dovecote. They are early nineteenth century, and were converted in c.1988. They are constructed of coursed limestone rubble with brick dressings, timberframing and slate and pantile roofs. The single storey cartshed is now converted into a dwelling, with over the eastern gable a large two stage timber-framed dovecote, which is topped by a wooden finial. For the full description and the legal address of this listed building please refer to the appropriate List of Buildings of Special Architectural or Historic Interest. {1}{2}

<1> Department of the Environment, Jul 1991, *List of Buildings of Special Architectural or Historic Interest* (Index)

<2> Ordnance Survey, 1906, *Ordnance Survey County Series twenty-five inch map 1906* (Map)

<3> North Kesteven District Council, 2007, *Heighington Conservation Area: An Assessment of the Character and Appearance of the Conservation Area* (Unpublished document)."

My family have been lucky enough to grow up in this beautiful Historic Property and have spent a considerable amount of time lovingly restoring the property to replicate internally the beauty it shows externally following extensive renovations in 2016 & 2017.

We have removed ceilings installed in 1986 following initial refurbishment from a barn into a dwelling within the living room and kitchen to expose historic A Framed Trusses and perkins, before vaulting the ceilings and adding conservation roof lights. Internally we have further improved the property by adding a new traditional oak kitchen, family bathroom, and en-suite, as well as re-wiring electrics throughout and installing a modern heating system.

The next phase of improvement works will be to start replacing timber casement windows installed in 1986 with new heritage timber windows, of which a separate planning application will be submitted.

My two young children now 9 & 11 Years Old will soon be outgrowing their current bedrooms, therefore our proposal is to construct a new master bedroom within the front garden, enabling existing rooms to be altered to provide larger bedrooms with en-suites for the children, to give them sufficient space to grow and enhance their accommodation into young adulthood.

The area of land proposed for this extension sits within the front garden of the property, this area is of the property is flanked on both sides by a stone wall and neighbouring property roof lines from previous extensions and a modern garage extension recently added by my neighbour in The Barn next door. Our proposal would not impact on their properties or gardens

Due to listing of the property, we have previously been unable to introduce PV panels to the existing dovecote pantile roof. Therefore to help against ever increasing rises in power & gas prices, we would be keen to provide an opportunity for Solar Panels to be introduced to the new extension to provide a sustainable source of power

The new bedroom has been considered and designed in a heritage sensitive and sustainable manner, to enhance living accommodation and views to the Dovecote

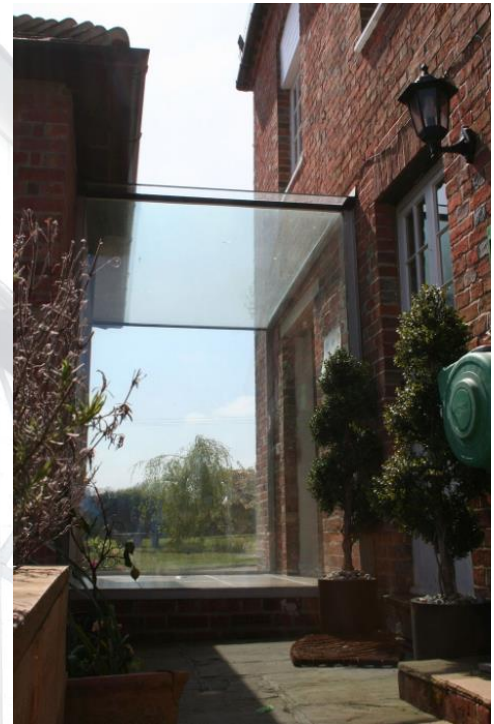
We have carefully considered techniques and approaches into the design to minimise Impact on Designated Heritage Assets, by proposing the following methods

- Ensure details such as stonework and masonry brick are carefully chosen to match the existing property, reclaimed bricks and stone will be used to construct the extension
- Stone toothing details into masonry will be replicated on all corners of the extension



- Cast iron rainwater goods will be utilised to match with existing
- A fully glazed frameless glass link will be incorporated to sympathetically link the extension with the existing property, the link will be fully glazed walls and roof using a frameless glazing system

Example of glass link proposal



The Conservation Area

The general character of the existing Conservation Area has been identified and included within the North Kesteven Local Plan, and states: -

Heighington Conservation Area has an area of 24.2 hectares and covers the area around High Street, Potterhanworth Road, Chapel Lane, Station Road, Back Lane and Mill Lane. The Conservation Area contains an intricate network of lanes, with the highway edge normally strongly defined either by buildings at the pavement edge, or stone walls, railings or hedges where buildings are set back. Buildings are predominantly two storeys in height, built in natural stone (although red brick is common), and window openings have a vertical emphasis.

The accompanying Conservation Area Analysis specifically states that In the C18 and C19 the village was clearly a popular place for gentlemen and professionals to live. The evidence is in the number of surviving large houses from throughout this period. On High Street, Park View House; No 4; Albert House; No 8; No 14; No 18 and the Manor House. On Potterhanworth Road, Heighington Hall, and The Hermitage on Mill Lane.

Importantly, the location of the dwelling set behind high garden walls means that the dwelling itself does not have a physical relationship with the Conservation Area. Notwithstanding this, the external elements of the proposal have been carefully considered to assimilate successfully with the wider area. Accordingly, the proposals would certainly preserve the character and appearance of the Conservation Area.

Conclusion

The development proposed has been carefully considered to ensure that the impact on the setting and special architectural and historic interest of the building is minimised.

Although a link to the main listed building will be necessary for the proposal, we believe that glass link located at the far end of the property, away from the listed dovecote will not negatively impact the building or Dovecote itself. This sympathetic glass link system has been successfully utilised on many listed building in recent years

The extension will enhance our family's living and sleeping accommodation and provide sufficient space for our children to grow through childhood into adulthood, and serve our family for many years to come

Importantly, this is done without compromising the historic fabric of the building or harming the Conservation Area within which the building sits.

