



HERITAGE IMPACT ASSESMENT

**PLANNING APPLICATION FOR THE CHANGE OF USE OF VACANT SHOP TO
RESIDENTIAL (SHOP FRONT TO BE RETAINED), ASSOCIATED INTERNAL
AND EXTERNAL ALTERATIONS AND REMOVAL OF FIRST FLOOR
PROJECTION WITH 3 WINDOWS, REINSTATEMENT OF OUTER WALL AND
REPLACEMENT WITH 2 SLIDING SASH WINDOWS
AT
9 SOUTH CLIFF ROAD AND 2 HIGH STREET,
KIRTON IN LINDSEY**

AUGUST 2013

Introduction

This Heritage Statement has been prepared to support the full planning application to;

- change the use of vacant retail floor space to residential use associated with the existing dwelling;
- remove existing first floor projection containing 3 windows on east elevation, reinstate the wall and replace with 2 sliding sash wooden windows;
- insert French doors at the northern end of the east elevation at ground floor level and
- carry out internal alterations to rearrange the existing internal living accommodation at 9 South Cliff Road and 2 High Street Kirton in Lindsey.

This text should be read in conjunction with the attached photographs and the submitted plans, which together form the Heritage Statement.

Kirton in Lindsey is a small former market town situated on a sloping hillside along the Lincoln Edge limestone ridge, some six miles to the south of Scunthorpe in the district of North Lincolnshire. The site lies on the south west corner of the junction of High Street and South Cliff Road (the B1398 Scunthorpe to Lincoln road) in the uphill eastern part of the town. Prospect House, 11 South Cliff Road, is Grade II listed for its group value along with Nos. 13, 15, 17 and 19 South Cliff Road and forms the southern boundary of the site, being located to the south side of the site's driveway access off South Cliff Road. On the opposite side of South Cliff Road is a lay-by with treed area beyond. To the west are single and two storey residences and shop units on either side of High Street. To the north is a single storey convenience store. The site lies within the Kirton in Lindsey Conservation Area.

The site is rectangular in shape and is occupied by a mixed use development of dwelling and vacant shop unit. The property has frontages to both South Cliff Road and High Street. No. 9 South Cliff Road is a two storey double fronted house dating from c.1800 with sash windows, a central porch and end stacks which faces east over its garden towards South Cliff Road from which it is set



back approx. 11.5m. This part of the property is rendered and painted white, with a hipped slate roof and original six over six sash windows.

PRINCIPAL ELEVATION of 9, SOUTH CLIFF ROAD

Attached to the northern end of the house is the two storey adjoining and internally interconnecting shop unit with room above. The wooden shop front and entrance is on the northern gable elevation at no.2 High Street. The eastern elevation of faces onto South Cliff Road and is rendered and painted white to match No. 9. A previous resident has unsympathetically added to the first floor projection over the shop with a small but prominent wooden extension with a flat roof and 3 wooden sash windows which projects eastwards over the garden and was to provide space within the room to play snooker. This is now in a poor state of repair.



PROJECTING EXTENSION TO EAST ELEVATION

The shop front, and door, with rounded mullions, is Victorian and faces north directly onto the pavement on the south side of High Street. There is a two over two sash window in the rendered gable above the shop front. The rear (west) wall of the shop is constructed of limestone rubble at ground floor level with brick above, a type of construction typically found in the Conservation Area.



**NORTH ELEVATION AND SHOP FRONT
FACING ONTO HIGH STREET**

This Heritage Statement has been prepared in line with the advice and guidance contained in the National Planning Policy Framework (NPPF) 2012. In reaching its' conclusions, the statement has involved examination of the relevant planning and heritage context, a review of the available historic environment and archaeological information for the site and its' surroundings to identify any Heritage Assets which might potentially be affected by the proposed development and an assessment of the impact of the proposed development on them. Site inspections were undertaken during June 2013. The site and surrounding environs is shown on the attached photographs. In line with the advice contained in paragraph 128 of the NPPF, a proportionate approach has been taken which reflects the minor scale of the development proposed.

National Legislation, Planning Policy and Development Plan Policy

The legislative, planning policy and related guidance for this assessment includes the:

- National Planning Policy Framework, 2012
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979 (as amended)
- English Heritage document "Conservation Principles" (2008)
- The setting of Heritage Assets – English Heritage Guidance
- The North Lincolnshire Core Strategy DPD and the North Lincolnshire Local Plan(2003) Saved Policies

Legislation for the protection of buildings and areas of special architectural or historic interest is contained in the Planning (Listed Building and Conservation Areas) Act 1990. It states within the Act that special regard must be given by the decision maker to the desirability of preserving a listed building or its setting. The same Act also requires local authorities to publish proposals for the preservation and enhancement of conservation areas (an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance) and requires all development proposals within such areas to be carefully assessed.

Archaeological remains are given statutory protection in the Ancient Monuments and Archaeological Areas Act 1979, as amended by the National Heritage Act 1983 and subsequent amendments.

The assessment of the significance of heritage assets has taken account of the approach advocated by English Heritage in its' published documents "Conservation Principles" (2008) and "The Setting of Heritage Assets - English Heritage Guidance".

In considering applications that may involve impacts on heritage assets, the Local Planning Authority, should be guided by the policy framework set by central government advice, the current Development Plan and any other material planning considerations.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012, and superseded previous national planning policy guidance and advice contained in Planning Policy Guidance Notes (PPG's) and Planning Policy Statements (PPS's) with immediate effect. Section 12 of the NPPF sets out national planning policy relating to the conservation of the historic environment and is a material consideration to be taken account of in assessing all planning applications which affect heritage assets, whether designated or not.

Annex 2 of the NPPF defines a heritage asset as being "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority including local listing."

The NPPF advises local planning authorities to set out positive strategies for the conservation and enjoyment of the historic environment, recognising that heritage assets are an irreplaceable resource and seeking to conserve them in a manner appropriate to their significance. Local planning authorities are advised to take account of the following matters in developing such strategies:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

North Lincolnshire Core Strategy DPD June 2011

Policy CS6: Historic Environment

This policy seeks to promote the effective management of North Lincolnshire's historic assets through (amongst other things);

- ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting,
- protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings and conservation areas.

In addition the policy requires all new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

North Lincolnshire Local Plan 2003 Saved Policies

HE2 – Development in Conservation Areas

This policy strives to positively protect the Conservation Areas and requires that all development proposals in a Conservation Area should preserve or enhance the character and appearance of the area and indicates that criteria will be applied in determining applications for development in Conservation Areas. The following criteria are relevant to this application;

- 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, etc.; and
- development should harmonise with adjoining buildings, preserve or enhance the street scene and should not detract from important existing spaces and views; and
- building materials should be appropriate to the locality and context and sympathetic to those of existing and nearby buildings; and
- the development should retain important landscape and ecological features where possible; and
- the development should retain important architectural and historical features; and
- the development should avoid the loss of open areas, gaps in frontages, and natural and built features (such as trees, walls) if they are important to the character of the Conservation Area; and
- the development should not spoil or destroy attractive views into, within and out of the Conservation Area if they are important to the character of the area.

Archaeological and Historical Background

Information has been obtained from the Heritage Environment Record (HER) for the application site and the surrounding area. The history of the application site from the late 19th Century onwards has been examined from historical maps. Information on Scheduled Ancient Monuments, Registered Parks, Registered Battlefields and Listed buildings has been obtained from English Heritage and North Lincolnshire Council and information on Conservation Areas from North Lincolnshire Council. Other information was obtained from online research and published academic articles.

The site was purchased by the applicants in 2005 as a mixed use site of dwelling and shop unit with a room above the shop. At the time of purchase the property (and shop) had been empty for well over a year, with potential buyers having fallen through and the vendor having taken it off the market due to lack of interest. Following the purchase of the property, the applicants advertised the shop for rent, but no interest was shown for over 4 years. Subsequently, the shop has been rented as both a furniture and green grocers shop, but this has only been for short periods and both enterprises lasted less than a year each.

There has been no interest in the shop since the last tenant vacated and it has been advertised again as available. In summary, the shop has been occupied for less than 2 years in total since the applicants purchased the property in 2005.

The recent economic climate of recession means that there are several empty units within the town centre, the shop at No. 2 High Street being one of these despite the applicant's efforts to let the unit. This application proposes a sensitive reuse of the vacant space whilst retaining the shop front and option to use as retail with minimal works in the future.

The information obtained from English Heritage and North Lincolnshire Council indicates that the nationally important heritage assets of 11, 13, 15, 17 and 19 South Cliff Road lie to the south of the site. The application building and "red line" site lie immediately to the north of Prospect House, 11 South Cliff Road. These listed dwellings sit close to the back of the pavement on South Cliff Road and the listing entries explain they are listed for their "group value". The application site is set back further from the road than Prospect House and the other dwellings and is not "read" with this group when viewed from South Cliff road travelling either north or south. Thus, it is not an important element in the significance of the setting of Prospect House or those buildings with which it is listed for group value, but is nevertheless part of the general streetscene on the western side of South Cliff Road and may be argued to be part of the general setting of this group in its wider sense.

The information obtained from the HER and English Heritage indicates there are no Registered Parks or Registered Battlefields in the immediate vicinity of the application site, although research has revealed several other listed heritage assets exist elsewhere in Kirton in Lindsey, including a number of listed buildings, records of archaeological finds and the Conservation Area.

Kirton in Lindsey and its surrounding countryside land is located in an area where there have been a number of significant archaeological finds. A Roman pavement was discovered about a hundred years ago and traces of Roman occupation still emerge from time to time. The town was an important settlement in Anglo Saxon times and it is likely the first church was built by them. Anglo Saxon artefacts have been found, mainly burial urns, and a large Saxon cemetery has been discovered about one mile to the north of the town. Medieval items have also been discovered, reflecting the importance of the town in this period. In the 18th and 19th centuries the development and the improvement of the town was carried out under the patronage of the Duchy of Cornwall. The house on the application site at no. 9 South Cliff Road dates from the turn of the 19th century.

Research seems to indicate that there are no known archaeological assets identified within the application site or on adjacent land. However, the works proposed as part of this application only affect the fabric of the building and will not involve any excavations; consequently, any archaeological features that may exist beneath the site will not be affected in any way.

The entire application site, lies within the Kirton in Lindsey Conservation Area, which was designated by the former Glanford Borough Council in 1970 and extended in 1985. A Conservation Area Appraisal prepared in draft form in 2003 informs the reader of those elements that are important to the character of the conservation area in the vicinity of the site and that contribute to its significance. The document indicates the Conservation Area divides into four character areas two of which relate to the site; the High Street and Market Place and South Cliff Road.

Development along the High Street and Market Place is characterised by continuous terraces of varied late 18th and early 19th century houses, many of which have ground floor shop fronts sitting parallel to the road on the back of the pavement. There is a mixture of materials evident in the locality with buildings having either red brick, limestone, or rendered and painted facades. Often, brick and stone are used on the same building (as is the case with part of the application property) and roofs in the locality are covered in clay pantiles or natural slate. Windows are sashed or Yorkshire casements. Along the High Street there are a number of a 19th century timber shop fronts which have survived relatively unaltered and which are a feature of this part of the town. The variety of the buildings fronting High Street on both sides as you travel towards the Market Place is noticeable, with every building being a different height, form and scale and often using different materials. These elements give this area a strong sense of local identity.

South Cliff Road contains a number of historic buildings and notable groups of trees. The houses are mainly detached and more dispersed than along High Street and are of a variety of heights and forms, all having a slightly different relationship to the street. The four listed buildings (nos. 11, 13, 15, 17 and 19) to the south of the site are identified as of particularly merit and make an important contribution to the street scene. Stone front boundary walls are also a feature and stone and painted render for the houses, are the dominant materials along this part of South Cliff Road. Opposite the site is an attractive open treed area and there are two prominent horse chestnut trees close to the front (eastern) site South Cliff Road boundary. The groupings, enclosures, juxtaposition and relationships of these buildings, spaces and trees contribute to the particular character and appearance of the South Cliff Road locality in the Conservation Area.

The application property of the house at 9 South Cliff Road and the adjoining shop at 2 High Street is identified as a building of townscape merit in the Conservation Area Appraisal. These are unlisted buildings of local importance which contribute positively to the character of the conservation area

Existing Site Context

This Heritage Statement, photographs attached to it and detailed submitted drawings illustrate and describe the existing site context.

Proposed Development

The applicant's family circumstances have altered since they moved into the property 2005 and they now have two children. They have lived in their home for 8 years and have strong social connections in the area and feel part of the community in Kirton in Lindsey. The family now need more space but love their home and wish to remain in it and in the town. Whilst the additional income from rent would be welcome, the shop has been vacant for so many of the last eight years that it's upkeep is proving an increasing drain on resources. Utilising the vacant retail floorspace offers the opportunity to gain the additional needed living space and the confidence to invest in this part of the building and rearrange the existing accommodation to be used more effectively. As a result, this application for full planning proposes to;

- change the use of the shop unit to residential accommodation;
- remove the first floor projection and 3 windows on the eastern elevation and reinstate the original outer wall and replace with 2 wooden sliding sash windows;
- insert a pair of doors in the eastern elevation at ground floor level
- re-arrange the internal layout.

The applicants have taken heed of pre-application advice from North Lincolnshire's Planning and Conservation Officers in developing the scheme. They recognise that things change over time and that it is important that any alterations to allow them to use the retail floor space as part of the house will need to be done in such a way as to be sympathetic to the character of the building and allow the re-use of the shop with minimal change in the future. They also recognise the important contribution both the Victorian shop front makes individually and cumulatively to the character and appearance of the High Street and the eastern elevation of the property makes to the street scene and character of the South Cliff Road area of the Conservation area.

Shop front

There are a number of constraints to utilising the vacant retail floor space as additional living accommodation

- the shop front is of historic importance to the character and appearance of the Conservation Area. Its removal would therefore be of detriment to the character and appearance of the Conservation Area and fail to accord with planning policy.
- the shop front has large windows which are located at the back of the pavement and would therefore afford little privacy to the users of the proposed room in their current form.
- the shop front faces north and having single thickness glazing and a door opening would mean the proposed room would be poorly insulated during the winter months.

In order to overcome these issues and following advice from the Conservation Officer, an internal partition wall, with smaller window openings within it, is proposed inside the shopfront. This will retain the historic character and appearance of the shop front within the Conservation Area, provide privacy to the users of the room and insulate the room to a good standard.

The Conservation Officer helpfully drew the applicant's attention to the similar treatment of a shop front close to the site which had successfully changed the use of the retail area to residential. Thus, the character of this part of the Conservation Area in the High Street is preserved and the additional residential accommodation is achieved with the internal alterations specifically designed to be flexible so that the use can be returned to that of a shop in the future with minimal changes.

East Elevation

The existing flat roof first floor projection, a later addition by a previous owner, is poorly constructed and requires extensive repairs. It fails to compliment the character of the building and that of the Conservation Area in this locality for a number of reasons:

- whilst a diverse mix of building styles can add character to a Conservation Area, the flat roof with heavily windowed eastern elevation failed to add merit to a property which is otherwise of classic proportions and style;
- the windows provided are a poor interpretation of the existing sash windows , rather than reflecting the character of the building within which they are locate;.
- the cantilever action of the projection was placing considerable strain upon the structure and is failing

For these reasons it is proposed to remove the first floor projection in order to reinstate the original wall position and provide fenestration to compliment the classic proportions and style of the existing property. A pair of two over two wooden sash windows, to match that existing in the north elevation are therefore proposed to serve the proposed dressing room and en-suite. In order to provide natural light into the new ground floor family room (previously retail floor space) and direct access to the garden a pair of wooden doors are also proposed in the east elevation. These reference their design and proportions from the window and shop door on the north elevation. The wall will be rendered and painted white to match the existing eastern elevation of the property.

It is not considered that these elements of the proposal would have any detrimental impact on the character or appearance of the Conservation Area or the setting of the neighbouring listed buildings, rather, the character and appearance of the Conservation Area would be enhanced and similarly the wider setting of the listed building.

Internal Layout

The additional ground floor family room that would be created by the change of use of the shop would be accessed as existing from the kitchen. It is however, proposed to remove the existing partition wall and second staircase from this space, whilst revising, but retaining the WC within it. This will create a larger space, but retain the existing facilities on the ground floor in such a manner as to allow easy separation of the shop (together with its own WC) in the future.

At first floor level it is proposed to break through the wall in the very small third bedroom to provide access to the room over the shop, which can currently only be reached via the second staircase, with the result that the third bedroom would becoming a landing area.

The snooker/games room over the shop becomes a bedroom with the floor area reduced by the removal of the projecting bay. Internal partitions are proposed to provide for the en-suite and dressing area of the master bedroom. This allows more efficient and effective use of the property.

Impact of Development on Identified Heritage Assets

In the preparation of this Heritage Assessment, the above detailed and other relevant data sources have been used to assess the baseline conditions and examine the potential impacts the development could have on the setting, character and appearance of the Kirton in Lindsey Conservation Area and the setting of the Grade II listed Prospect House and other listed buildings within its important “group” to the south of the site.

The data collected for the site and surrounding area has provided a “picture” of the heritage assets within the vicinity of the site, and has assisted in the assessment of their potential significance. The magnitude of the impact has also been assessed. Comparing the impact against the significance of the asset has informed the significance of the impact.

In assessing the impacts upon heritage assets from the proposed development, consideration has been given to both direct and indirect impacts. The potential for direct impact from the proposed development is on any below ground archaeology within the site boundary. As the development does not involve any extension to the footprint of the building, but the change of use and minor alterations to the external appearance and internal arrangements, no works are involved that will destroy or disturb any underlying archaeology and there is no direct impact. As the site is in the Conservation Area and forms part of the wider setting of the listed heritage asset, Prospect House the development has the potential to have an indirect impact on the setting of a heritage asset.

As indicated in the sections above, the shop front makes an important contribution to the appearance and character of the High Street part of the Conservation Area. It is to be retained and the alterations to achieve the residential use have been designed specifically to allow its retention such that the character of the existing building and its contribution to the character and appearance of the Conservation Area is preserved. The internal alterations to the shop front are unobtrusive and it will still provide a degree of interest at ground floor level by maintaining the potential for a more ‘active’ frontage onto High Street (than there would be if it was removed) and not damage the opportunity for reoccupation as a shop in the future.

The external alterations to the eastern elevation remove the later unsympathetic projection and replace it with an external treatment which, in terms of design, detailing and use of materials is referenced from and reflects that of the existing building, as is the pair of doors to be inserted at ground floor level. This results in a development which enhances the character and appearance of the Conservation Area. The alterations are sufficiently distant from the listed building at no. 11 South Cliff Road and its associated group not to impact on it or upon those elements contributing to the tight close setting of the group and its significance, rather, the character of the conservation area would be enhanced and the similarly the wider setting of the listed buildings in the general street scene.

Conclusions

Having reviewed the available sources of information, this assessment has confirmed that the application site does not contain any designated heritage assets. The immediate surrounding area contains designated heritage assets in the form of a Grade II listed buildings 11, 13, 15 17 and 19 South Cliff Road and the site and its surroundings fall within the Kirton Conservation Area.

The application proposal has been assessed against the character, appearance and setting of both the Conservation Area and the nearby listed buildings, and the fact that the shop front is to be retained intact and the non- original unsympathetic flat roofed projection removed has also been taken into account. The detailed design of the proposal and use of materials has been informed by this assessment and it is therefore considered that the proposed development will preserve and enhance the character and appearance of the Conservation Area and the wider street scene setting of the designated heritage assets to the south of the site.

Examination of the information contained within the Historic Environment Record for the application site and it's immediate surrounding area has not identified any archaeological heritage assets (designated or undesignated) likely to be affected by the proposed development.

A review of historic maps and the site inspections carried out have not identified any other heritage assets likely to be affected by the proposed development.

It is therefore concluded that no further measures or investigations are required prior to determination of the application proposal in order to satisfy the relevant national planning guidance or the policies of the Core Strategy DPD or the saved policies of the adopted Local Plan.

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