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Design and Access Statement and Heritage Impact
Assessment.

Demolition of a Single Storey Dwelling and Erection of
Three Single Storey Detached Dwellings on Land at
Hillgate, Gedney Hill.

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1. INTRODUCTION

- 1.1. This Design and Access Statement has been prepared by Robert Doughty Consultancy Ltd on behalf of Mr S Kennally to accompany a Full Planning Application for the demolition of an existing single storey dwelling and the erection of three, single storey dwellings on land at Hillgate, Gedney Hill.
- 1.2. This latest proposal follows the successful completion of two similar single storey dwellings immediately to the north of the site.
- 1.3. Pre-Application Advice was obtained from the local planning authority (LPA), (PE-00202-21). The advice stated that notwithstanding the reduction in plot numbers from 4 to 3, there was still considered to be in sufficient and useable private amenity space (rear garden) and therefore 2 plots was considered more appropriate. The pre-application advise concluded that the proposal was considered acceptable in terms of the impact on the Designated Heritage Asset (Church of the Holy Trinity)
- 1.4. We have taken on board the pre-application advice and redesigned the dwellings such that there is now a good sized, useable. rear garden for each dwelling.
- 1.5. A site layout and all the necessary drawings are submitted with the application to show how the proposal will be accommodated on the site.
- 1.6. Data from Historic England, the Lincolnshire Heritage Gateway and the LPA's public access website maps was assessed to establish whether there are any designated and non-designated heritage assets and Tree Preservation Orders within the vicinity of the site. The identified assets within the immediate vicinity of the application site are the Grade II* listed Church of Holy Trinity, the Grade II Listed cross, the Grade II listed Red Lion Public House and a number of Tree Preservation Orders within the churchyard.
- 1.7. A Heritage Impact Assessment is incorporated into this statement which assesses the significance of those assets and whether there would be any impact arising from the proposed development.

2. APPLICATION SITE AND SURROUNDINGS

- 2.1. The application site is located within the settlement boundary of Gedney Hill and comprises a largely unprepossessing detached single storey dwelling set some distance back for the Hillgate frontage.



Location Plan Extract

- 2.2. The site is bounded by fencing to the north and south with an access off Hillgate.
- 2.3. To the north are two recently completed detached bungalows, built to a high standard by the same applicant and served off a private drive that will also serve two of the three dwellings proposed here.
- 2.4. Hillgate is dominated by frontage development save for the recently constructed dwellings to the north. To the east there is existing agricultural land and the rear gardens of dwellings fronting onto Highstock Lane.



Looking north towards the church with the application site frontage roughly in the middle of the photograph.



Looking south-east from Hillgate into the site with the single storey dwelling to the right-hand side of the photograph to be demolished.

3. PLANNING POLICY

The Development Plan

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

3.2. The Development Plan for the purposes of this application is comprised of the South East Lincolnshire Local Plan (the 'Local Plan') 2019. Those policies considered relevant for the proposal are set out below:

Policy 1: Spatial Strategy

Policy 2: Development Management

Policy 3: Design of New Development

Policy 11: Distribution of New Housing

Policy 29: The Historic Environment

3.3. Policy 1 sets out the spatial strategy for the distribution of growth across the plan area. Gedney Hill is identified as a Minor Service Centre, where development will be supported within the settlement boundaries that helps sustain existing facilities and will normally be limited to allocated and committed sites and infill.

3.4. Policy 2 indicates planning permission will be granted where the development satisfies the sustainable development considerations.

3.1. The site layout shows how the three dwellings would be accommodated, whilst providing good sized rear gardens with a useable area of 143sqm, 159sqm and 142sqm for plots 1, 2 and 3 respectively.

3.2. Policy 3 confirms the Council's commitment to promoting good design and sets out a number of criteria developments must satisfy where appropriate.

3.3. The plans accompanying this report demonstrate how the design has been carefully considered in relation to the listed church to the north and the residential dwellings to the west and south, ensuring a high quality and inclusive design has been achieved. The design and materials follow

the successful completion of two single storey dwellings to the north which can be seen in the photograph below.



- 3.4. Policy 11 identifies growth targets for the Minor Service Centres, with Gedney Hill expected to deliver 120 dwellings in addition to any extant planning permissions or new dwellings constructed in the plan period.
- 3.5. Policy 29 requires development proposals to conserve and enhance the character and appearance of designated and non-designated heritage assets and their settings through high-quality sensitive design.
- 3.6. The Site Plan and accompanying plans show how the layout and design of the dwellings has had regard to the Grade II* listed church and the Grade II listed cross to the north, and a Heritage Impact Assessment is included within this report which assesses the impact of the development proposal on their setting and significance.

National Planning Policy Framework

- 3.7. The National Planning Policy Framework (the "NPPF") sets out Central Government's planning policies for England and how these are expected to be applied.
- 3.8. Paragraph 8 of the NPPF confirms the commitment to sustainable development based on three dimensions:

"a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types

is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

3.9. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 11,

"For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

3.10. Paragraph 38 confirms this to be the case stating that, 'decision makers at every level should seek to approve applications for sustainable development where possible.'

3.11. Paragraph 47 states that planning law requires applications should be determined in accordance with the development plan.

3.12. Paragraph 194 states:

"In determining applications, local planning authorities should require 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".

3.13. Paragraph 202 states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

4. DESIGN AND ACCESS

Use

- 4.1. The application site lies adjacent to residential development and is shown to be within the settlement boundary for Gedney Hill in the Local Plan. Accordingly, the proposal is considered to be infill within the scope of the Local Plan.
- 4.2. There are no other uses adjacent to the site which would prevent the proposal coming forward or have an unacceptable impact on future occupiers and therefore continued residential use through redevelopment represents an appropriate use of the site.
- 4.3. The existing single storey development on site is set some distance back from Hillgate and is somewhat out of keeping with the general grain of development in the immediate area. The existing dwelling is not particularly attractive, and its demolition represents an opportunity to positively enhance the character of the area.

Amount and layout

- 4.4. The application is for 3 dwellings (net gain of 2 dwellings), which has been the subject of pre-application advice and subsequent amendment.



Site Plan in Context Extract

- 4.5. Plots 2 and 3 essentially face north towards the recently completed development on the other side of the private drive with plot 1 facing and accessing Hillgate. The rear gardens for plots 2 and 3 are 9.1m and 7.8m deep respectively and have a useable area of 159sqm and 142sqm

respectively. Plot 1 has an overall useable amenity area of 143sqm. This compares very favourably with the existing development to the south.

- 4.6. The amenity areas for all three plots are satisfactory and comply with Policy 3. It should be remembered that there are no standards for amenity areas in the local plan. The amenity areas for plots 2 and 3 face south giving good levels of natural sunlight and are sufficient distant from the rear garden of the neighbouring dwelling to the south such that there will be no detrimental impact.
- 4.7. Plot 1 follows the general grain of frontage development along Hillgate and we have produced a street scene to show the extent of what is likely to be visible once developed. It can be seen that the proposal fits in the existing roofscape and will also have no impact in terms of the setting of the nearby church.



Scale

- 4.8. All three dwellings are single storey to reflect the development to the north and are of a good design which is sympathetic to the setting of the church.
- 4.9. The designs are typically 2.5m metres to the eaves and 6.2 metres to the ridge.

Landscaping

- 4.10. The application site has little in the way of landscaping and therefore it is planned to provide some landscaping to the boundaries as shown on the site plan.

Appearance

- 4.11. The proposed dwellings have been designed to resemble Alms Houses with steeper pitched roofs, gable features and stone parapet gables, sills and lintels. These designs have proved very successful for the two recently completed dwellings to the north and therefore it planned to use the similar design for this proposal.
- 4.12. The dwellings will be built using Wienerberger Heathfield facing bricks and slate roofs. The bricks have a reclaimed look and are predominantly red in colour. A representative photograph can be seen below.



- 4.13. This high standard of design together with the use of traditional facing bricks and roof covering, will enhance the character of the area, whilst respecting the setting of the nearby church.

Access

- 4.14. Access to the site will be via an existing access from Hillgate for plot 1 and off the existing private drive for plots 2 and 3.
- 4.15. Each dwelling has parking levels in accordance with the requirements set out in the local plan.

5. HERITAGE IMPACT ASSESSMENT

5.1. Paragraph 194 states:

"In determining applications, local planning authorities should require 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".

5.2. Historic England has published Good Practice Advice in Planning Notes (GPAs). The purpose of these GPAs is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related Planning Practice Guidance (PPG).

GPA3: The Setting of Heritage Assets

5.3. This GPA sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

5.4. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5- step process' to assess the potential impact of a proposed development on the setting and significance of a heritage asset:

1. Identify which heritage assets and their settings are affected.
2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.
5. Make and document the decision and monitor outcomes.

Identify which heritage assets and their settings are affected.

5.5. Data from Historic England, the Lincolnshire Heritage Gateway and the LPA's online public access maps was assessed to find any designated and

non-designated heritage assets and Tree Preservation Orders, within the vicinity of the site.

- 5.6. To the north of the application site there is the Grade II* listed Church of Holy Trinity (list entry number: 1146771) and the Grade II listed Cross, approximately 4 metres south of the church within the churchyard (list entry number: 1064525).
- 5.7. Within the churchyard there are a number of trees with Tree Preservation Orders.
- 5.8. South west of the application site on the opposite side of Hillgate there is the Grade II listed Red Lion Public House (list entry number: 1359240).
- 5.9. Given that the trees are within the churchyard and would not be affected and there is development between the application site and the Red Lion Public House, it is deemed the assets of significance in this application are the Church of Holy Trinity and the cross.
- 5.10. The church was officially listed in 1966 and the cross was officially listed in 1987.
- 5.11. The relevant policies have been addressed in the policy section of this statement.

Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

- 5.12. The Church of Holy Trinity is effectively surrounded by development: it is located on the street frontage with residential development to the north, south and west. Within both the churchyard and on the frontage, there are mature trees which screen both the building and its setting.
- 5.13. The existing pair of dormer bungalows have the greatest impact on the setting of the listed buildings and the trees by virtue of their prominence in the street scene and the wide open frontage to both properties that is at odds with the majority of development in the immediate vicinity of the listed buildings that is close to the Hillgate frontage.
- 5.14. From Mole Drove to the east, the setting of the listed buildings is characterised by views of the church and churchyard as part of a

continuous line of development that forms the eastern edge of the settlement.

- 5.15. The appreciation of the church arises from fleeting views from the Hillgate frontage (and the church tower from a wider perspective) and a greater appreciation from within its curtilage where the Listed cross and the preserved trees also add to the character. The church is also more visible from within the churchyard than from the street frontage and wider, longer distance views. The views and appreciation from within the churchyard are therefore of greater importance to the significance of the heritage asset. From within the curtilage, the adjacent development to the north and south impacts on the setting.

Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

- 5.16. Plot 1 will form part of the existing street scene and plots 2 and 3 relate to the recently completed development to the north which is adjacent to the churchyard.
- 5.17. As the church is on the street frontage, longer distance views are only available from Mole Drove to the east and Highstock Lane to the south. Views from Mole Drove will not be affected by the introduction of the single-storey dwellings, whilst existing development along Highstock Lane will screen the proposal from that direction.
- 5.18. A public footpath (GedH/2/1) runs along the north side of the southern boundary of the churchyard providing a link between Hillgate and Mole Drove. This footpath also runs past the existing dwellings west of the site.
- 5.19. The footpath will remain unaffected, as will views of the church and churchyard from the footpath.
- 5.20. The new development will not impact on the setting of the church within the churchyard setting.
- 5.21. The proposal is set significantly further back from the church than the recently completed development and key views will not be affected.
- 5.22. It is deemed, therefore, that the development will preserve the significance of both the identified heritage assets and will have no impact on preserved trees. In the event that the local planning authority considers that there is 'less than significant harm' arising from the

proposal, there are wider public benefits arising from the provision of housing within the settlement limits of Gedney Hill, which is considered to be a sustainable development. In addition, the proposed local plan allocation within the settlement will be dependent on the provision of significant infrastructure (sewerage) and, therefore, there may be a long lead-in time to the delivery of growth. The proposal will, therefore, contribute towards a proportionate addition to the housing numbers in the village.

Explore ways to maximise enhancement and avoid or minimise harm.

- 5.23. The proposed dwellings have been designed using traditional architectural features within an appropriate palette of materials that are consistent with the local vernacular and which will enhance the character of the area.

Make and document the decision and monitor outcomes.

- 5.24. The proposal is for 3, 3 bed-dwellings which would be classed as infill and there are a number of examples of development set back from the road in Gedney Hill.
- 5.25. The Grade II* listed Church of Holy Trinity and the Grade II Listed cross to the north are effectively surrounded by development, with residential development to the north, south and west.
- 5.26. The design of the dwellings has ensured the materials and size are in accordance with surrounding development whilst respecting the character of the identified heritage assets to the north.
- 5.27. It has been established key views of the church will remain unaffected, as will those within the churchyard itself, therefore, the development preserves the significance of the listed building.
- 5.28. As the proposal will lead to less than substantial harm to the significance of the heritage assets, this should be assessed against the wider public benefits and optimum use of the site in accordance with the NPPF.
- 5.29. The wider public benefit is that additional housing will be provided in Gedney Hill in advance of the larger allocations being delivered. The proposal will be developed by a local builder who can commence construction following the granting of permission and Building Regulations approval and one who has successfully developed similar style bungalows to the north.

5.30. The proposal is, therefore, compliant with National Policy and Local Plan policy 29.

6. CONCLUSIONS

- 6.1. Pre-Application Advice has been considered and amendments made to the scheme to overcome these.
- 6.2. The Heritage Impact Assessment within this statement confirms that there will be less than substantial harm to the identified designated and non-designated heritage assets within the vicinity of the application site.
- 6.3. There are no technical constraints as to why the site cannot be developed.
- 6.4. The application is consistent with the Development Plan and complies with the guidance set out in the National Planning Policy Framework which promotes sustainable development.

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