



Design & Access Statement including Heritage Impact Assessment

Works	Proposed Roof Windows
Side Address	at 1 Low Burgage Winteringham North Lincolnshire DN15 9PF
Client	Mr M. Parish
Reference	442WNTG
Date	July 2015

Design & Access Statement incl. Heritage Impact Assessment

- 29th July 2015 Planning Issue
A - -

442WNTG – Installation of pitched Roof Windows at 1 Low Burgage, Winterringham, DN15 9PF

Assessment

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Appendix A – Heritage Impact Assessment

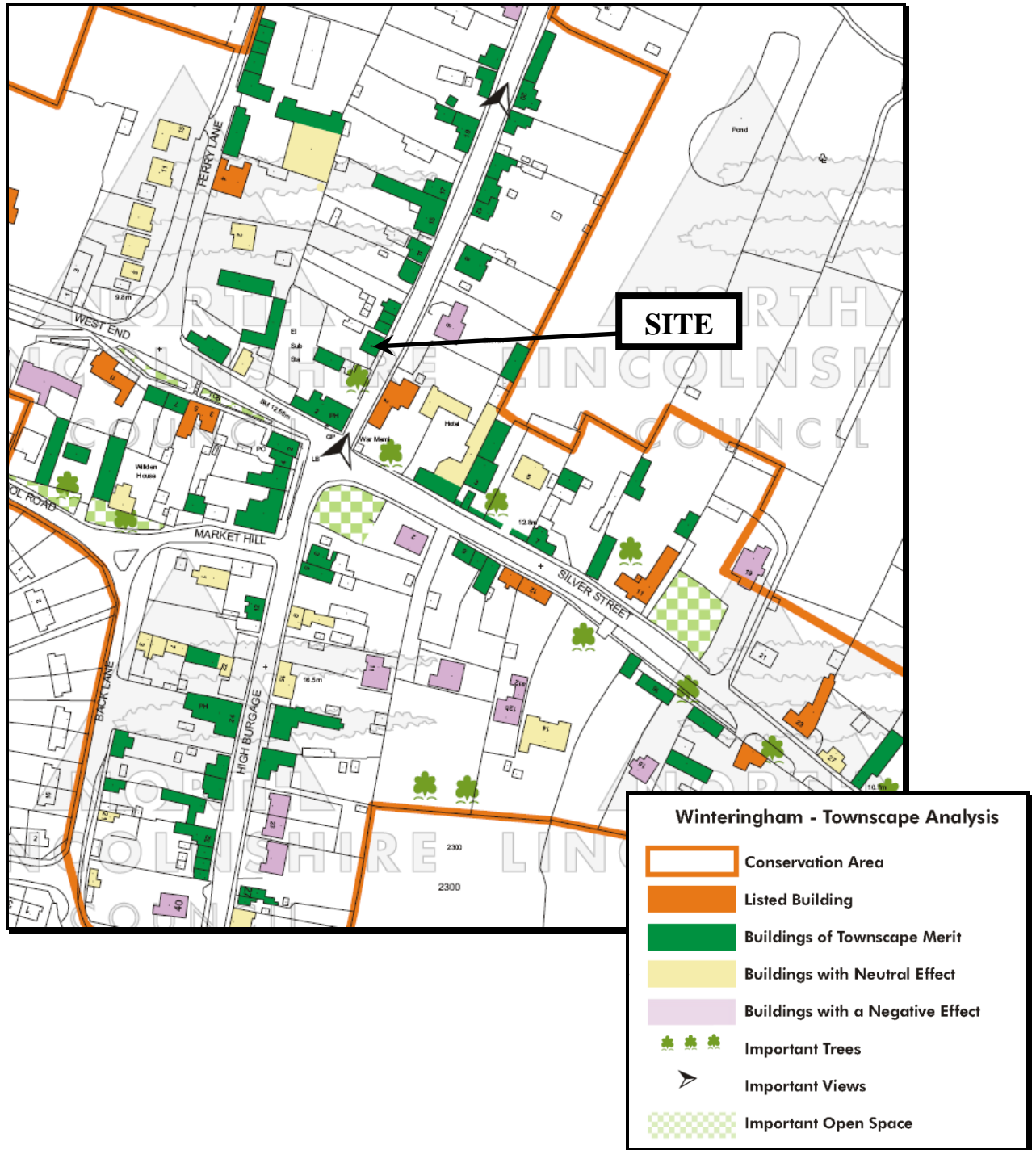
Appendix B – Photographs

Assessment

1.0 Physical Context

- 1.1 The proposed site, 1 Low Burgage, Winteringham, is located just North of the junction of High Burgage, Silver Street and West End, in the centre of Winteringham, behind The Bay Horse Public House.
- 1.2 The site occupies a plot totalling 400m², and includes a two 1/2 storey dwelling with single storey outbuilding to the rear, and landscaped gardens.
- 1.3 The immediate area surrounding the site is predominantly domestic dwellings, with the exception of The Bay Horse PH to the South and Winteringham Fields Restaurant to the East, which originate from over the centuries, but mainly from the late 19th Century.
- 1.4 The site is located to the West off Low Burgage, in a highly visible location within the village due to its location directly off the back of the footpath. It is therefore an important and highly visible location, and the proposals for the additional roof windows, must be of the highest standards.
- 1.5 There are a varied mix of building styles on Low Burgage and adjacent to the site in the village. The Heritage Impact Assessment within this document, explains in detail the architectural and design features of the surrounding dwellings.
- 1.6 The site has been previously developed and is in the Conservation Area of Winteringham village centre.
- 1.7 The property (and those adjacent) are noted as being buildings of Townscape Merit.
- 1.8 There are no known public rights of way over the site.

1.9 The map below shows the location of the site in relation to the North Lincolnshire Council Local Plan Inset Map. The site is identified as within the Development Boundary and Conservation Area of Wiveringham.



2.0 Social and Economic Context

- 2.1 The buildings around the site are predominantly private dwelling houses and small local commercial business and amenities.
- 2.2 The existing dwelling is located within easy access of the A1077, for access to nearby Scunthorpe, Barton-upon-Humber and Hull, and the motorway network.
- 2.3 The proposed increase in roof window area will see no increase in the buildings footprint or floor area, and is to allow continued, improved use of the property for private domestic purposes only.
- 2.4 The site is well located for access by Public Transport, with a bus stop nearby on Silver Street. The bus route links Scunthorpe to Hull, via Winterton and Barton upon Humber. See Section 12 – Access – for additional information.
- 2.5 The proposed roof windows shall be sited facing the road to the front facade of the property.

3.0 Involvement

- 3.1 This Design and Access Statement will support the Planning Application for the installation of additional roof windows to the existing house, to create and improve the natural light into the existing second floor living space.
- 3.2 Due to the minor nature of the proposal, no pre-application discussions with the Local Authority have taken place.
- 3.3 It is noted that this proposal would normally fall under Permitted Development Rights, however, as the site is located within a Conservation Area, a Planning Application is required.

4.0 Evaluation

- 4.1 The roof windows have been carefully chosen to provide a high quality, well designed, feature to the property. The proximity of the house to the road ensures that the new roof windows will not be particularly visible from Low Burgage.
- 4.2 The proposal to provide additional glazing to the roof to the second floor living space, to satisfy the requirements of the applicant, who requires improved natural light and views to this living space.

5.0 Use

- 5.1 The existing dwelling is the private residence of the applicant and family.
- 5.2 The facade proposed for the new roof windows is well suited as it provides extensive natural light and views over the Humber valley without adversely affecting the site, the amenity of neighbours or the Conservation Area.
- 5.3 The proposed scheme will have no detrimental impact on the surroundings or the Conservation Area of Winteringham, as it would not be highly visible from the immediately adjacent highway.

6.0 Amount

- 6.1 This Planning Application is for the installation of additional roof windows to the existing house, to create and improve the natural light into the existing second floor living space.
- 6.2 No additional floor space shall be created by the proposal.
- 6.3 The roof windows proposed shall total approximately 4.5m² in area, creating an additional 4.0m² of roof light over the existing 0.5m² roof window currently in place on the East roof elevation.

7.0 Layout

- 7.1 The works shall consist of replacement and new roof windows to the East roof elevation to the second floor of the existing house. The existing building form, mass and scale shall remain as it stands at present.
- 7.2 The proposed roof windows shall consist of three individual roof windows, approximately 940mm x 1600mm to the Northern end of the Eastern facing roof, providing additional light and ventilation into the second floor living room.

8.0 Scale

- 8.1 The buildings locally range from tall, two storey manor type houses, to single storey properties; some of which sit on the back of footpath, whilst others are located well back off the road.
- 8.2 The minor external alterations ensure that the scale of the development remains in line with the existing, established street scene.
- 8.3 The impact of the high level roof windows will at a minimum when viewed from Low Burgage, ensuring that the proposal does not have a negative impact on the street scene.

9.0 Appearance

9.1 The proposals are situated on the pitched roof immediately adjacent to the back of footpath, and as such are barely visible from the adjacent Highway. The parapet walls to the gables of the property also reduce the ability for the roof windows to be viewed from oblique angles from the North or South.

9.2 **Roof windows** – Velux PK10 (940 x 1600mm).



9.3 As the roof windows shall be located on a roof befitting natural clay pantiles, the roof windows shall not project significantly above the profile of the tiles, thus eliminating the requirement for the use of specialist designed, low profile 'Conservation rooflights', which are specifically designed for the use on slate roofs.

10.0 Access

10.1 The access to the site and internally shall remain unaffected by the proposal.

11.0 Landscaping

11.1 The existing gardens within the site shall be unaffected by the proposal.

12.0 Secured by Design

12.1 The roof windows benefit from high levels of locking and security features.

13.0 Sustainability

13.1 Where possible, this scheme will incorporate the highest standards of sustainable design, with the Velux rooflights offering a high level U-value of 1.3 W/m²k (which is an improvement over the existing sloping roof U-value of around 2.3 W/m²k), and improved natural ventilation.

APPENDIX A

HERTAGE IMPACT ASSESSMENT

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Assessment

To assess the impact of the proposed roof windows on the character of the Conservation Area, an analysis of the character is identified below.

The proposed site is known as 1 Low Burgage, Winteringham, DN15 9PF. The village of Winteringham is sited approximately 9 miles North of the town of Scunthorpe, and 7 West of Barton upon Humber.

The site is located just to the North of Winteringham village centre, West off Low Burgage.

The immediate area surrounding the site is predominantly domestic dwellings to the North, East, South and West, which originate from over the centuries, but mainly from the late 19th Century.



The Bay Horse Inn PH, Looking North from High Burgage



Looking North East along Silver Street at Winteringham Fields Entrance and War Memorial



Looking North along Low Burgage, with the Application property on the left



Looking South along Low Burgage, with the Application property on the right.

There are no trees or hedges on the site, nor any adjacent to the site which will be affected by the scheme.

The variation in style of the adjacent buildings is typical of rural developments such as Winteringham. It is often the case that these small villages grow sporadically over centuries, and the properties vary vastly in appearance, scale and position.

The location and setting of the site is an important part of the character of the Conservation Area. It is important therefore to ensure the proposals do not detract from the Conservation Area.

The rooflight proposals do not adversely affect the street scene appearance as the proposals are at high level and are not easily visible from the Highway.

Common throughout, is the use of clay pantiles to the roofs. Roof pitches are generally steeper in pitch, 40° or steeper. Gables adorn most roofs.

Windows are generally white painted or stained timber. The glazing patterns to the houses are generally taller, and vertical in proportion. The vertical proportioned windows to the larger properties generally have vertical sliding sash opening lights.

With regards to development within conservation areas, Policy HE2: Development in Conservation Areas of the North Lincolnshire Local Plan 2003, states that all development proposals in, or which affect the setting should preserve or enhance the character and appearance of the area and its setting.

It states:

'The following criteria will be applied in determining applications for development in Conservation Areas:

- i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping and other matters of design such as roofscape and architectural style and detailing; and*
- ii) development should harmonise with adjoining buildings, preserve or enhance the street scene and should not detract from important existing spaces and views; and*
- iii) building materials should be appropriate to the locality and context and sympathetic to those of existing and nearby buildings in terms of type, texture, colour and size. Walls, gates and fences should be of a type traditionally used in the locality; and*
- iv) the development must have a satisfactory means of access which does not detract from the character of the area, not generate excessive traffic and where appropriate should provide for adequate car parking in a way which is sympathetic to the Conservation Area. In instances where there is conflict between the highway requirements and the retention of the character of the area, the latter shall prevail; and*
- v) the development should retain important landscape and ecological features and where possible, include measures to enhance these features; and*
- vi) the development should retain important architectural and historical features such as traditional street furniture and paving and should include measures to enhance them where possible; and*
- vii) the development should avoid the loss of open areas, gaps in frontages, and natural and built features (such as trees, hedges, fences, walls and paving materials) if they are important to the character of the Conservation Area; and*
- viii) the development should not spoil or destroy attractive views and vistas into, within and out of the Conservation Area if they are important to the character of the area. Where appropriate, Article 4 Directions will be made to remove permitted development rights where works otherwise classed as permitted development will potentially have an adverse impact on the special architectural or historical character or appearance of the area.'*

The Winteringham Village Conservation Area protects the village centre from adverse development which would impact on the Heritage Asset. The Asset is the area as a whole, with its varying architectural styles, forms and locations of properties.

The proposals, although not traditional, are sympathetic to the existing building, which is of architectural importance and key to the street scene of the Conservation Area, and the rooflights will not have an adverse effect on the character of setting of the asset.

APPENDIX B

PHOTOGRAPHS

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East Elevation of Property



View Looking East over River Humber



East Elevation, High Level, of Property



East Elevation, Low Level, of Property



Northern End of East Elevation



East Elevation, High Level, of Property



East Elevation, High Level, of Property

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