STOCKS COTTAGE, BURTON UPON STATHER

DESIGN, HERITAGE & ACCESS STATEMENT
Erection of the replacement Garden Room extension to the house within the Conservation Area

CONTEXT APPRAISAL

Location

The site is located in North Lincolnshire, approximately 5 miles north of Scunthorpe, in the village of Burton upon Stather. The village is located near the east bank of the River Trent. The heart of the village is within the boundaries of the Burton upon Stather Conservation Area, that includes a number of listed buildings (9) amongst which is the Grade I listed Anglican parish church dedicated to St Andrew. Characteristic to this area are red brick cottages with clay pantile roofs. Stocks Cottage is located on the west side of the High Street along a narrow Todds Lane with its entrance opposite the contemporary Village Hall building (see Photo 1). This site was added to the Conservation Area in response to the Appraisal Adopted by North Lincolnshire Council as Supplementary Planning Guidance – 29th June 2005.

The Site and the Building (Heritage Statement)

Stocks Cottage (formerly known as Ivy Cottage or The Cottage) is not listed but it is a good example of late 19th century vernacular architecture. It is a humble and quirky, two storey, three bedroom cottage that is believed to originate from 1850-1860. The exact history of the house is not known but it is likely that the cottage stood on the grounds of the larger property that is now replaced by the Tyr Fryn House.

Photo 1 Stocks Cottage, located opposite the Village Hall – satellite view (Goggle Maps)

The size of the allocated to Stocks Cottage land has been originally larger but was reduced to a small rectangle in 1970s by the owners of the site who sold it off as an independent property.

The external walls of the house are a mixture of brick and rubble stone, thickness of which varies from 460 mm to the rear to 220 mm to the front. Double pitch roof of approx. 34 degrees is covered with concrete interlocking tiles that possibly replaced original clay pantiles. The eaves are flush with the walls - do not overhang them. Majority of windows are cottage style, single glazed, timber casement windows showing signs of decay.

The original "two up, two down" house has been extended in two stages to the west gaining a third bedroom upstairs and a small kitchen/utility area on the ground floor (see planning history). Sometime during 1980-1990s the low quality conservatory with the Perspex roof had been added to the south (see Photo 2)

It has been reported that there was a pressed steel first floor balcony to the West elevation that was pulled down although some elements are still on site. There is no photographic record showing its appearance or size. There is no evidence that the balcony was supported off the west wall and therefore must have been resting on four columns. The quirky low door on the first floor level that led to the balcony is still in situ.

Photo 2. Existing conservatory extension (photo by J. Pink)

Mr and Mrs Pink purchased the house in December 2015 and live in it as their prime residence.

THE BRIEF

Stocks Cottage has been built as a poor's man's house and its owners are faced with problems and constraints typically experienced in historic vernacular buildings. Low ceilings and window heads significantly limit the amount of daylight that enters the property even on the sunny, summer days. The existing windows are of inconsistent design and performing poorly as a thermal barrier so the running bills are high. The

modern conservatory is of low quality with no built in thermal resistance (too hot in the summer, too cold in the winter) and therefore it not only isn't a useful addition to the house but it is a bit of an "eye sore". The owners seek the ways in which they can inject some practical quality, improve the appearance and thermal performance of the house within its existing footprint.

PLANNING HISTORY

The following submission had been made to the Local Council within the last five decades:
Planning Application to Glanford Borough Council - Number: **GB/171/74**
FULL PLANNING PERMISSION FOR THE GROUND FLOOR EXTENSION TO THE HOUSE
Decision Date: 12 March 1974

Planning Application Number: **7/1994/0834**
FULL PLANNING PERMISSION FOR THE FIRST FLOOR EXTENSION
Decision Date: 1994 - the exact date not known

Practical Completion Certificate (Building Control) No **1/006295** - 13 September 1995

DESIGN AND UNDERLYING PHILOSOPHY

In response to the brief it is proposed to build a replacement Garden Room based on the squared off footprint and of existing Conservatory and of the same height. The character of the proposed new structure will be in-keeping with the original building but distinctive enough to be seen as a contemporary addition – not competing with the house. The architectural approach and design are described below:

- Solid walls and roof would ensure good thermal performance
- The low profile of the extension would keep it invisible from neighboring properties or from the road
- Timber sliding-folding doors will enable the flexibility in achieving openness to the private patio or well insulated room when required
- Materials used are to match the existing in so far as possible. Due to low pitch of the roof it would not possible to use roof tiles (neither clay not concrete) – the metal sheet roofing material with the profile matching the pantile design is therefore proposed. If the glimpse of the roof is caught from a distance the roof would appear to match that of the house
- The proposed timber joinery will match in detail and colour of the joinery proposed for the house. The design of it is however contemporary with undivided panes of glass to avoid unnecessary pastiche and let more light in

We believe that the introduction of a bright and airy indoor space that is easily accessible from the house would go a long way towards ensuring the sustainable future for this cottage.

It is proposed to replace the existing windows including pvc frame ground floor windows with matching timber frame quality double glazed windows. Some remaining original windows perform very poorly due to both age related decay, localized distortions and single glazing. The age and design of windows is not consistent with some that are of wrong style for the house (modern pseudo sash design). The new windows are all to be the cottage style, painted softwood with individual panes of glass between glazing bars rather than "stick on" bars. The double glazing and good quality design would future proof the house and would result in lowering the consumption of fuel.

Another element of the proposal is to re-create the simple painted steel balcony to the west elevation. It will be supported by four columns and therefore will be structurally independent of the brick wall. The access door already exists. The balcony will not be visible from the road.

It is also proposed to replace the impractical glazed screen on the north side of the porch with the matching brick wall and a small window of a design consistent with proposed replacement windows. This is to create more usable wall space for the wardrobe.

The proposal seeks:

- to provide quality accommodation which relates to the location, site and existing building
- to enhance the life expectancy of the house by improving its functional value as a single-family dwelling
- for new build to be in keeping with the existing building but to avoid historical pastiche
- to respect the site context and landscape quality
- to follow the design principles of the North Lincolnshire Local Plan policy and Government policy.

PROPOSED DEVELOPMENT

Garden Room:
Conservatory to be demolished – Floor Area **16.7** sq m Height – **3.4** m
Proposed Garden Room - Floor Area **17.7** sq m Height – **3.3** m

Balcony:
Floor area **2** sq m

RELEVANT PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
   ●● an economic role – contributing to building a strong, responsive and

competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

●● a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
●● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimize waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

11. Planning law requires that applications for planning permission must be determined in accordance with the development.

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognize that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
●● 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.

131. 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.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated

heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

NORTH LINCOLNSHIRE LOCAL PLAN – ADOPTED MAY 2003

DS1 - General Requirements

A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered against the criteria set out below:
Quality of Design
i) the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
ii) the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

DS2 - Planning Benefits

Where development is acceptable in principle, under the policies of this Plan, development proposals will be expected to have regard to existing levels of infrastructure, services and amenities.

DS5 - Residential Extensions

Planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours and should not:
i) cause overshadowing as a result of the height and depth of the extension blocking daylight and sunlight, particularly in the case of two storey extensions located on or close to the boundary; and
ii) result in dormer extensions which are too large in scale and design in relation to the form and appearance of the original roof; and
iii) use materials or finishes which contrast markedly with those of the original building or neighbouring properties.

HE2 - Development in Conservation Areas

All development proposals in, or which affect the setting of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting.
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.

BURTHON UPON STATHER CONSERVATION AREA
SUPPLEMENTARY PLANNING GUIDANCE - ADOPTED DOCUMENT (2005)

2.4 Other buildings – Neutral buildings and negative buildings in their present form

Neutral buildings are older buildings, which have been altered or modern buildings the design of which is considered to be reasonably in keeping with the surrounding area.

Alterations to neutral buildings and negative buildings shall incorporate traditional materials and designs that are associated with the key buildings in the conservation area (listed buildings and buildings of townscape merit.)

Design

All new development should therefore reflect the scale and materials of adjoining property. The form of any new building, including its height, relationship to the street, and any rear extensions, should be sympathetic to the surrounding buildings using existing rooflines, eaves heights and architectural detail details, to inform design solutions for development in the Conservation Area or adjacent to it. The addition of chimneystacks in some locations may be required, to ensure compatibility with adjoining properties.

ENERGY STATEMENT

The extension will be designed to comply with or exceed the requirements of the current building standards. The building materials will be locally sourced.

ACCESS

There is no wheelchair access currently to the building. The proposed works would not make the access situation any more difficult than existing.

FLOOD RISK ASSESSMENT

The building is not within zones 2 or 3 of the Environment Agency Flood Map.
The proposed outbuilding is unlikely to cause any negative effect with regard to flooding. The new roof will be drained to a soakaway.

CONCLUSIONS

The volume and floor space of the proposed Garden Room will not cause the overbearing effect. The design in its form is appropriate in its setting. The impact on the character of the building and the Conservation Area is positive or neutral.
Relevant policies are complied with and neighbour amenity is not affected. The external architectural appearance is in keeping with the main house. Overall, the impact of the proposed development is neutral.

ALINA MACKINLEY
MSc Dip Arch RIBA
MSc Building Conservation
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