



Heritage Impact Assessment

Works	Proposed New Dwelling
Side Address	at Land to Rear of 7 Church Street Epworth North Lincolnshire DN9 1ER
Clients	Mr & Mrs B. Clarke
Reference	424EPWO
Date	December 2015

Heritage Impact Assessment

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424EPWO – Proposed New Dwelling at Land to Rear of 7 Church Street, Epworth, DN9 1ER

Assessment

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Assessment

1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared by **keystonearchitecture** on behalf of the clients in support of a Planning Application for a New Dwelling, including the demolition of an existing series of outbuildings, to the rear of 7 Church Street, Epworth, DN9 1ER.
- 1.2 This Application is an affective re-submission of previously submitted Planning Application number PA/2015/0179, which was withdrawn pending additional supporting information. There have been some very minor external aesthetic alterations made to the previous scheme, but the proposal for the replacement of the existing outbuildings with a new single storey dwelling house, is as previously presented.
- 1.3 The site itself is extensively developed and is presently used as part of the private garden of 7 Church Street, and also houses outbuildings currently used for storage. The outbuildings on the site are generally constructed in brick or blockwork with asbestos or cement fibre sheet roofs. They are not considered historic or an asset to the Conservation Area.
- 1.4 This Full Planning Application is for a single detached, 4 bedroom dwelling house, arranged primarily over the ground floor, with 2 bedrooms and a bathroom to the first floor roof space.
- 1.5 The proposed dwelling has been designed to meet the functional needs of the client who currently occupies 7 Church Street, and requires a more suitable, modern property, with an improved layout for access and the benefits of a highly insulated, eco-friendly construction.
- 1.6 The proposed dwelling floor area totals approximately 198.85m² (2,140sq ft), excluding the Garage and first floor storage.
- 1.7 This document will assess the implication of the application on the significance of the heritage asset.

2.0 Site Description & Description of Heritage Asset

- 2.1 The proposed site is an area of land used and owned by the Applicants at 7 Church Street, Epworth, DN9 1ER, and is located in the centre of the town of Epworth. The plot of land is located to the North of Church Street, and is accessed via an existing driveway between numbers 7 and 9 Church Street, again, owned by the Applicants.
- 2.2 The site is located in the centre of Epworth.
- 2.3 The immediate area surrounding the property is predominantly private housing, shops, public houses and a Church and park area.
- 2.4 The site is located to the North off Church Street, behind number 7 Church Street, and is currently occupied by a series of mismatched outbuildings. Around the site, there are large garden areas to the West, North and East, with the properties and shops directly to the South, resulting in a site which is not in a highly visible location due to its location tucked behind existing buildings.
- 2.5 The site itself is presently used as part of the private garden of 7 Church Street, and also houses outbuildings currently used for storage, although they are in poor condition and are not suitable for use for anything else. There is ample access and space for off road parking.
- 2.6 There are no significant trees or hedges on or adjacent to the properties, which will be affected by the proposed scheme with the exception of one pear tree, which is past its best, and shall be removed and replaced with a tree of native species – see Design & Access Statement, Section 10.0 – Landscaping.
- 2.7 The site has level access off Church Street, with a gentle slope North into the site. The location of the proposed dwelling is therefore slightly elevated from those properties facing onto Church Street.
- 2.8 The site has been previously developed and is in the Conservation Area of Epworth Town Centre.

2.9 Below are a series of photographs of the site and buildings immediately adjacent:



South Elevation of 7 Church Street



Single Storey Traditional Outbuildings on the South of Church Street Opposite Site Entrance



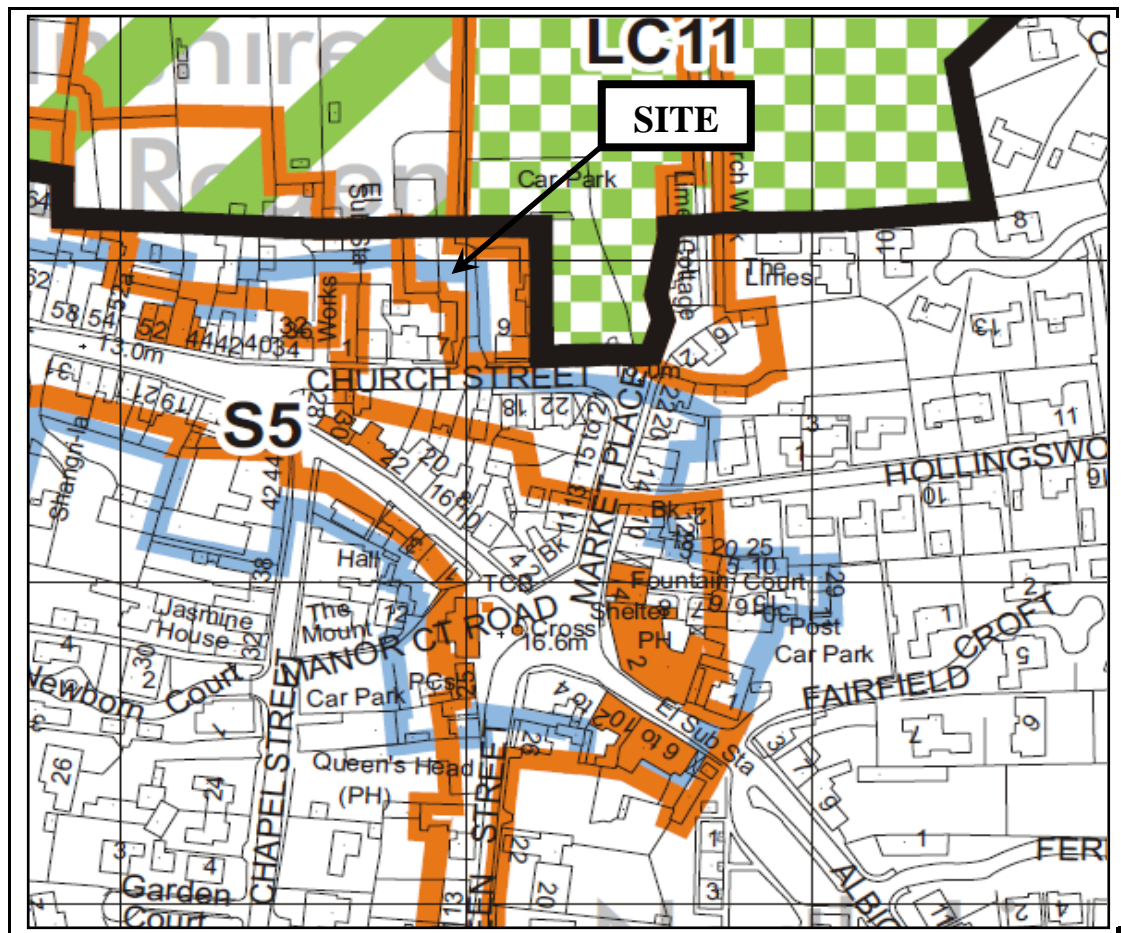
Existing Outbuildings to Rear of 7 Church Street, Showing East Elevation



18th and 19th Century Two-Storey Properties Looking West along High Street

2.10 The majority of the adjacent properties on Church Street and High Street are noted as having Townscape Merit, and are important to the street scene and to the asset of the Conservation Area as a whole. The outbuildings to the rear of the site are unsightly, although not highly visible from the road, however, they are still considered an important element to the Conservation Area, as many of the road facing properties have outbuildings to the rear, forming courtyards with gardens beyond.

2.11 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 Epworth.



2.12 The site is bounded to the North with an area of private land owned by the Applicants. This land will retain one outbuilding for private use. To the Eastern boundary, the rear garden of 9 Church Street is separated by a low level wall and tall hedgerow. The Western boundary again is defined by tall brickwork walls separating the gardens of the properties of Church Street. The Southern boundary of the site backs onto the rear gardens and yards of the properties facing onto Church Street. These are separated by brickwork walls and small outbuildings.

2.13 There are no known public rights of way over the site.

- 2.14 Below are a series of photographs of adjacent buildings on High Street and Church Street, all of which are considered as of High Townscape Merit, showing the variations in size, scale, appearance and form.





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2.15 The buildings locally are generally two storey brick buildings, although a number have been rendered or painted, dating from the late 18th and 19th Centuries, located at the back of footpath, facing onto the street. Windows are usually timber double-hung sashes, and roofs are pitched and covered in clay pantiles or Welsh slate.

Overall, the buildings have a very similar form with common materials and detailing, although displaying a number of local variations including window design and roof pitches.

2.16 The similar characteristics of these buildings, with minor variations in details, is typical of semi-rural developments such as Epworth. It is often the case that these towns start as small villages, and grow sporadically over centuries, and the town centre properties take on a unique charm, each with their own storey of evolution through the years.

2.17 Epworth is a prime example of this. The town centre buildings are similar in appearance, but are still unique.

2.18 Key elements which are reoccurring throughout the immediate area are the use of local, red/brown facing brickwork and red clay pantiled roofs. Gables also adorn most roofs.

2.19 Windows are generally white. 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.

2.20 Chimneys appear on most properties, and are not large nor ornate, generally constructed in brickwork, however, the outbuildings to the rear yards do not generally have chimneys.

2.21 Below are a series of photographs of the local area from over the years, once again showing the growth of the town:



Church Street Looking West. 7 Church Street and Site Access on the Right of the Photo



High Street Looking East Towards Market Place



High Street Looking West



Market Place

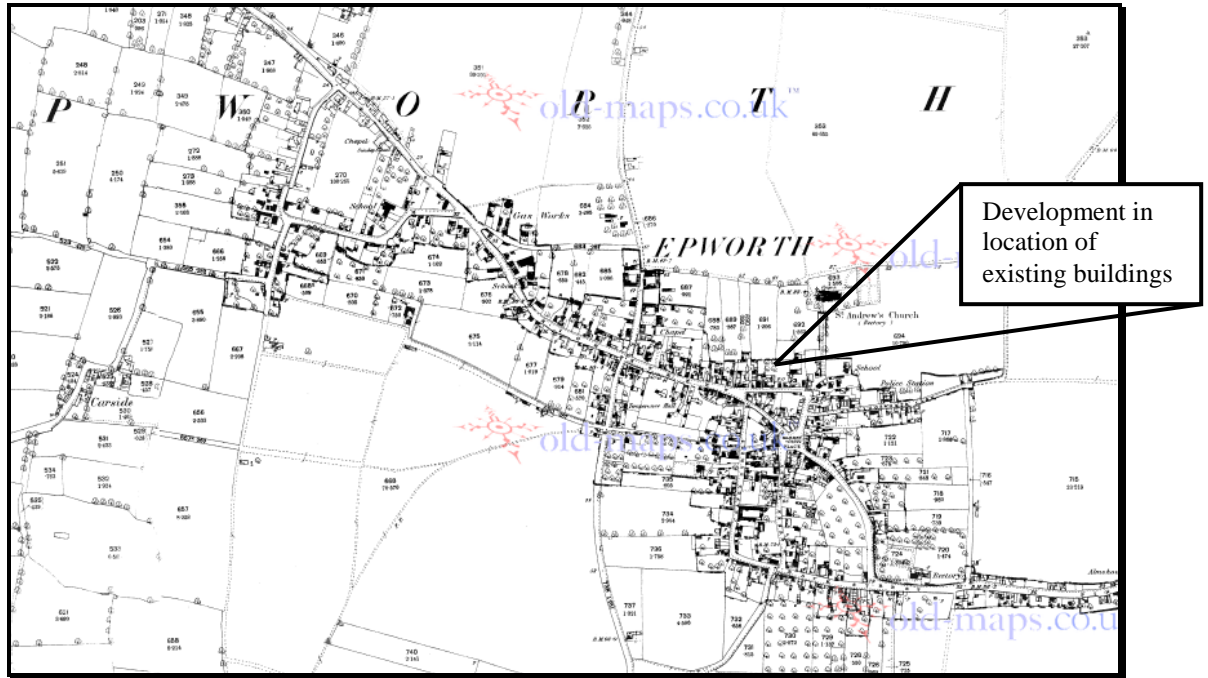
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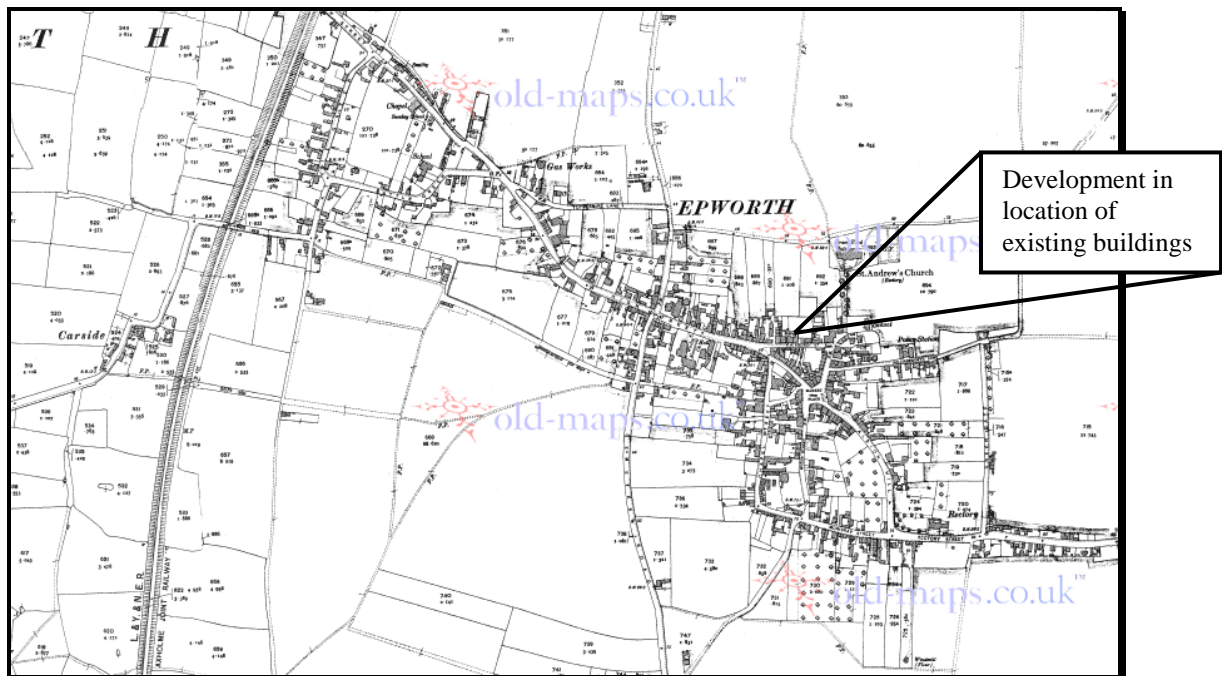
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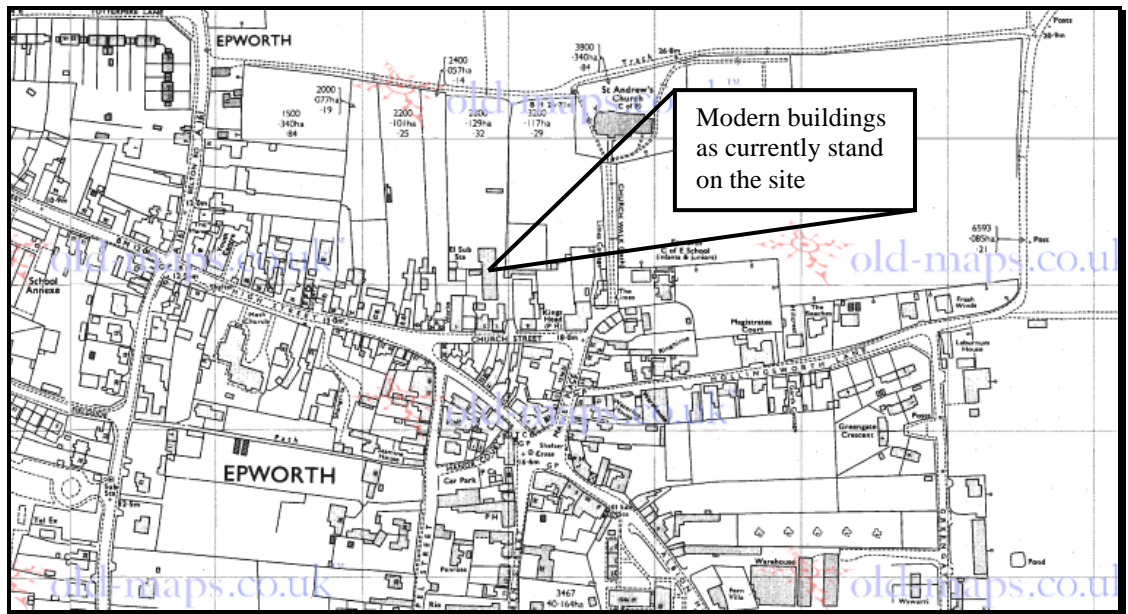
2.22 Below are a series of Historical Map records showing the continuous development of the site over at least 130 years. The site has been developed continuously over the years.



Circa 1886



Circa 1907



Circa 1971

2.23 It is clear from these maps that the site has continually had development on the site, as have the surrounding properties, all of which have, or have had, rear located outbuildings to the North off Church Street.

2.24 Taking note of the information collated above, the key assessment shows the following:


- Properties in the vicinity vary in style, size, appearance, form and scale. The outbuildings to the rear of the adjacent properties are generally single storey. Correlation forms within individual styles and the materials used.
- Key reoccurring elements include local style red facing brickwork, clay pantiles and white windows.
- Key irregular elements (i.e. original differences) include the dwellings proportions, roof patterns and window proportions:
 - Vertical, taller, 2 storey houses
 - Low slung 2 storey cottages
 - Majority gabled roofs, some hipped
 - Properties eaves parallel with road, outbuildings often perpendicular to road.
 - Vertical proportioned with vertical sliding sashes
 - Square proportions with Yorkshire (horizontal) sliding sashes and casement windows.

2.25 Local red facing brickwork is the primary building material in the Conservation Area.

2.26 Epworth town centre has been saved from extensive remodelling over the last two or three centuries, but some key characteristics and changes make it unique, and development proposed has to be within the scale of the adjacent buildings, but unique of its day.

3.0 Proposed Development

- 3.1 The proposal for the site will see the existing, modern unusable outbuildings, demolished and replaced with a new, purpose built family dwelling over a similar footprint, and to a similar size and scale, for the private use of the applicants.
- 3.2 The Planning Application is necessary to see improvements and develop a site which has become unsafe and unusable. Without the proposed development, the outbuildings are likely to fall further into disrepair and risk collapse.
- 3.3 The site is currently vacant, and although owned by the applicants, is not planned for use for any other purpose. To avoid the outbuildings remaining empty, the redevelopment of the site to create a new dwelling, will see the space on which the outbuildings are sited, utilised in the most effective manner. The existing extended garden of 7 Church Street, will also become the garden of the new property.
- 3.4 The outbuildings have been unsuitable for use for some time, offering only storage space for logs at present. The buildings are extensive and under private ownership offer no purpose.
- 3.5 The proposed dwelling has been designed to minimise the impact of the property when viewed from Church Street. The frontage (East elevation), follows the same shape and form of the existing outbuildings, with minimal openings facing East, similar to the existing elevation.
- 3.6 The redevelopment of the site shall see the existing buildings totally removed, as they are not suitable for conversion. However, the design is sympathetic to the original outbuildings, and the ethos of the design proposals is to see the new dwelling, when viewed from Church Street, in as similar light as the existing buildings as possible. The oblique view from Church Street will see the new dwelling visually, and in its position, similar to the existing, to ensure it is kept as close to its original form as possible.
- 3.7 The new roof covering shall befit clay pantiles, draining into black wrought iron affect uPVC rainwater goods. Walls shall be built with a multi facing brickwork.
- 3.8 In relation to the key reoccurring points noted in paragraph 2.24, common detailing and materials, shall follow the same form of the local vernacular styles, with the outbuildings locally befitting simple brick detailing generally.
- 3.9 The proposed site is located in a semi-visible location, viewed only from Church Street between 7 and 9 Church Street, set well back from the footpath. It is still important however that this view is well designed and sympathetic to the existing outbuildings commonly found to the rear of the properties in this location.

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- 3.10 The proposed development will not detract from any key views within the Conservation Area, as the property is set well back from the road. And any key assets, such as views along Church Street and buildings of Townscape Merit, will also not be adversely affected.
- 3.11 The redevelopment of the site is not only reminiscent of the continued redevelopment in the area, but along with the bounding properties and walling, is reminiscent of a farm yard 'enclosure'.

4.0 Heritage and Planning Assessment

4.1 National Planning Policy Framework 2012

4.2 The National Planning Policy Framework (NPPF) was issued on 27 March 2012 and replaced PPS5. The NPPF provides a full statement of Government planning policies with regard to the protection of all heritage assets.

4.3 Importantly the NPPF sets out the level of information that would be required in support of applications affecting heritage assets. Para 128 states: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'*

4.4 Paragraph 129 then sets out the assessment that an LPA should undertake when determining applications affecting heritage assets, and states: *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

4.5 Paragraph 131 then confirms the issues that the LPA should take account of when determining the application; and states: In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.6 The effects and perceived harm caused to a heritage asset are an important consideration when determining such applications. Paragraphs 133 and 134 are especially pertinent in providing guidance regarding the assessment process.

4.7 Regional Policy and Guidance:

4.8 The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026.

4.9 Regional Strategies presently comprise part of the statutory development plan. However, the Coalition Government has prepared the Localism Bill which proposes their abolition; anticipated during 2012. The High Court has recently determined that Regional Spatial Strategies (RSS) remain part of the statutory development plan, although their pending abolition as a result of emerging Government legislation is a material consideration to take into account.

4.10 In order to recognise and safeguard the Region's historic attributes Policy ENV9 states:

'A The Region will safeguard and enhance the historic environment, and ensure that historical context informs decisions about development and regeneration.

B Plans, strategies, investment decisions and programmes should conserve the following regionally-distinctive elements of the historic environment, enhance their character and reinforce their distinctiveness:

- 1. World Heritage Sites and their settings at Saltaire, and Fountains Abbey and Studley Royal.*
- 2. Prehistoric landscapes, especially the Wolds, the Southern Magnesian Limestone Ridge, the Vale of Pickering, and Ilkley and Rombalds Moors.*
- 3. Medieval settlements and landscapes, especially the Lincolnshire Coversands, the waterlogged landscapes of the Humber and the relict industrial landscapes of the North York Moors and Yorkshire Dales.*
- 4. Former industrial landscapes, housing areas and civic buildings of note, especially in West and South Yorkshire.*
- 5. Roman military and civil settlements and communications, especially in North Yorkshire.*
- 6. The street patterns, sky lines, views and setting of the historic City of York*
- 7. Maritime archaeological assets, seaside resorts, and the purpose built historic ports, docks and infrastructure of the East Coast and the Humber.*
- 8. Historic landscapes including registered battlefields, parks and gardens.*
- 9. The unique record of historic urban development present as archaeological deposits in large areas of the region's cities and towns.'*

4.11 Local Policy and Guidance:

4.12 The following local policy for North Lincolnshire Council is a relevant consideration for the application proposals on the site:

4.13 North Lincolnshire Local Plan 2003

4.14 The Local Plan for North Lincolnshire was adopted in May 2003. The Local Development Framework (LDF) for North Lincolnshire is currently being prepared and will in time replace the existing Local Plan. The documents of the LDF have yet to be adopted, until this time the “saved” policies of the Local Plan will remain in force.

4.15 With regards to development within conservation areas, Policy HE2: Development in Conservation Areas, 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.

4.16 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.'*

- 4.17 The Epworth Town Centre Conservation Area protects the town centre from adverse development which would impact on the Heritage Asset. The Asset is the Area as a whole, with its architectural styles, forms and locations of properties including key views along the local streets.
- 4.18 This Application is an affective re-submission of previously submitted Planning Application number PA/2015/0179, which was withdrawn pending additional supporting information. There have been some very minor external aesthetic alterations made to the previous scheme, but the proposal for the replacement of the existing outbuildings with a new single storey dwelling house, is as previously presented.
- 4.19 Development within the Conservation Area should avoid the use of non-traditional materials and detailing. By utilising the limited palette of materials, red facing brickwork and clay pantiles, the new property will maintain unity to the original forms.
- 4.21 The Appraisal also states that there is a limited need for specific programmes of enhancement of the Conservation Area above and beyond what can be provided in day-to-day Planning practice.
- 4.22 The extensive research and consultation has resulted in the proposals which are in line with the local styles and forms, to ensure the redevelopment sits well in its location.
- 4.23 This Assessment assesses the proposals against the relevant National and Local Planning Policies, including the National Planning Policy Framework (NPPF) 2012.
- 4.24 In the context of the significance of the proposals within the Conservation Area, it is not considered to amount to any harm to, or loss of significance of the designated heritage asset (NPPF Para 133).

5.0 Conclusions and Summary

- 5.1 Having regard to the above and previous, it is considered that the proposed redevelopment of the existing outbuildings, to be replaced with a new property, fully accords with national, regional and local planning policies.
- 5.2 It is demonstrated in this assessment that the proposals submitted in this application, will provide a suitable and sensitive scheme for the proposed redevelopment of the site, into a new dwelling house for private use.
- 5.3 The proposals will see enhancements made through required maintenance and improvements to the existing site access, which links importantly to the street scene of Church Street. Without this proposed scheme of redevelopment, the outbuildings will likely to fall into disrepair and become unsafe and unsightly.
- 5.4 In the context of the significance of the proposals within the Conservation Area, it is not considered to amount to any harm to, or loss of significance of the designated heritage asset (NPPF Para 133).