

**DESIGN & ACCESS STATEMENT
(including Heritage Impact Assessment)**



For

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**BROADGATE BARNES
694 BROADGATE
WESTON
SPALDING
LINCOLNSHIRE
PE12 6JA**

For

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PLANNING APPLICATION ISSUE

Company Reg. No.
4419410

Application Summary

- This application seeks Householder Development Approval for the erection of an outbuilding within the grounds of 694 Broadgate, Weston, Spalding.
- The proposed building is to provide accommodation in the form of a gym and home office, with ancillary facilities, spread across 2 floors.
- The wider site contains 3 buildings. On the road frontage is a large barn that was converted to a family dwelling (SHDC approval ref H22-0180-18 and continuation H22-0148-19). At the rear of the site there is a smaller barn which is to be rebuilt and extended under SHDC approval references H22-0382-24 and H22-0384-24. The third building is a garage block which was included within the earlier approval for the main barn conversion.
- This site was historically part of the farmhouse complex at 696 Broadgate. The main farmhouse is listed. The barns and land south and west of the farmhouse were sold off for redevelopment circa 2016 and some redevelopment has occurred since (as above). The older buildings on the site are curtilage listed, but the current proposal is more distant from the original farmhouse at 696.
- Pre-application advice has been sought (PE-00189-24) and the points raised have been considered and the proposal adjusted accordingly.
- The design for the new building is a simple rectangle on plan, with an smaller abutting block to one corner. Overall, the design is a simple gable ended building with a pitched roof, similar in visual mass to the existing garage block.
- The building is to be clad in timber for sustainability reasons and to reflect the rural location in which it is set. The main roof is to be pitched, with a grey metal finish. The roof to the projecting block will be flat, with a sedum finish. Overall, it is considered that this selection of materials demonstrates a sustainable approach whilst providing a solution that is contextually sensitive for a building in a rural setting.

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Site observation and analysis

Site observation:

Location:

The site address is 694 Broadgate, Weston, Spalding, Lincolnshire, PE12 6JA. This is located on the west side of Broadgate, approximately 380m south-west of its junction with Begger's Bush Lane and West Cob Gate. The location of the site can also be referred to via the following methods:

Grid reference	-	TF 28323 23780
Easting / Northing	-	528323, 323780
Lat/ Long	-	52°47'47"N, 000°05'54"W
What3Words	-	skid.reception.enlarge

Refer to drawing A1704-01 for the location and extent.

The specific site for the proposed building is near the south boundary (fig. 01)

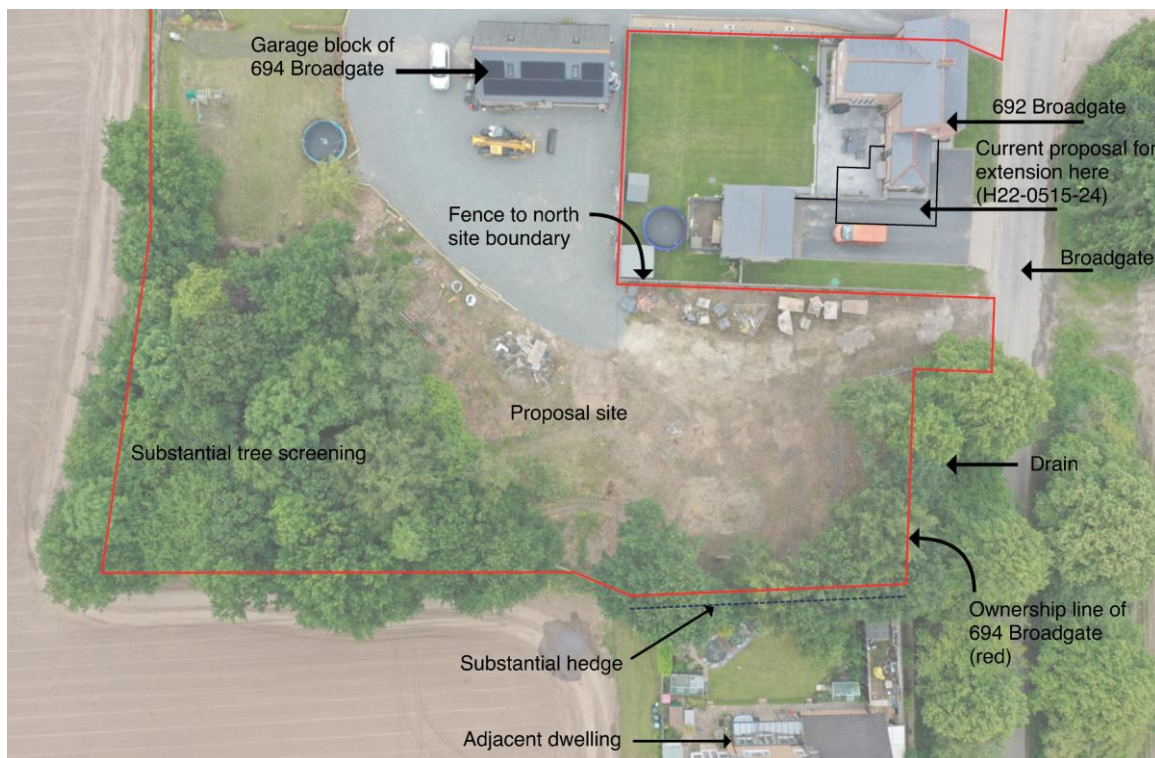


Fig. 01 – Aerial view showing the site in relation to the various site boundaries and features.

Boundaries:

Referring specifically to the parcel of land in which the building is proposed to be constructed:

The east boundary line of the site is located in an area of trees to the rear of a drain that runs parallel and on the west side of Broadgate (fig. 02). Beyond the boundary is Broadgate and beyond that open fields in agricultural use.

The south boundary is defined by a robust hedge that encloses the garden of the adjacent residential dwelling (fig. 03). This is more than 2m high. Beyond this boundary are two residential dwellings and then further open ground.



Fig. 02 – East boundary, with trees and drain beyond.



Fig. 03 – South boundary, with trees and hedge.

The west boundary is defined by a timber post and rail fence approximately 1200mm high (fig. 04). Beyond this boundary open fields in agricultural use extend over 800m to Swindler's Drove.

The north boundary is formed by high timber fencing that forms the south boundary of the adjacent dwelling at 692 Broadgate (fig. 05).



Fig. 04 – West boundary, with fence and trees.



Fig. 05 – North boundary, neighbouring fence.

Size and topography:

The site for the proposed gym and home office is broadly rectangular in shape. The east to west dimension of the site is approximately 32m, the north to south dimension is approximately 30m. The site is generally level.

Use and development:

Number 694 Broadgate is a large, converted barn that it used as a private family dwelling by the applicant. The land forming the focus of this application is located within the garden of the main dwelling, at the southern end of the plot. The detached cottage immediately to the north of the proposed site (no. 692) is in different ownership. The owners of this cottage currently have a planning application under consideration themselves, the SHDC reference for this is H22-0515-24. To the south of the site there

are two further residential dwellings. All land to the east and west is open countryside used for agricultural purposes.

Infrastructure and vehicle movements:

The site is located between Weston Hills and Weston approximately 3.8km east, north-east of the Market Place in Spalding. Broadgate has connections to the wider transport network to Spalding and further afield.

Landscaping:

There are trees along the side of the drain for the full length of the east boundary of the site. Along the south boundary there is a substantial hedge, inside of this boundary there is a further row of trees. The west section of the south boundary has an opening to the adjacent field. To the west of the site there is a small but densely populated area of trees beyond which are open fields. There are further trees along Broadgate and there is a more substantial area of woodland approximately 120m to 250m north of the site.

Amenities

Spalding is a Market Town that has a full range of amenities and transport facilities within 4km of the site. There are further amenities locally in Weston and at Baytree Garden Centre, the latter of which is approximately 700m north of the site.

Context - general development

In general, development along this section of Broadgate is sparse and dispersed. There are 3 dwellings south of the site, along the west edge of Broadgate, located between 30m and 130m away. There is a further farmstead approximately 350m south of the site. To the north of the site stands a detached cottage in separate ownership (692 Broadgate) then the host dwelling (694 Broadgate) and then a large farmhouse (696 Broadgate), but beyond this there is no further development until Begger's Bush Lane is reached, some 450m or so away.

The surrounding land is in all in agricultural use.

Architectural context

General development in the vicinity of the site can be seen on the aerial photograph below (fig. 06).

The large farmhouse to the north is of early 18th Century design but has been refaced more recently - believed to have occurred in the 1800's (fig. 07)). This is a substantial red brick dwelling with a slate covered pitched roof between raking gables. The principal block faces Broadgate, but there is a substantial wing to the rear sitting perpendicular to the main dwelling.

South of the Principal Farmhouse is a large barn that stands parallel to Broadgate and was converted in 2017, this is 694 Broadgate (figs. 08 & 09). This is the private dwelling of the applicant. This retains much of its original brickwork beneath a slate covered pitched roof. The rear of the barn has been re-roofed and features extensive glazing and some more modern, but sympathetic details.

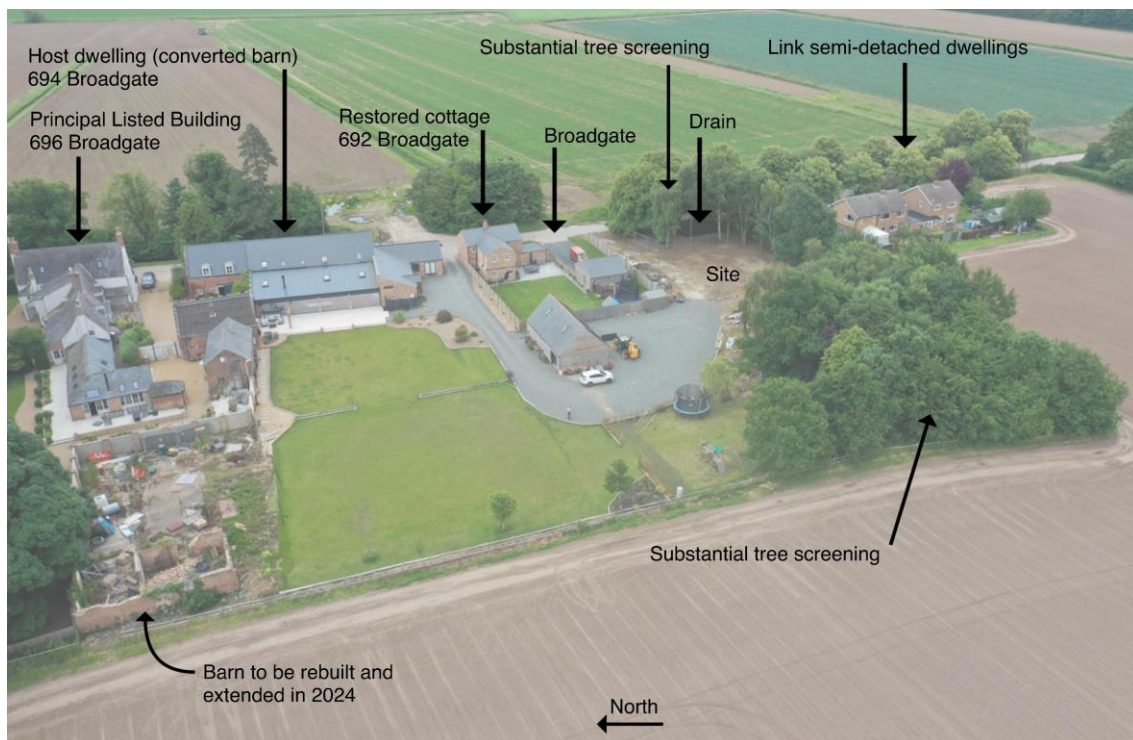


Fig. 06 – Aerial view from north-west showing surrounding physical context.



Fig. 07 – Listed farmhouse north of the site – 696 Broadgate.



Fig. 08 – View of barn (host dwelling) from south-east.



Fig. 09 – View of barn (host dwelling) from south-west.

South of this converted barn stands a cottage (692 Broadgate) that was refurbished and extended as part of the wider site development and is now occupied for residential purposes.

The farmyard site originally comprised numerous other large barns and sheds, which were of 20th Century origin. These were demolished as part of the redevelopment and were replaced by landscaped open spaces and a small-scale outbuilding (garages) faced externally with timber with brick at low level.

Immediately to the south of the site is a pair of link semi-detached dwellings that date from the second half of the 20th Century (fig. 10). The walls of these are finished in facing brickwork and the roofs are of interlocking concrete tiles. These buildings are typical of their era and are not particularly noteworthy in terms of architectural value. Slightly further south is a substantial detached dwelling, again built in the late 20th Century and of unremarkable design (fig. 11).



Fig. 10 – Link-semis immediately south of the site.



Fig. 11 – Substantial dwelling south of the site.

A Heritage Impact Assessment is included with this application (see appendices A and B) which considers the site simply because the host dwelling and the small barn in its rear garden, are considered to be curtilage listed, in association with number 696.

The Proposal

The proposal seeks approval for the following:

The erection of a detached outbuilding within the south area of the plot of 694 Broadgate. The building is to accommodate a gym, home office and ancillary accommodation set across two floors.

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. The site area available is substantial and is able to accommodate a modest size outbuilding.
2. The host dwelling and outbuilding in the north-west corner of the site are considered curtilage listed. The location for the outbuilding now proposed remains within the property boundary but is located at sufficient distance from the listed structures so as to minimize visual impact. It is considered that development could take place on the proposed site without any detriment either to the listed farmhouse at 696 Broadgate, or to the curtilage listed buildings on the host site of 694 Broadgate.
3. The proposal site has good tree screening to the east and west. The south boundary already features a substantial hedge and the north boundary has a relatively new high timber fence. Screening of the site from both neighbours and public land is therefore relatively good.

Design Statement

The following statements are given to describe the proposal and relate back the elements of the proposal to the comments made in the foregoing appraisal.

Statement 1.

It is proposed that the new building be located at the south end of the plot.

Justification:

In this location its visual impact upon the curtilage listed buildings on the site (694 Broadgate) and the listed farmhouse on the adjacent site (696 Broadgate) are minimized. Any lines of sight between this site and the listed structures are at least partially obstructed by 694 Broadgate, and the garage block associated with the host dwelling. In addition, tree screening to the east will limit views in from the public highway to the proposed building.

Statement 2:

It is proposed that the main block of the building be of rectilinear plan form, allowing a traditional duo-pitched roof to be used, between gable walls. It is proposed that the building be of two storey design, but that the upper floor be within the roof space. This will create lowered eaves and ridge lines to ensure that the building is appropriately sized.

Justification:

This will ensure that the general massing of the building is traditional in form and is appropriate for this setting. The lowered eaves and roof lines will ensure that the building is appropriately sized.

Statement 3:

It is proposed that the building has a single storey offshoot to the south-west corner.

Justification:

This will provide for the accommodation needed. Single storey projecting extensions were common in this area and are therefore contextually appropriate.

Statement 4:

It is proposed that the external walls of the building be finished in timber cladding.

Justification:

This is a traditional, natural material and is the most sustainable choice for this purpose. It is considered that this will fit well on a site that is surrounded by trees. On this basis this wall finish is considered the most contextually appropriate.

Statement 5:

It is proposed that the pitched roof be finished in grey coloured metal cladding. It is proposed that the flat roof projecting block be finished with a living sedum roof.

Justification:

Metal sheet cladding is a common choice for agricultural building locally and so is considered appropriate for this setting. The sedum roof is a sustainable choice and will bring biodiversity net gain benefits.

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The building will be used as a gym and home office with ancillary accommodation. This will serve 694 Broadgate which is a substantial family home. As such, the proposed use is ancillary to the existing residential use and is appropriate for this site.

Amount

The proposal seeks approval for a modestly sized outbuilding. The wider site of 694 Broadgate is large and has significant amounts of undeveloped land. It is therefore considered that the amount is appropriate given the dimensions of the wider plot.

Layout

The location of the building is appropriate in that it remains within the plot of the host dwelling, whilst being distanced from this and the listed farmhouse to the north, so as to minimize impact on the setting of those listed buildings. Internally, the building layout is simple, and provides only the accommodation required.

Scale

The building has been designed across two storeys, but with lowered eaves and ridge lines. In terms of its physical size this is considered appropriate as it creates only a modest building which is of traditional gabled form. In terms of the scale of detailing and visual intricacy, the buildings external appearance has been deliberately kept simple and restrained. The external detailing is modern and sharp, but within an overall traditional form. This is considered appropriate as it will not visually challenge the established traditional buildings to the north

Landscaping

The proposed building will sit in a site that already has tree screening to the east and west, and partial screening to the south. Local planting will be added where necessary, though this is already an established site. The flat roof will have sedum covering, so will be of benefit in terms of biodiversity.

Appearance

The proposed building will have the overall appearance of a traditional outbuilding with a pitched roof between gable walls. The size is modest and is certainly much smaller than the agricultural buildings that historically occupied the wider site. The materials have been selected to be sustainable, whilst being contextually sensitive for a rural location. The timber for the walls is a sustainable proposal and is also contextually appropriate for a wooded setting. The grey metal roof reflects the materials used on the rear of the host dwelling and draws inspiration from 20th Century agricultural buildings.

Access Statement:

It is proposed that as far as is practically achievable the new building be as accessible as possible. The building will be elevated slightly for flood risk reasons, but the ground floor of the building will be open plan and therefore generally free from obstructions.

Sustainability Statement:

It is intended that when the building design is developed technically, that high standards of insulation will be used. This will reduce energy demand generally. It is then proposed that reliance on mains energy be reduced by installing an Atlas Vertical Wind Turbine Generator that will feed into storage batteries located within the existing garage. This will provide part of the energy requirement for the building and the batteries will allow for buffer storage electricity when it is not sufficiently windy for the turbine to be effective. This use of renewable energy continues the existing theme on site, where solar PV is already in use. The turbine is a small unit (9 kW), of very limited height (1180mm in total) that will not be visible from distance (Figs. 12 & 13).

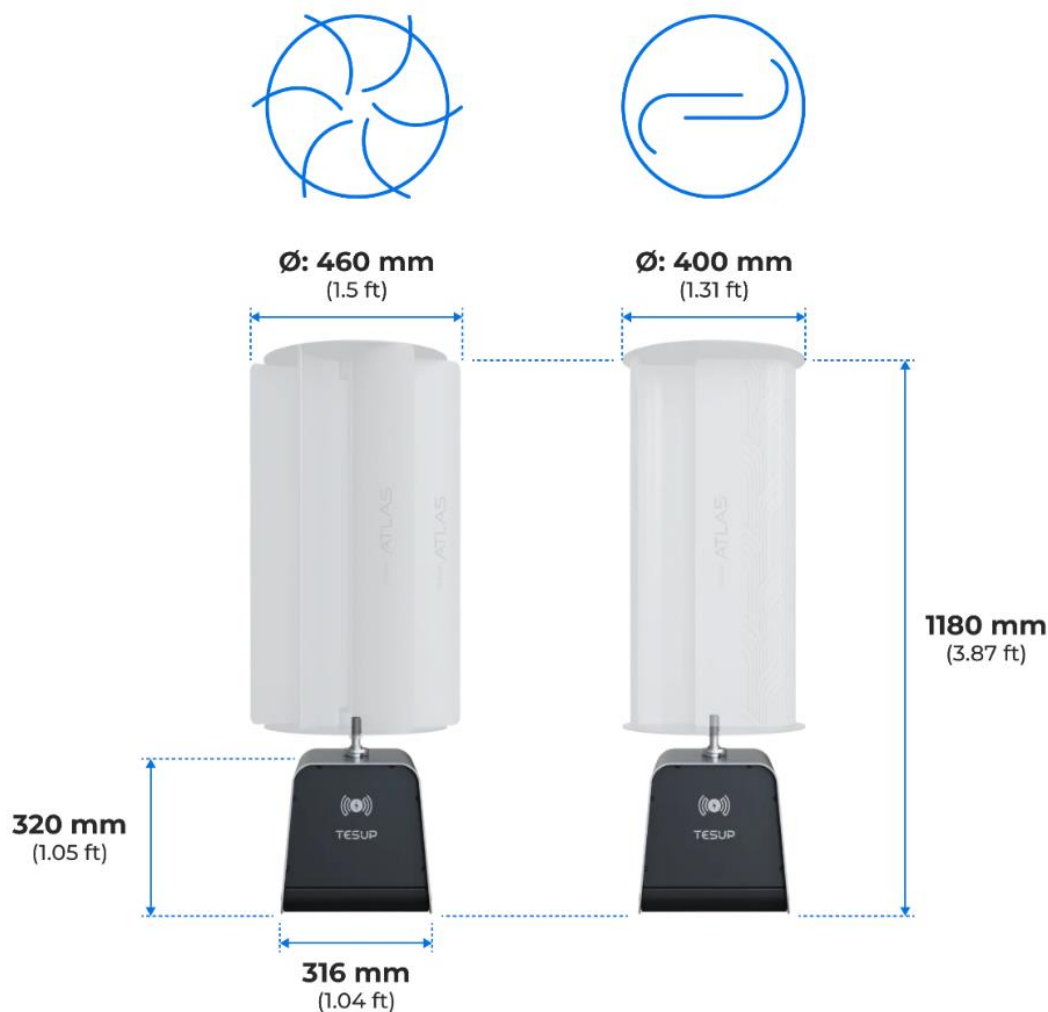


Fig. 12 – Atlas Vertical Wind Turbine Generator (9kW) dimensioned diagram.



Fig. 13 – Atlas Vertical Wind Turbine Generator (9kW) general image.

Additionally, the building is to be clad in timber which is a highly sustainable material. The roof cladding is to be colour-coated metal, which is capable of being recycled.

Appendices

Appendix A

Historic Background and Heritage Statement of Significance.

The findings of a search of the Heritage Gateway are provided below.

Statutory Data

The National Heritage List for England – 1 entry

National Designation Decisions

No entries

Non-Statutory National Data

Historic England research records – 1 entry (but when reviewed actually relates to a site in Leicestershire with a similar name (Broadgate)).

All other categories – no entries

Local Records

Lincolnshire HER – 2 entries of which 1 is for Beech House, Broadgate and the other is for this specific site.

National Image Collections

No entries

The National Heritage List for England

Relating to the Principal Farmhouse (Broadgate House Farmhouse), This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The listing details do not specifically describe other structures within the original curtilage, though the importance of these curtilage buildings, including the barn in question, has been established by previous applications. The details of the listing for Broadgate House Farmhouse are as follows:

Listing Text

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1308515
Date first listed:	07-Feb-1967
Date of most recent amendment:	07-Dec-1987
List Entry Name:	BROADGATE HOUSE FARMHOUSE
Statutory Address 1:	BROADGATE HOUSE FARMHOUSE, BROADGATE

Location	
Statutory Address:	BROADGATE HOUSE FARMHOUSE, BROADGATE
County:	Lincolnshire
District:	South Holland (District Authority)
Parish:	Weston
National Grid Reference:	TF 28350 23872

Details

WESTON BROADGATE TF 22 SE (west side)

8/117 Broadgate House Farmhouse (formerly listed as Broadgate 7.2.67 House)

II

Farmhouse. Early C18, refronted c.1800, mid C19. Red brick, some colourwashed render. Slate roof with stone coped gables and 2 gable stacks, that to the left projecting and with flat band. 2 storeys with attic, 3 bay front with chamfered plinth. Central doorway with open porch with semi-circular hood supported on slender columns; moulded doorcase with pilastered doorcase, imposts, traceried fanlight and panelled reveal and door. Doorway flanked by small canted bay windows with tripartite plain sashes and moulded entablatures. Above doorway is a semi-circular headed plain sash flanked by single tripartite plain sashes with flush wedge lintels and painted ashlar keystones. 2 segmental headed dormers with plain sashes. Long low early C18 range, single storey with attic, to rear.

Listing NGR: TF2835023872

Local Records – Lincolnshire HER

Under the Local Records category, the following information is provided:

Name:	Broadgate House Farmhouse, Weston
HER Number:	MLI94548
Type of record:	Building

Summary

Broadgate House Farmhouse, Weston

Grid Reference:	TF 283 238
Map Sheet:	TF22SE
Parish:	WESTON, SOUTH HOLLAND, LINCOLNSHIRE

Full description

Grade II listed farmhouse, dating from the early 18th century, refront in about 1800 and altered in the mid-19th century. It is red brick with some colourwashed render and has a slate roof with stone coped gables and two gable stacks. For the full description of this listed building please refer to the National Heritage List for England.

Unnamed farmstead (Broadgate House), Weston. Partially extant 18th century farmstead. Regular courtyard with multiple regular yards. The farmhouse is attached to a range of working buildings. There has been significant loss (greater than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site.

Regressive map study:

Map Surveyed and Published in 1887

Ordnance Survey published a plan of the area in 1887 (fig. 12). This confirms that the farmstead was very significantly developed by that time. Broadgate House Farmhouse is extant and is labelled as 'Broadgate House'. The range attached to the west elevation of Broadgate House exists and extends to the very west boundary of the developed area, terminating in a perpendicular block. The cottage at 629 Broadgate also exists. The area now proposed for development is shown as open ground with no buildings on.

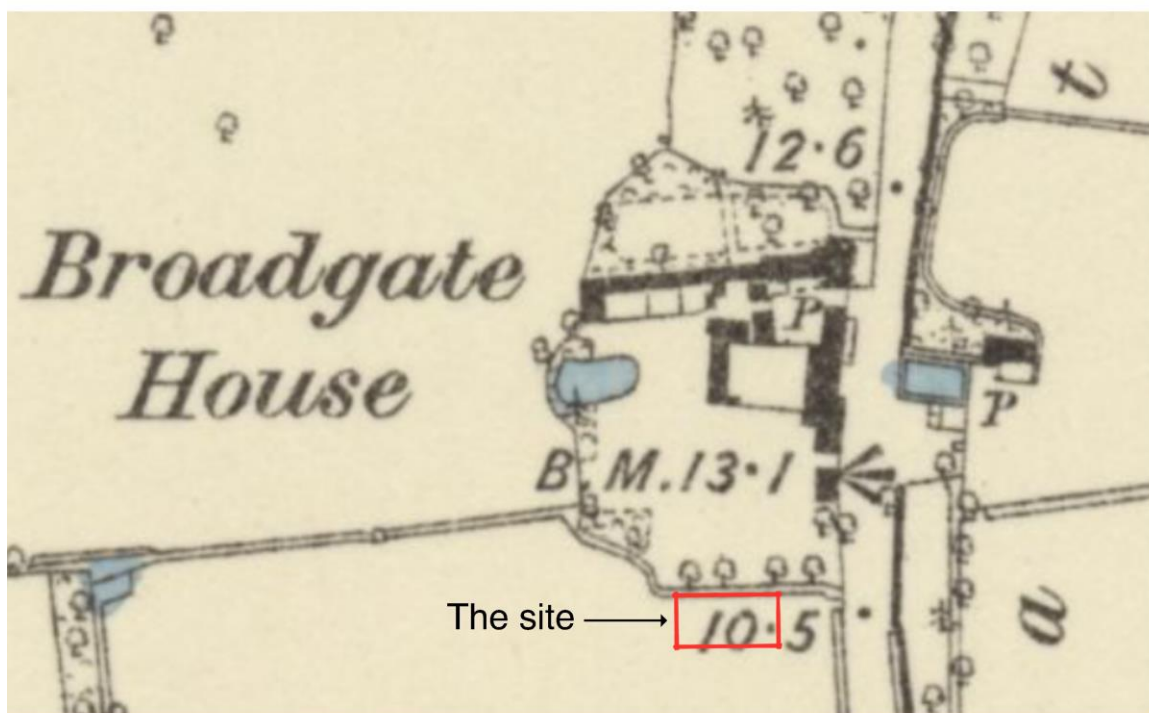


Fig. 12 – Extract from the Ordnance Survey plan published in 1887.

Map revised in 1903 and published in 1906

Ordnance Survey revised their map in 1903 and published it in 1906 (fig. 13). Although this shows changes to the barns at the north of the site, and the west boundary line, for the specific part of the site now proposed for development there are no changes from the previous map.

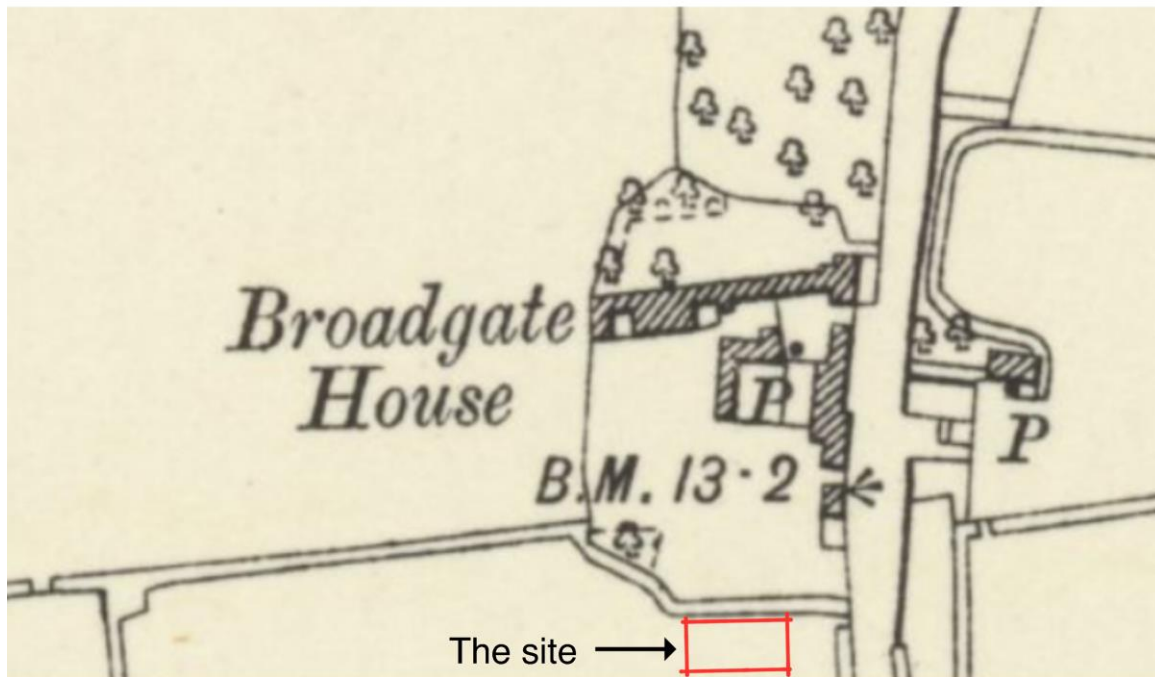


Fig. 13 – Extract from the Ordnance Survey plan revised 1903 and published in 1906.

Map revised in 1929 and published in 1932

Ordnance Survey revised their map again in 1929 and published it in 1932 (fig. 14). The main relevant change is that the block in the location of then extant cottage (no. 692) has been extended to the west and south. On the specific site proposed for development however, there are still no buildings.

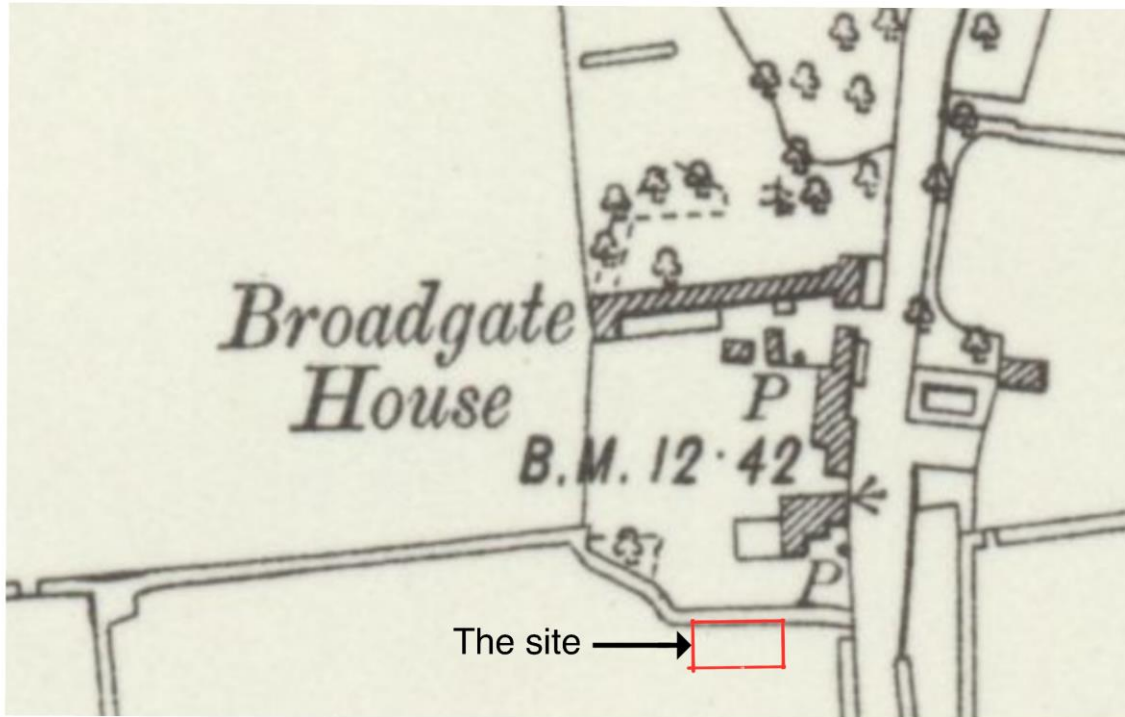


Fig. 14 – Extract from the Ordnance Survey plan revised 1929 and published in 1932.

Maps revised in 1929 and published in 1937 and 1939

Ordnance Survey published further maps in 1937 and 1939, though the details shown remain unchanged from the 1932 publication.

Map revised in 1938 and published in 1949

Ordnance Survey revised their map again in 1938 and published it in 1949. There are again no notable changes between these dates.

Map revised in 1950 and published in 1951

Ordnance Survey revised their map again in 1950 and published it in 1951. There are again no notable changes between these dates.

Photographic Evidence

Aerial photography illustrates evolution on the site since 1950.

Aerial image of 1999

The image from 1999 (fig. 15) clearly indicates much more dense development of the wider farm site than is the case in the 1929 to 1932 map. The centre and western areas of the site now feature large storage sheds including 2 large semi-circular Nissen type structures. The image also shows a further 3 sheds abutting the back of the cottage at 692 Broadgate. The area now proposed for development is still shows as undeveloped, and at that stage there were no trees present. The link-semi-detached house south of the site can now be seen.



Fig. 15 – Aerial image from 1999.

Aerial image of 2004

The image from 2004 (fig. 16) shows few differences from the image 5 years previously, The only notable feature is that some trees appear to have been set in the vicinity of the proposed site.



Fig. 16 – Aerial image from 2004.

Aerial image of 2006

The image from 2004 (fig. 17) again shows now significant change from the image 2 years earlier. The image is however clearer than previously and the tracks left by vehicles accessing the field to the south-west can be seen. It is also noted that the tree coverage of the rear and front parts of the site has increased. Again, the central area of the proposed site is undeveloped and has few trees on it.



Fig. 17 – Aerial image from 2006.

Aerial image of 2010

The image from 2010 (fig. 18) again shows now significant change from the previous one. The track accessing the adjacent field is however wider and more obvious. The trees in the areas east and west of this area are denser. The area for the proposed building is still undeveloped and has few trees in it.



Fig. 18 – Aerial image from 2010.

Aerial image of 2016

The image from 2016 (fig. 19) is again largely unchanged. Tree growth around the site has increased, but there appear to have been no changes in respect of built form.



Fig. 19 – Aerial image from 2016.

Aerial image of 2018

The image from 2018 (fig. 20) is significantly different from all previous images. In the intervening period, most of the C20 buildings have been demolished and the site has been extensively cleared. The cottage at the south-east corner of the site has been restored and has been set within its own curtilage. The garage block for number 696 Broadgate appears to be in construction. Some works have occurred on number 696 though it is far from complete. Tree growth at the south of the site continues to grow, but the central area appears to be in use to store rubble and spoil.



Fig. 20 – Aerial image from 2018.

Aerial image of 2023

The image from 2023 (fig. 21) redevelopment of the wider site has progressed further. In the intervening period, the garage block appears to have been completed and works have progressed significantly with the conversion of the barn at 696 Broadgate. The wider site has been cleared and landscaped. The site of the proposed new building is still being used for the storage of spoil.



Fig. 21 – Aerial image from 2023.

Photographic Evidence

For the specific site of the proposed building, no historic images were found during the course of this investigation.

Miscellaneous Evidence

For this specific site no further evidence was found during the course of this investigation.

Appendix B

Heritage Impact Assessment

Heritage evaluation

The proposed works comprise the following:

The erection of an outbuilding providing a gym and home office built over two storeys.

Considering Architectural and Historic Value of the specific site

The site is distanced from all listed structures and is undeveloped. There is therefore no architectural or historic value for this site.

Considering Architectural and Historic Value of the site within the setting of listed structures

The Farmhouse (696 Broadgate) and the converted barns (694 Broadgate) represent the elements of greatest architectural and historic value in the vicinity of the specific site. These buildings work together to form the original farm setting and it is the individual buildings together with the setting that they create which is of greatest architectural and historic value. It is important that this setting is respected.

Considering the impact of the works on the specific site

The proposed works are on undeveloped ground and as such there will be no impact upon any material or architectural or historic value.

Considering the impact of the works to the setting of the listed structures

The Farmhouse at 696 Broadgate is located approximately 100m north, north-east of this site and is therefore at a considerable distance. Between the site and the farmhouse stand a modern outbuilding, the converted barn (694 Broadgate) and fencing. Given that all views between the two are substantially obstructed, it is considered that impact on the setting will be minimal.

Summary

In summary, the specific site has no architectural or historic value. The greatest relevant value is the setting of the listed buildings located to the north of this site. The foregoing demonstrates that the choice of site has been made with this in mind, distancing the new building from the listed structures.

Conclusion

In conclusion it is therefore considered that the erection of the proposed outbuilding at the south end of the site will have no detrimental impact on either the architectural or historic value of the listed buildings, nor their setting.

END