

**DESIGN, ACCESS, AND HERITAGE
STATEMENT**

Conversion of Cartshed
Keepers Cottage
Boothby
Graffoe

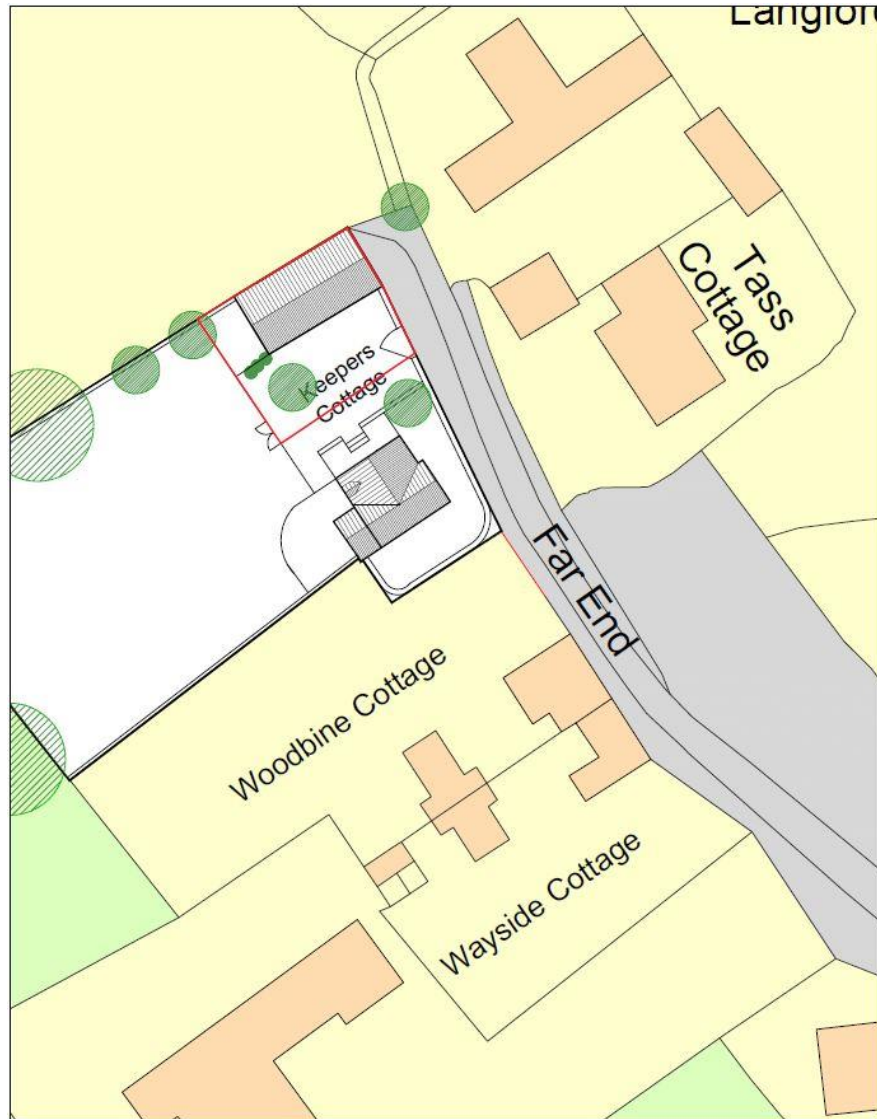
For

Mr. & Mrs. A. Thurlow

john roberts architects

1 james street . lincoln . LN2 1QD . t:01522 533441 . f:01522 512888
e:technical@jrarchitects.co.uk . www.jrarchitects.co.uk





01. Location Plan (n.t.s)

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in support of a Householder Planning & Demolition in a Conservation Area application for the conversion of the Cartshed at Keepers Cottage, Boothby Graffoe.

2.0 Site Context

- 2.1 Boothby Graffoe is a village and civil parish in the North Kesteven district of Lincolnshire, England. The population of the civil parish at the 2011 census was 223. It is situated on the escarpment of the Lincolnshire Cliff approximately 7 miles (10 km) south from the city and county town of Lincoln, on the A607 road. The scarp slope of the Lincolnshire Cliff forms a natural limit to development on the western side of the village.
- 2.2 The site lies approximately 350m from the A607, accessed via Far End on the northern edge of the village.
- 2.3 Boothby Graffoe contains a mix of houses and cottages predominantly built from local limestone or red brick with clay pantile roofs. The village follows a linear development along a High Street with ribbon development radiating out from the roads that serve the village.
- 2.4 The site lies on the north boundary of the Boothby Graffoe conservation area as defined by North Kesteven District Council (see Figure 03).

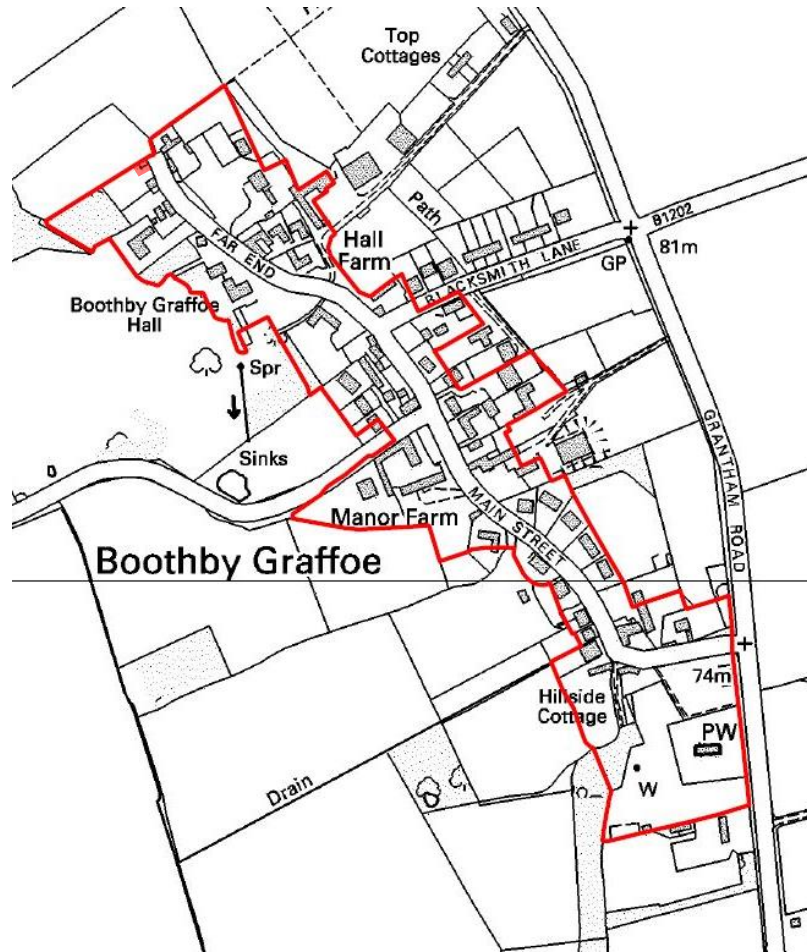


02. Aerial View of the village (n.t.s)

- 2.5 The village has very few amenities and so relies on its neighbouring villages Navenby and Wellingore which boast a range of amenities such as:
- Village hall
 - CofE School
 - Antique shops and museums
 - A mix of commercial and local run food stores
- 2.6 The village is served by local bus route which connects Boothby to Lincoln, Sleaford, Grantham, and Witham St Hughs.
- 2.7 The nearest railway station can be found at Lincoln Central.

3.0 Planning History

- 3.1 Planning permission for the removal of existing single storey extension and chimney and existing dormer and erection of 2 storey and 1 1/2 storey extensions was sought on the site in 2011, application Ref: 11/0860/HOUS and 11/0861/CAC. The applications were approved, decision date: 22.09.11.
- 3.2 Planning permission to discharge condition 2 (Materials) attached to application 11/0860/HOUS. Application ref: 12/0526/DISCON. The application was approved, decision date: 15.06.12.



03. Map Taken from Boothby Graffoe Conservation Area Appraisal (n.t.s)

4.0 Site Analysis

- 4.1 The application site sits adjacent and opposite neighbouring properties, and backs onto agricultural fields and woodland to the North and West.
- 4.2 Boundary treatments are noted as follows:
 - Northern:* 1.5m stone wall with large irregular stone capping
 - Eastern:* 1.5m stone wall with pantile capping
 - Southern:* Open boundary
 - Western:* Open boundary
- 4.3 There is a notable fall across the site from a high point on the eastern boundary adjacent to Far End to a low point towards the western boundary.
- 4.4 The body of the site is paved driveway; a private lawn lies adjacent to the west boundary. The main residence sits to the South and the Cartshed to the North.
- 4.5 There is perimeter planting to the north in the way of small trees. A range of mature clustered planting sit along the west and east boundaries. There is no planting on the south boundary of the application site.
- 4.6 The proximity of the neighbouring properties fronting Far End is noted.
- 4.7 The properties within the owned land and those adjacent reflect the aesthetic of the rest of the village, following suit with local limestone, red brick, and clay pantile roofs.

5.0 Heritage Statement

5.1 The proximity of the following listed buildings are noted:

5.2 BRANKLEY HOUSE, FAR END

SK 98 59 BOOTHBY GRAFFOE FAR END 23.8.67 Brankley House II

Farmhouse. Late C18. Coursed rubble with ashlar quoins. Pantile ridge roof with stone coped side gables. Three-storey, 3 bay. Central door with Roman 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.

Listing NGR: SK9830259355

5.3 SOUTHVIEW, BLACKSMITH LANE

SK 9859 BOOTHBY GRAFFOE BLACKSMITH LANE 8/1 Southview

Grade II

Cottage. Late C18. Coursed rubble, pantile ridge roof with stone coped gables and 3 red brick stacks. Two storey. Three bay. Central doorway, glazed C20 door. Either side a tripartite casement window, all 3 openings are segment-headed with brick voussoirs. Above, 3 casements, centre one a sliding casement, all with wooden lintels.

Listing NGR: SK9840759234

5.4 THE PINFOLD, MAIN STREET

SK 98 59 BOOTHBY GRAFFOE MAIN STREET 8/8 (west side) The Pinfold II

Cottage. Early C19. Coursed rubble with red brick dressings. Slate ridge roof, with 2 red brick stacks. Two-storey, 3 bay. Central doorway with 4 panelled door, sliding casements either side and 3 above. All openings are segment-headed with red brick voussoirs.

Listing NGR: SK9840659212

5.5 MANOR FARM AND OUTBUILDINGS, MAIN STREET

SK 98 59 BOOTHBY GRAFFOE MAIN STREET 8/9 (west side)

Manor Farm and Outbuildings II

Farmhouse. Late C18. Coursed rubble, Welsh slate ridge roof and 2 gable red brick stacks. Two-storey. Ground floor has 2 wooden splayed bay windows with leaded hoods, 2 modern glazed doors one slightly off centre, the other to the east. Above 5 flush sash windows with glazing bars. To the west lower outbuildings and garage.

Listing NGR: SK9845259086

5.6 CHURCH VIEW AND GATES, MAIN STREET

*SK 95 NE BOOTHBY GRAFFOE MAIN STREET 7/7 (east side)
Church View and Gates II*

Farmhouse C18 and C19. Coursed rubble with ashlar quoins. Pantile ridge roof with brick coped gables, and gable brick slacks. Two-storey. Three bay, double-fronted. Central doorway with C20 glazed door, and 5 glazing bar, flush sash windows. All openings have flat heads with white brick voussoirs and keystones. Lower 2-storey earlier wing behind with sliding casements. White brick gate piers at front with iron railings and gates.

Listing NGR: SK9863158950

5.7 CHURCH OF ST ANDREW, GRANTHAM ROAD

*SK 95 NE BOOTHBY GRAFFOE GRANTHAM ROAD 7/6 23.8.67
CHURCH OF ST ANDREW II*

Parish church. 1842 designed by W A Nicholson, in weak Gothic Revival style. Coursed rubble with ashlar dressings and slate roofs. Neo-Early English west tower, with neo-Decorated nave, chancel and north porch. Replacing earlier church, internally an inscribed tablet under the west window dated 1626 is only survival from earlier building. Two wall monuments both dated 1851.

Listing NGR: SK9870358847



04. Long distance view towards the village from Castle Lane



05. View towards the village from A607

6.0 Boothby Graffoe Conservation Area

- 6.1 The site lies just inside the northern boundary of the designated conservation area.
- 6.2 The nature and character of the conservation area is set out in NKDC's conservation area guide.
- 6.3 The residential properties in the conservation area are predominantly characterised by the following:
- Coursed limestone walling
 - Red brick
 - Clay pantile roofing
 - White painted timber sash windows
 - Expressed chimney stacks above roof level



06. View towards the site from Far End

7.0 Flood Risk Assessment

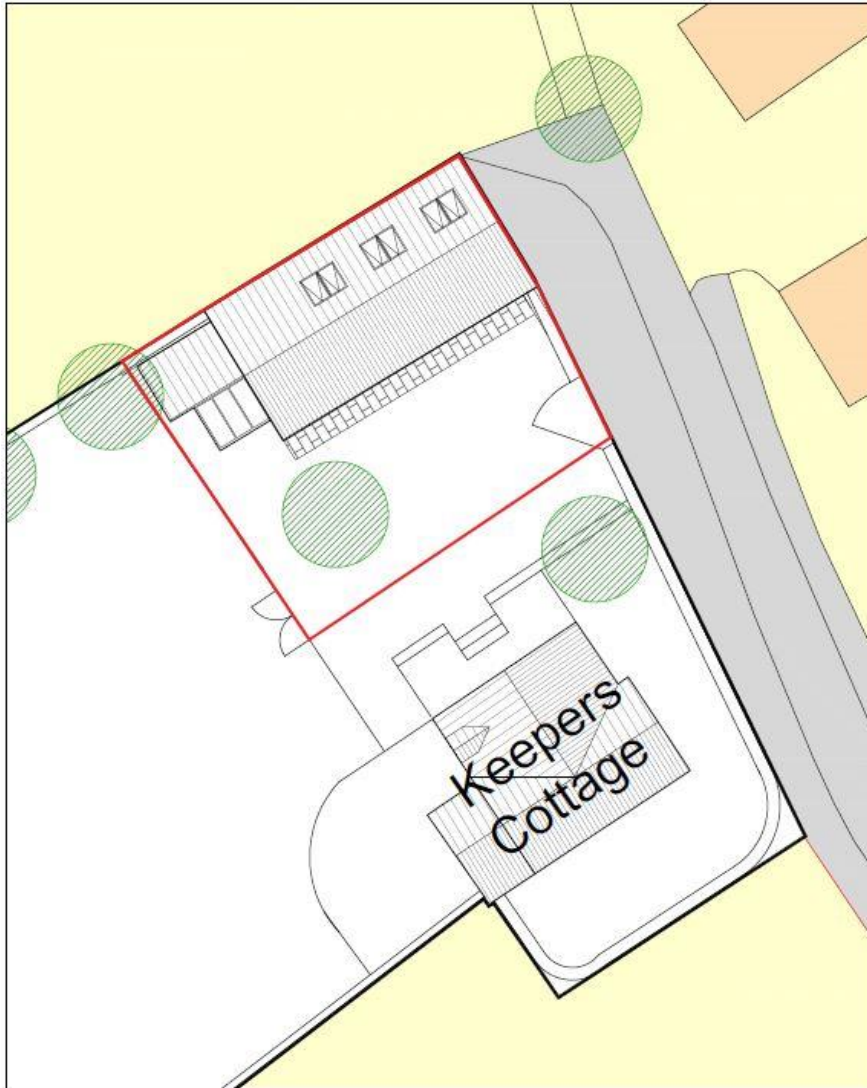
- 7.1 The proposed development is not identified by the Environmental Agency as being located in a flood risk area.

08. View Toward the Site and Conservation Area

- 8.1 There are very minimal long-range views of the site from locations accessible to the public (images 04, 05). The views available towards the site are from the A607 to the Northeast, and Castle Lane to the South, both of which are heavily obscured by vegetation and other properties. The main view towards the property is from the field to the north through which runs a public footpath, though pedestrian traffic through here is not excessive.
- 8.2 None of the listed properties in the village are visible from, or have views towards, the site.
- 8.3 At close range, the site is visible from Far End and the properties opposite to the East. Few windows look directly onto the site, and those that do are set back and some obscured by various means. To the south the Cartshed is guarded from view by the main dwelling. The land to the west is property of the client, and dense woodland thereafter. From the north the rear of the Cartshed is visible from the footpath that runs across the field.

09. Views from the Site

- 9.1 Views from site are as follows:
- To the north, a 1.5m stone wall with tall vegetation backing onto open fields.
 - To the east, a 1.5m stone wall and clustered vegetation which divides the site from the access road.
 - To the south, the main dwelling.
 - To the west, the view is almost totally obscured by the dense woodland towards the end of the garden.



07. Proposed Site Plan n.t.s

10.0 Proposal

10.1 The proposal is for the conversion of the Cartshed to form a multi-functional living space annexe to the main dwelling and the erection of a shed and greenhouse beside it.

11.0 Form, Massing and Styling

11.1 The development is intended to retain the Cartshed characteristics while transforming the interior into a functional, multi-use space.

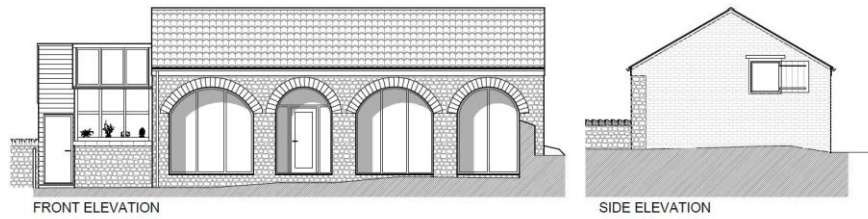
11.2 The existing property aesthetic reflects the typical Lincolnshire vernacular, with local limestone and clay pantiles.

11.3 External development is minimal, utilising the unused space to the side of the Cartshed for amenity and storage.

12.0 Siting

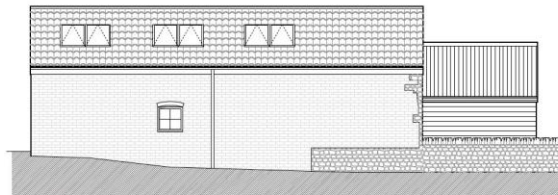
12.1 Any external development has been located to:

- Develop an appropriate relationship between the elements;
- To minimise any extension of the village;
- To leave the street frontage unchanged;
- To refrain from intruding on the open area to the western side of the property;
- To leave long range views toward the village and conservation area unaffected.



FRONT ELEVATION

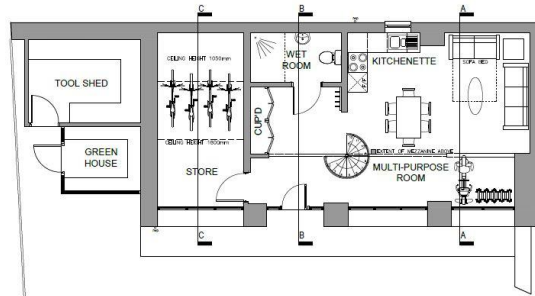
SIDE ELEVATION



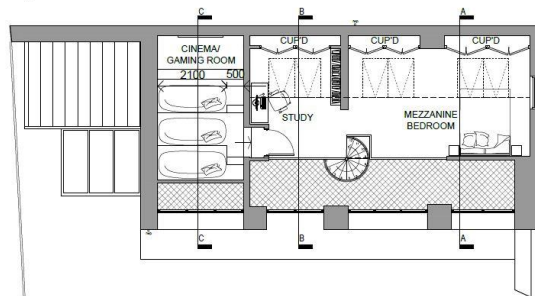
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

08. Extract from 7889T-PP-02 Plans & Elevations n.t.s

13.0 Detailed Design

13.1 Generally, the proposal has been formulated in response to the following factors:

- The applicant’s brief;
- The site analysis;
- Local and National planning policy;
- To prevent overlooking of adjacent properties and their gardens;
- To respond to and appreciate the local vernacular;
- To retain and enhance the existing exterior.

13.2 Using a minimalist approach, the proposal seeks to preserve the buildings characteristics while maximising the internal use. Careful consideration has been given to ensure that the proposal does not negatively affect the outlook from the main dwelling, the surrounding properties, or the rural trail to the north. Care has been taken to ensure the development contributes positively to long range views toward the village and conservation area and the sites location in an Area of Great Landscape Value.

13.3 Particular care has been taken to limit any possible effect on neighbouring properties by locating any new development away from the street front.

13.4 There are no new openings on the external walls, instead utilising the existing openings.

14.0 Materials

14.1 The proposed materials are as shown on drawings 7998T-PP-02-B and include:

- *Walling*: coursed Lincolnshire limestone set in lime mortar to greenhouse, timber panelling to shed.
- *Detailing*: red brick sill to greenhouse.
- *Roofing*: roof felt to shed, with conservation roof lights where applicable to Cartshed.
- *Rain Water Goods*: cast iron effect UPVC (Black).
- *Windows*: polyester powder coated aluminium (Black) to Cartshed, conservation roof lights, and timber frame to greenhouse.

15.0 Access and Car Parking Arrangements

15.1 The access to the property remains unchanged.

16.0 Landscaping

16.1 The existing boundary vegetation/planting will be unaffected by the proposal.

16.2 A paving stone path shall run the length of the building along its front elevation for the purpose of level ground and ease of access.

17.0 Accessibility

17.1 The proposals have been designed to be fully compliant with Part 'M' of the Building Regulations.

18.0 Planning Policy

18.1 After speaking to NKDC it is confirmed that the village does not have a Neighbourhood Plan. Care has been taken to ensure the proposal adheres to both local and national planning policies.

19.0 Conclusion

19.1 Planning permission should be granted for this well considered development, which aims to sensitively reflect local vernacular, mitigate any harmful outlook to and from the property, and has carefully taken into account local and national planning policies.