Mr L Smith

Robert Doughty Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Planning, Design and Access Statement Including Heritage Impact Assessment
Alteration and Refurbishment of Former Stables and Traphouse and Installation of Metal Boundary Estate Fence.
The Old Vicarage, 8 Spalding Road, Pinchbeck, Lincolnshire, PE11 3UD.

Document Reference: 1325 2 DAS LMS

May 2024



town planning



landscape architecture



architecture

TABLE OF CONTENTS

1. INTRODUCTION 1

2. SITE AND SURROUNDINGS 2

3. THE PROPOSALS 3

4. PLANNING POLICY 9

5. DESIGN 11

6. HERTIAGE IMPACT ASSESSMENT 12

Appendix A

National Heritage List for England Listing Entry for the former stables and traphouse associated with 8 Spalding Road, Pinchbeck

1. INTRODUCTION

1.1. This Planning, Design and Access Statement including a Heritage Impact Assessment has been prepared by the Robert Doughty Consultancy Limited on behalf of Mr L Smith to accompany a Householder and Listed Building Consent for alterations and refurbishment of the former stables and traphouse, which is a Grade II Listed Building and for the installation of metal estate type fencing to the south western boundary of the site to Spalding Road.

1.2. The building was last used for residential accommodation in the 1970s and has since been boarded up. The intervening years have seen the building gradually deteriorate and now, as the work on the main house has been completed, attention is now turning to the former stables and traphouse, with the intention that this will be occupied by a dependant of the owner, once the refurbishment work has been completed.

1.3. Having regard to the previous use of the former stables and traphouse, there will be no material change of use in the building following the refurbishment works and we have, therefore, submitted a Householder application for the proposed boundary fence and a Listed Building consent application for the works to the Listed Building.

1.4. The proposals have been the subject of positive pre-application discussions with the local planning authority and any areas of discussion are explained within this document.

2. SITE AND SURROUNDINGS

2.1. The application site is the former two storey stables and traphouse associated with The Old Vicarage, which are under the same ownership. Both buildings are separately Listed as Grade II and lie immediately south of St Mary's Church, a Grade I Listed Building. There is also the store to the rear (north) of The Old Vicarage, which is also Listed as Grade II. To the west of the site, north of Rose Lane, there is the War Memorial which is Grade II Listed. All the buildings lie within the Pinchbeck Conservation Area.

2.2. Constructed in red brick with a clay pantile roof over, the application building consists of a garage space (formerly the stables) with a loft above. A central store (formerly the traphouse) with loft space above, together with a later single storey extension to the front. The living accommodation comprises a kitchen, a living room and stairs to a first-floor bedroom. There are the remains of a lean-to addition against the western gable, but this is now mainly collapsed. The building was occupied until the late 1970s.

2.3. When The Old Vicarage was purchased in 2018, the former stables and traphouse were in poor condition and emergency works were carried out to make the building watertight to prevent further decay.

2.4. There is a principal vehicular access to The Old Vicarage and a separate, subsidiary one to the former stables and traphouse from Spalding Road. An internal gravel driveway links the two historically would have linked through to the church.

2.5. The area in general is characterised by a number of mature trees and hedgerows and is also dominated by Spalding Road itself, which is the main road linking Pinchbeck Village and Spalding.

3. THE PROPOSALS

3.1. The general principle of the proposed works is that they are in keeping with the character of the building and which result in no harm to the heritage asset.

3.2. Once the refurbishment works are complete, it is intended that the building will be occupied once again as a residential annex for a dependant of the occupier of the principal dwelling.

3.3. The principal spaces in the building will be retained and the overall refurbishment carried out to meet modern Building Regulations, where appropriate, having regard to the Listed status of the building.

3.4. Historically, the building has suffered from unauthorised access directly off the adjacent footway on Spalding Road and it is, therefore, proposed to install 1.2m high estate type metal fencing to prevent this. The location of the fencing is shown on the submitted drawings together with intended design.

Repairs

3.5. Externally, the brickwork will be repointed/repaired in lime mortar to match the existing. A chemical damp proof course will be injected to brick walls forming part of the living accommodation. Structural cracks will be repaired locally and rebuilt with joint reinforcement.

3.6. The boarding covering existing timber windows and the single entrance door will be removed and existing joinery carefully assessed and repaired if feasible. If this is not possible, new joinery will be made to match the pattern and sections of the existing. Some of the openings have no windows behind the boarding. Secondary glazing will be installed where feasible.

3.7. Floorboards to the first floor are mostly missing (removed due to extensive rot from roof leaks). Many of the floor joists are also damaged by rot and will need replacing.



Missing ground floor ceiling and first floor timbers due to rot through water damage.

3.8. The ceilings to the first-floor bedrooms are also missing due to water damage.

3.9. The later front extension to the store (traphouse) is not tied to the main building and shows signs of movement. Historically, iron ties had been fitted both across the extension and back to the front wall of the main building. However, this has damaged the main building, resulting in several large cracks, especially in the crosswalls of the main building. These cracks will be removed locally and then repaired with joint reinforcement. The iron ties may be disconnected to prevent further damage but kept in situ.

External Alterations

3.10. A new fire exit door is required from the first floor on the east elevation to connect to a new external cast iron spiral stair.

3.11. It is proposed to enlarge and alter the existing brick opening as shown, to form a new pointed arch with brick detailing as detailed to match that on the west elevation. A new timber frame (painted white) and part-glazed door (painted white) with a chamfered internal reveal will be fitted, echoing the window details on the west gable. The pre-application advice suggested that there may be an historic window in this location, but, in fact, there is no window remaining at all.



Eastern gable end where new door and staircase will be introduced.



Internal photograph of the opening to be made into a door showing that the opening has been boarded up from the inside (see far left of the photo).

3.12. Three new conservation rooflights are shown on the northern plane of the roof.

3.13. A small replacement area of clay pantile roof will be constructed in part of the original lean-to and the brickwork repaired to form a small garden store (picture below).



3.14. The existing metal fence adjoining the highway is incomplete, damaged and insecure. A new 1200mm high estate fence is proposed (see photographic example) with a privet hedge planted inside to match that seen elsewhere along the front boundary.



Internal Alterations

3.15. Other than new fire rated ceilings and electrics, no alterations are planned to the garage or store areas.

3.16. The living spaces will be remodelled, as shown, with new insulated concrete floor with damp proofing, together with new timber stairs and stud walls. New floorboards, together with fire rated and insulated ceilings will be installed throughout.

3.17. New first floor ceilings will be refitted and the roof insulated.

3.18. A new door opening is required at first floor in the internal brick cross wall to access the loft areas.

3.19. Plastered walls will be repaired with lime plaster. Brick walls in habitable rooms will be finished with lime plaster.

3.20. New plumbing, heating (probably an electric boiler) and replacement electrics will be installed throughout.

Access

3.21. Access will be via the existing main entrance door, with a level accessible threshold.

3.22. A new timber internal staircase and balustrade will be installed.

3.23. The new proprietary cast iron internal spiral stair is for use as an emergency escape.

3.24. Vehicular access to the building will remain unchanged.

4. PLANNING POLICY

The National Planning Policy Framework (NPPF)

4.1. The NPPF sets out Central Government's planning policies for England and how these are expected to be applied.

4.2. Paragraphs 7 and 8 of the NPPF confirm the commitment to sustainable development based on three dimensions:

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

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 local services and open spaces that reflect current and future needs and support communities' the community's health, social and cultural well-being; and

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."

4.3. 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 the 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."

4.4. Paragraph 12 confirms that applications should be determined in accordance with the Development Plan and that, in such cases, Local Authorities should apply the presumption in favour of sustainable development. Where a planning application conflicts with an up-to-date

Development Plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date Development Plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Development Plan

4.5. 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."

4.6. The Development Plan for the purposes of this application comprises the South East Lincolnshire Local Plan (Local Plan) adopted in March 2019.

4.7. Policy 29: The Historic Environment, identifies that the distinctive elements of the South East Lincolnshire historic environment will be conserved, and, where appropriate, enhanced. Alterations to Listed Buildings will be granted where the proposals are in the interest of the building's preservation. Proposals which affect the setting of views in to or out of a conservation area should preserve or enhance the features that contribute positively to the area.

5. DESIGN

Use, Amount and Layout

5.1. The application site lies within the settlement boundary of Pinchbeck and the lawful use of the building is as ancillary residential use, which will remain unaltered as a result of these proposals.

5.2. The proposal will see the refurbishment and sensitive alteration of the building to ensure its optimal use.

6. HERTIAGE IMPACT ASSESSMENT

6.1. In the main, the proposed works amount to refurbishment and replacement, which will halt further decay to the historic fabric of the building. Where sections of internal walls are to be removed, the overall proportions of the rooms are largely unaffected and new dividing stud walls are capable of removal in the future.

6.2. The alterations to the exterior of the building include the addition of a first floor external door on the eastern gable end, the design of which matches that of other existing openings, most noticeably on the front elevation of the building, together with a spiral staircase in a 'lightweight' metal construction, which will not look out of character on an ancillary building such as this. The alteration of this opening does not result in the loss of an historic window.

6.3. The proposed garden store will be created following the refurbishment of the partially collapsed lean-to building on the western elevation of the stables and traphouse. A pantile roof will be reinstated and a door and short stub wall constructed to make the store secure.

6.4. Overall, there is no impact on the significance of the Listed Building following the carrying out of the proposals. In the event that it is concluded that there is less than significant harm, the wider public benefit of bringing this Listed Building back into use outweighs this harm.

6.5. The new metal estate type fencing simply matches that seen elsewhere on the site frontage and, together with the refurbishment of the main building, will enhance the setting of the conservation area and will result in no harm to the significance of the Listed Building.

6.6. The proposals are compliant with Local Plan policy 29 and paragraph 209 of the National Planning Policy Framework.

Appendix A

National Heritage List for England Listing Entry for Stables and Traphouse, 8 Spalding Road, Pinchbeck.

STABLES AND TRAPHOUSE TO THE VICARAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1359313**

Date first listed: **13-Jan-1988**

List Entry Name: **STABLES AND TRAPHOUSE TO THE VICARAGE**

Statutory Address 1: **STABLES AND TRAPHOUSE TO THE VICARAGE, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address: **STABLES AND TRAPHOUSE TO THE VICARAGE, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Lincolnshire**

District: **South Holland (District Authority)**

Parish: **Pinchbeck**

National Grid Reference: **TF 24176 25542**

Details

PINCHBECK CHURCH STREET TF 22 NW (east side) 7/79 Stables and trap- house to the Vicarage G.V. II Stables and traphouse, now stores and garage. Late C18, extended C19, altered C20. Red brick in Flemish bond, ashlar dressings, pantile roof, brick coped gables, single brick ridge stack. 2 storey, irregular 3 bay front having advanced central pedimented traphouse bay with double planked doors, basket arch with ashlar key and impost blocks. To left a pointed planked door with Gothick panels, flanked by single 2 light plain casements, also with pointed heads. To right C20 double garage doors. To first floor a central oval is flanked by single circular openings. All boarded. To left a single storey addition contains a blank Gothick arch and has a parapet.

Listing NGR: TF2417625542

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **198193**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

rdc
Robert Doughty
Consultancy

A design consultancy specialising in Town and Country Planning, Landscape Architecture and Architecture

Chartered Town Planners | Chartered Landscape Architects