DESIGN & ACCESS STATEMENT
(Incorporating Heritage Impact Assessment)

Client: Mr & Mrs K Mason, Holly House, 23 Church Street, Pinchbeck, Spalding, Lincs.

Project: Replacement Garage at Holly House, 23 Church Street, Pinchbeck, Spalding, Lincs.

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PART 1: DESIGN & ACCESS STATEMENT

INTRODUCTION

This planning application is for the replacement of a sectional concrete garage with a new larger garage with a gym above. The garage is located behind the applicant's house (Holly House). The front of the new garage will align with that of the existing garage. The property is located within the Conservation Area of Pinchbeck.

USE

The proposed use is for domestic purposes only and comprises a garage and a gym both for the private use of the applicant.

AMOUNT

The existing concrete sectional garage is only 4.3m in length (measured externally). This is inadequate for the storage of anything other than a small car. By comparison, a standard car parking space is 4.8m in length. The proposed dimensions of the replacement garage will enable the applicant to accommodate one car plus space for normal household / garden equipment storage. The first floor will be open-plan, accessed via an internal staircase, and is intended to be used as a home gym.

LAYOUT

The existing driveway will be retained in its entirety and is unaffected by the proposal. The replacement garage will occupy the footprint of the existing garage and extend in a northerly and easterly direction into the rear garden. The gym has been thoughtfully designed to avoid the direct overlooking of neighbouring properties. Windows generally look out towards the front and rear. There is an integral balcony which is recessed within the overall form of the building, specifically designed so that it engages with the applicant's existing patio area below. Balcony windows are set back within the building form to both provide privacy for the applicant and to avoid direct overlooking of neighbouring property.

SCALE

The proposed scale is in keeping with the size of the applicant's house and generously proportioned rear garden. The applicant has consulted with his neighbour at no. 21 and they are happy with the proposal for a two storey outbuilding in the location shown. The overall height of the proposed garage and gym has been carefully designed to ensure it is below that of the applicant's house (as indicated on the submitted elevations).

The scale is further reduced by the introduction of two exterior wall materials to three of the elevations, comprising a brickwork ground floor and timber clad upper level. Where this is not feasible to the south elevation (owing to fire regulations), the wall is divided into two by means of a horizontal soldier course. Notwithstanding this, there is an existing wall and fence (measuring between 1.5 to 1.8m in height) to this boundary.

The lower storey height is much lower than the upper storey. This is to enable a closer physical connection between the patio area and the over-sailing upper storey and recessed balcony.

The roof form and pitch has been carefully considered so that it offers a view of the green roof from almost every angle, yet achieves a height that falls below that of Holly House.

LANDSCAPING

The existing landscaping will not be significantly affected by the replacement building. An existing area of patio will be reconfigured to engage with the garden elevation and the rear elevation will abut an area of lawn in the same way as the existing garage does.

APPEARANCE

The appearance is one of a contemporary design and one that embraces sustainable and ecological materials.

There is no predominant architectural style along Church Street or within the immediate context of the application site. Buildings range in period, architectural detailing and in architectural merit.



Holly House



Properties opposite Holly House

The design, therefore, is a response to its immediate setting without resorting to pastiche. The facing brickwork relates to both the brick of the house and also to the brick boundary wall to the south boundary. The timber cladding is a material connection with the garden setting of the building. The green wild flower and perennial roof is a further material and visual connection with the garden setting.

The front (western) elevation is set back some 11.6m from the public pavement. It is partly screened by both Holly House and the large deciduous tree on the frontage (as indicated on the submitted street-scene elevation drawing).

Window apertures respond to the activity within and frame particular views. The front window has a horizontal emphasis that allows views out when exercising but preserves the privacy of the occupant. The rear elevation has an additional picture window that frames a view down the full length of the spacious rear garden. The balcony windows enable a connection to be made between inside, outside and back to the main house.

The design embraces the use of sustainable and ecological building products. A significant percentage of the walls will be clad in Western Red Cedar. The entire roof will be a green wild flower and perennial mat. Such a roof has the potential of providing the following ecological and sustainable benefits:-

- Green Roofs can provide important microclimates for insects, bird life and other even rare species.
- Green roofs significantly reduce the surface run off of rainfall.
- Green roofs can also improve the quality of water.
- Green roofs can provide a degree of insulation in winter.
- Green roof systems have been shown to substantially increase the life of waterproofing membranes lying at the base of the roof.
- Green roofs can improve air quality due to the filtering mechanism of the plants and substrate.



Western Red Cedar wall



Wild flower & perennial roof

ACCESS

The site access and parking is unchanged from the existing. It is proposed that the finished floor level of the new garage shall match that of the existing. The personnel door has a close relationship to the main house and is sheltered from the elements by virtue of the over-sailing upper storey.

CONCLUSION

The existing garage is located to the rear of Holly House and is, therefore, secondary to the principal street-scene. Further visual screening is afforded by the large deciduous tree. The replacement garage and gym is sited no further forward than that of the existing concrete sectional garage. Although, two storeys in height, the proposal is substantially screened from view because part of it extends behind the existing dwelling and the remainder is screened by the large deciduous tree. Its overall height has been kept below that of the existing dwelling.

The proposal is a contemporary design that has been influenced by its garden setting. It replaces an unsightly sectional concrete building. The design embraces sustainable and ecological materials incorporating a green roof with potential benefits including an important microclimate for insects and bird life, a significant reduction in the surface run off of rainfall, improvement in the quality of water, an improvement in air quality due to the filtering mechanism of the plants and substrate.

Well considered design has ensured that the proposal is sympathetic in scale and contributes to its immediate setting in a positive way. There is minimal overlooking to neighbouring properties whilst at the same time enabling the building to engage with the house it serves.

The proposals in no way adversely affects any local heritage assets (refer to Part 2 – Heritage Impact Assessment).

PART 2: HERITAGE IMPACT ASSESSMENT

INTRODUCTION

The site falls within the Conservation Area of Pinchbeck. It is not, however, in close proximity to any listed buildings. The closest listed buildings/monuments have been identified as follows:-

39 Church Street (late C18)
Church of St Mary (C12)
War Memorial (1920)

This heritage impact assessment will focus on why it is considered the submitted design is appropriate in the Conservation Area. It will also explain why it is considered the proposed development has no detrimental impact on the setting of those three listed heritage assets.

CONSERVATION AREA

The Pinchbeck Conservation area covers a relatively wide area and includes a great diversity of architectural periods. The area within the immediate context of the application site has no predominant architectural style or period.



No. 27 Church Street with contemporary side & rear extension



Pinchbeck Friar, Church Street with contemporary shop front and signage, undefined frontage.

The adjoining property to Holly House (no. 27) has a modern northern gable wall and a combined side and rear extension in a modern scale and form. The extension comprises modern facing brick, concrete interlocking tiles and white upvc windows.

Just along from no. 27 is located the 'Pinchbeck Friar' fish and chip shop. The original building has been rendered with a painted finish. There is a later flat roof extension to the rear comprising modern facing bricks and felt roof. The frontage of the building has a modern shop front screen arrangement and modern signage.

The Bell public house is now partially boarded up, however, despite being fundamentally original there is a later flat roof single storey addition to the side.

Across the road from the application site there is a mixture of circa 1940's period housing. Their form is on the whole original. Windows vary in material and design and are either painted timber or upvc in white or timber effect.



The Bell, Church Street with modern side extension.



Church Street housing opposite the site (circa 1940's).

Conservation Area Impact Conclusion

There is no predominant architectural period or style in this area of Church Street and the properties either generally reflect the period they were built or have been altered or modernised in one way or another. Properties/extensions have been built in a mixture of materials and most are of modern origin. In this context it is considered that the Conservation Area will not be adversely affected by the proposed setting, design or material choice proposed in this planning application.

39 CHURCH STREET

39 Church Street was built in the late C18 and is Grade II listed (listed 13.01.88).

It comprises a two storey house of late C18 construction with minor C20 alterations. The walls are of red brick in Flemish bond, the roof is of slate and there is a single brick gable stack. It has a three bay front with a central C20 half glazed door and plain overlight, flanked by single glazing bar sashes. To the first floor are three similar windows. All openings have splayed brick segmental heads.

Heritage Impact Conclusion

The location of this property cannot be seen from the site proposed for the new garage. Its setting is not, therefore, considered to be adversely affected by the proposed garage.

WAR MEMORIAL

The War Memorial in Rose Lane (at the junction with Church Street) was built in 1920 and is Grade II listed (listed 13.01.88).

It comprises ashlar construction built in a C14 style. It has a tall base on two steps, containing the inscription panels, with gabled and crocketed buttresses, supporting circular shafts with cusped gablettes and crocketed spire bearing cross fleury.

Heritage Impact Conclusion

The location of this memorial cannot be seen from the site proposed for the new garage. Its setting is not, therefore, considered to be adversely affected by the proposed garage.

CHURCH OF ST MARY

The Church of St Mary dates from C12 and is Grade I listed (listed 07.02.67).

The church dates from and includes works in C12, C13, C14, C15, 1855, chancel rebuilt by Butterfield in 1861. It comprises ashlar walls with lead and Westmorland slate roofs. The C14 tower is a three stage tall tower with stepped corner buttresses. The gabled south porch is C14. The nave roof is C15 and the C15 north aisle roof is similar. The east window is stained glass dating back to 1855 and the west window is 1861.



View of Church from the applicant's rear garden beyond the point of the proposed extension.

Heritage Impact Conclusion

The Church can be clearly seen from the applicant's rear garden. The photo above is taken at a point beyond that of the rear (eastern) wall of the proposed garage. The site is a significant distance away from the Church and its grounds. The setting of the Church is not, therefore, considered to be adversely affected by the proposed garage.