

For:
Planning Department
North Lincolnshire Council

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REVISION A AUGUST 2025 (Flood detail removed)

DESIGN & ACCESS STATEMENT + HERITAGE STATEMENT

Proposed two-storey extension creating a four-bedroom dwelling with an en-suite, family bathroom, kitchen, dining area, snug, and living room.

**32B Burgate, Barton-upon-Humber,
DN18 5EZ**

DESIGN & ACCESS STATEMENT

Introduction

This Design and Access Statement is submitted in support of a full planning application for the proposed development at **32B Burgate, Barton-upon-Humber, DN18 5EZ**.

The application seeks permission for:

- A **two-storey extension** to the existing structure, transforming it into a four-bedroom dwelling with one en-suite bathroom, one family bathroom, a kitchen, dining area, snug, and living room.
- The construction of a **new detached single garage** on the north side of the site.

The proposal has been designed to respect and enhance the character of the **Burgate Conservation Area**, using traditional materials and design features that align with the historic streetscape. This statement outlines the design principles, access arrangements, and the development's impact on the environment.

Site Context

Location and Surroundings

The site at **32B Burgate, Barton-upon-Humber, DN18 5EZ**, is located within a predominantly residential area characterised by a mix of buildings of varying ages and styles. The property is situated on the north side of Burgate, with direct pedestrian access via **Soutergate**, a street that features two **Grade II listed buildings** (1 Soutergate and 3 Soutergate). The surrounding area includes high brick walls with copings, which contribute to the enclosed and private character of the streetscape.

The site itself comprises a **main house** on the south side and an **existing garage and workshop** on the north side. The proposed development focuses on the northern part of the site, which currently includes a two-car garage, a small workshop, and a first-floor storage area accessed via a wooden staircase. The site is predominantly hard-surfaced, with no significant landscaping features.

Access and Movement

The site benefits from direct pedestrian access via **Southergate**, ensuring convenient and safe access for residents and visitors. The proposed development includes:

- A **new detached single garage** on the north side of the site, providing additional parking and storage space.
- **Two parking spaces** on the existing driveway, ensuring adequate off-street parking for the property.

The design of the new garage and the retention of the existing driveway will maintain the current access arrangements while improving the functionality of the site. Pedestrian access will remain unchanged, ensuring the development integrates seamlessly with the existing movement patterns in the area.



Figure 2 (Site Plan with Road Access Highlighted).



Figure 3 (Site Plan – Main House & Garage Highlighted).

Design Approach

Design Principles

The proposed development has been guided by the following design principles:

1. **Respect for the Local Context:** The design responds to the character and appearance of the **Burgate Conservation Area**, ensuring the development complements the historic streetscape.
2. **Use of Traditional Materials:** The proposal incorporates materials that are consistent with the local area, including **matching bricks, clay pantiles, and stone or concrete coping**.
3. **Scale and Proportion:** The two-storey extension and new garage have been designed to respect the scale and proportion of the existing buildings, ensuring they do not dominate the streetscape.
4. **Enhancing Visual Character:** The removal of the incongruous flat felt roof and its replacement with a high-quality pitched roof will significantly improve the visual character of the structure.

Key Design Features

- **Two-Storey Extension:** The extension will replace the existing flat felt roof with a **pitched roof** using **clay pantiles**, matching the traditional roofing materials of the area. The design will extend over the existing workshop and garage, ensuring a seamless integration with the existing structure.
- **New Detached Garage:** The garage will be constructed using **matching bricks** and will feature **stone or concrete coping** to align with the traditional design elements of the conservation area. The garage will provide additional parking and storage space, enhancing the functionality of the site.
- **Retention of Historic Features:** All existing openings will be retained, and the **lintels and shape of the openings** will remain unchanged. The front garage doors will be replaced with **glass panels**, introducing a modern element while respecting the historic character of the building.
- **Material Matching:** The bricks for the extension and new garage will be carefully selected to match the colour, texture, and shape of the existing brickwork, ensuring a cohesive appearance.

Integration with the Streetscape

The proposed development has been designed to integrate harmoniously with the surrounding streetscape. The use of traditional materials, the retention of historic features, and the careful consideration of scale and proportion ensure the development enhances the character of the conservation area. The introduction of modern elements, such as glass panels for the garage doors, has been done sensitively to ensure they complement rather than detract from the historic environment.

Impact on the Environment

The proposed development has been designed with a strong emphasis on sustainability and minimising its environmental impact. The following measures have been incorporated to ensure the development is environmentally responsible and future-proofed:

Maximising Natural Systems

- **Natural Lighting:** The design prioritises the use of **large windows** and **glass panels** to maximise natural light, reducing the need for artificial lighting during the day.

- **Natural Ventilation:** The layout and orientation of the extension have been carefully considered to promote **cross-ventilation**, reducing the reliance on mechanical cooling systems.
- **Rainwater Harvesting:** A **rainwater harvesting system** will be installed to collect and store rainwater for use in irrigation and non-potable applications, reducing water consumption.

Energy Efficiency

- **Insulation:** High-performance **insulation materials** will be used throughout the extension and garage to minimise heat loss and improve energy efficiency.
- **Managing Overheating:** The design includes **shading devices** and **thermal mass materials** to manage overheating during warmer months, ensuring a comfortable indoor environment.
- **Energy-Efficient Lighting and Power:** **LED lighting** and **energy-efficient appliances** will be installed to reduce energy consumption. The development will also include provisions for **renewable energy sources**, such as solar panels, to future-proof the property.

Sustainable Materials

- **Certified Timber:** Where timber is used, it will be sourced from **sustainably managed forests** and certified by recognised schemes such as FSC (Forest Stewardship Council) or PEFC (Programme for the Endorsement of Forest Certification).
- **Recycled Content:** Materials with **recycled content** will be prioritised, reducing the demand for virgin resources and minimising waste.

Water Efficiency

- **Water-Saving Devices:** The development will include **low-flow faucets**, **dual-flush toilets**, and other water-saving devices to reduce water consumption.

Future-Proofing

- **Adaptability:** The design has been developed with flexibility in mind, allowing for future adaptations to meet changing needs or advancements in sustainable technology.
- **Renewable Energy Readiness:** The development will be designed to accommodate the future installation of **renewable energy systems**, such as solar panels or heat pumps, ensuring the property remains energy-efficient in the long term.

Impact on the Environment

The proposed development at **32B Burgate, Barton-upon-Humber, DN18 5EZ**, has been carefully designed to respect and enhance the character of the **Burgate Conservation Area** while incorporating sustainable and environmentally responsible practices. The two-storey extension and new detached garage have been designed to integrate harmoniously with the historic streetscape, using traditional materials such as **matching bricks, clay pantiles, and stone or concrete coping**. The retention of existing openings and the introduction of modern elements, such as glass panels for the garage doors, ensure the development respects the historic fabric of the building while enhancing its functionality.

The proposal prioritises sustainability through measures such as **maximising natural lighting and ventilation, rainwater harvesting**, and the use of **energy-efficient systems and sustainable materials**. High-performance insulation, water-saving devices, and provisions for renewable energy future-proof the property, ensuring it remains environmentally responsible in the long term.

In conclusion, the proposed development represents a sensitive and sustainable approach to extending and enhancing a property within a historically significant area. It aligns with local and national planning policies, including the **National Planning Policy Framework (NPPF)**, and contributes positively to the character and appearance of the Burgate Conservation Area. It is recommended that the application be approved, as it demonstrates a commitment to preserving the historic environment while embracing sustainable design principles.

HERITAGE STATEMENT

Introduction

This Heritage Statement is submitted in support of a full planning application for the proposed development at **32B Burgate, Barton-upon-Humber, DN18 5EZ**. The application seeks permission for the construction of a **two-storey extension** to the existing structure, transforming the property into a **four-bedroom dwelling**. The proposed development will include one en-suite bathroom, one family bathroom, a kitchen, dining area, snug, and living room. Additionally, the proposal includes the construction of a **new single detached garage** on the north side of the site.

The site is located within the **Burgate Conservation Area**, and this statement has been prepared to assess the impact of the proposed development on the character and appearance of the conservation area, as well as to demonstrate how the design respects and enhances the historic environment.

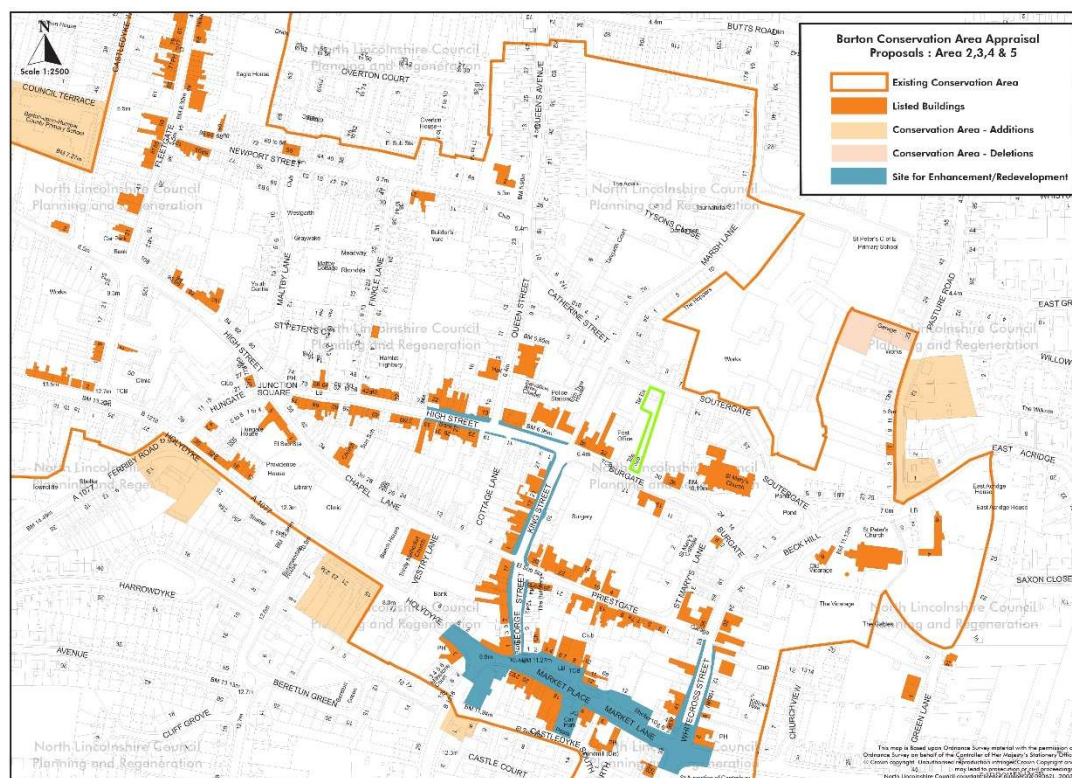


Figure 4 (Barton-upon-Humber Conservation Area).

Site Context

Location and Setting

The site at **32B Burgate, Barton-upon-Humber, DN18 5EZ**, is located within the **Burgate Conservation Area**, a historically significant street that reflects the town's rich architectural and cultural heritage. The property is surrounded by other residential dwellings of varying ages, many of which feature high brick walls with copings, contributing to the area's distinctive character. To the east, approximately five houses down, lies the **Grade I listed Church of St Mary**, a prominent landmark with Norman and Early English architectural elements. The proposed development faces **Soutergate**, a street that includes two **Grade II listed buildings: 3 Soutergate and 1 Soutergate**.



Figure 5 (Church of St Mary – Grade I Listed).

Historical Significance

Burgate is a historically significant street that has played a central role in Barton-upon-Humber's community life. The area is home to several notable structures, including the **Grade I listed Church of St Mary**, which features 14th- and 15th-century elements such as pinnacles, parapets, and a chancel with monuments dating back to 1626 and

1729. The street also includes residential buildings of historical interest, such as an imposing three-story range constructed by **William Mackrill** in 1806. The Mackrill family, prominent local bricklayers and builders, owned brickyards on the Humber bank and operated boats to transport bricks and tiles to regions as distant as East Anglia and London.

The street's architectural significance is further highlighted by several **Grade II listed buildings**, including **28 Burgate** and the two listed buildings on Soutergate:

- **3 Soutergate:** An early to mid-18th-century building featuring two storeys in red brick with a pantile roof, dentil brick eaves cornice, and sash windows with glazing bars.
- **1 Soutergate:** An 18th-century building with two storeys, rough render, and a pantile roof, featuring rusticated quoins and a mix of historic and modern windows.



Figure 6 (Number 3 Soutergate – Grade II Listed).



Figure 7 (Number 1 Soutergate – Grade II Listed).

Designation

The site is located within the **Burgate Conservation Area**, which is designated for its special architectural and historic interest. The presence of listed buildings in close proximity, including the **Grade I listed Church of St Mary** and the **Grade II listed buildings on Soutergate**, underscores the need for careful consideration of the proposed development's impact on the historic environment.

Site History and Evolution

Historical Development

The site at **32B Burgate, Barton-upon-Humber, DN18 5EZ**, comprises two main structures: the **main house** on the south side and the **existing garage and workshop** on the north side. The main house was constructed between **1900 and 1929**, reflecting the architectural styles of the early 20th century. The northern structure, which is the focus of the proposed development, originally served as a **single garage** with a double-pitch roof. Over time, it underwent several alterations, including:

- The addition of a **one-storey extension** to create an extra garage space.
- The introduction of a **chimney** and a **workshop** area.
- The construction of a **flat roof** over an outside space.

These modifications have resulted in a structure that currently includes a two-car garage, a small workshop, and a first-floor storage area accessed via a staircase. The proposed development will extend the existing structure, utilising only existing hard surfaces to minimise ground disturbance.



Figure 8 (North Elevation highlighting different ages).

Description of the Existing Site and Buildings

Main House

The **main house**, located on the south side of the site, is a residential dwelling constructed between **1900 and 1929**. While specific architectural details of the main house are not the primary focus of this application, it contributes to the overall character of the conservation area through its early 20th-century design and materials.

Existing Garage and Workshop

The **existing garage and workshop**, located on the north side of the site, is a utilitarian structure that has evolved over time. Key features of the building include:

- **Materials:** The structure is constructed primarily of **orange brick** with **concrete elements**, including concrete garage lintels and brick sills. The roof is covered with **clay roof tiles**, and the flat roof section is finished with **felt**.
- **Roof:** The building features a combination of a **double-pitch roof** over the original garage and a **flat felt roof** over the later extension.

- **Doors and Windows:** The garage is accessed via **green timber garage doors**, and the first-floor storage area is accessed through a **timber door**. A **green wooden lintel** is present above one of the garage doors. The first floor is accessed via a **wooden staircase**, and a **green wooden timber hatch** is located on the first-floor window.
- **Other Features:** The building includes **metal guttering** and **concrete coping**, which are typical of utilitarian structures of its era.



Figure 9 (Flat Felt Roof).

Site Features

The site is bounded by **high brick walls with copings**, which are characteristic of the Burgate Conservation Area. These walls contribute to the privacy and enclosure of the property while maintaining the traditional streetscape. The site itself is predominantly hard-surfaced, with no significant landscaping features.

Proposed Development

Two-Storey Extension

The proposed development includes the construction of a **two-storey extension** on the north side of the site, replacing the existing **flat felt roof**, which holds no design value and detracts from the visual character of the structure. The extension will extend in two directions:

1. Over the **existing workshop**.
2. Over the **existing flat roof garage**.

The new extension will feature a **pitched roof** to match the existing roof design, using **clay pantiles** that are consistent with the traditional materials found in the Burgate Conservation Area. The removal of the flat felt roof and its replacement with a high-quality pitched roof will significantly **improve the visual character** of the structure, bringing it in line with the historic streetscape. The **wooden “door”** on the first-floor window will be retained and tied back to the brick wall to maintain the character of the building.

New Detached Garage

A **new detached garage** will be constructed on the site, featuring **brick walls** that match the existing materials. The bricks will be carefully selected to ensure they align with the colour, texture, and shape of the existing brickwork, whether through the use of **reclaimed bricks** or new bricks that closely match the original. The garage will include either **stone or concrete coping** to align with the traditional design elements found in the Burgate Conservation Area. The design of the garage will be sympathetic to the local context, ensuring it complements the historic streetscape.

Materials and Design

The proposed development will use materials that are consistent with the character of the conservation area:

- **Clay pantiles** for the pitched roof of the extension, ensuring continuity with the traditional roofing materials of the area.
- **Brick walls** for both the extension and the new garage, with bricks carefully matched to the existing structure to ensure a seamless integration.
- **Stone or concrete coping** for the new garage, matching the traditional details of the area and maintaining the historic character of the boundary treatments.

Openings and Windows

All existing openings will be retained to preserve the building's character. The **front garage doors** will be removed and replaced with **glass panels**, but the **lintels and shape of the openings will remain unchanged**. This approach ensures that the

historic fabric of the building is respected while introducing modern elements that enhance functionality and aesthetic appeal.

Impact Assessment

Visual Character

The proposed development has been designed to **preserve and enhance** the visual character of the Burgate Conservation Area. Key improvements include:

- The removal of the **flat felt roof**, which is incongruous with the traditional pitched roofs of the area, and its replacement with a **pitched roof** using **clay pantiles**.
- The use of **matching bricks** for the extension and new garage, ensuring the development integrates harmoniously with the existing built environment.
- The retention of all existing openings and the careful design of new elements, such as the glass panels for the garage doors, which respect the historic character of the building.

Mitigation Measures

To ensure the development has a positive impact on the conservation area, the following measures have been incorporated:

- **Material Matching:** The use of reclaimed or new bricks that match the colour, texture, and shape of the existing brickwork.
- **Design Continuity:** The retention of existing openings, lintels, and the overall shape of the structure, ensuring the historic fabric is preserved.
- **High-Quality Roofing:** The replacement of the flat felt roof with a pitched roof using traditional clay pantiles, significantly improving the visual character of the building.

Alignment with Planning Policies

The proposed development aligns with local and national planning policies, including:

- The **National Planning Policy Framework (NPPF)**, which emphasises the importance of preserving and enhancing the historic environment.
- Local conservation area policies, which seek to protect the character and appearance of the Burgate Conservation Area.

- The use of traditional materials and design features ensures the development complies with these policies and contributes positively to the conservation area.
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Conclusion

The proposed development at **32B Burgate, Barton-upon-Humber, DN18 5EZ**, has been carefully designed to respect and enhance the character and appearance of the **Burgate Conservation Area**. The replacement of the incongruous flat felt roof with a high-quality pitched roof using traditional **clay pantiles**, along with the use of matching bricks for the extension and new garage, ensures the development integrates harmoniously with the historic streetscape. The retention of existing openings, lintels, and the overall shape of the structure preserves the building's historic fabric, while the introduction of modern elements, such as glass panels for the garage doors, enhances functionality without compromising the area's character.

The proposal aligns with both local and national planning policies, including the **National Planning Policy Framework (NPPF)** and local conservation area guidelines, which emphasise the importance of preserving and enhancing the historic environment. By using traditional materials, respecting historic features, and improving the visual character of the site, the development will make a positive contribution to the conservation area.

In conclusion, the proposed development at 32B Burgate represents a sensitive and appropriate approach to extending and enhancing a property within a historically significant area. It is recommended that the application be approved, as it preserves and enhances the character and appearance of the Burgate Conservation Area.

Talek Viant

For and on behalf of Ettridge Architecture Ltd