

## **DESIGN & ACCESS STATEMENT**

**Full planning application & listed building consent for  
change of use of existing offices/children's home to single  
dwelling at the Grove West Street Scawby**

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## 1. INTRODUCTION

Shepherd Technical Services have been instructed by Nim and Gurd Mattu to produce this Design and Access Statement in support of a full planning and listed building application for a change of use from offices/children's home to a single residence with several additional facilities

The LPA is North Lincs Council. The site is located within the Scawby Conservation Area.

This statement should be read in conjunction with the supporting drawings and documents referred to in the full plans application.

This document will provide a summary of the heritage value of the existing Grade II Listed building. The document will summarise the applicant's aspiration and will describe the design approach. The intention is to create a change that respects the character of the existing building. Using considered design and sensitive detailing, the high value elements of the existing building will be retained to produce spaces of enhanced quality.

## 2. THE APPLICATION SITE

The property that forms the basis of the application is Grade II listed The Grove West Street Scawby North Lincolnshire.

The building was listed on 06 Jan 1987. The list entry is as follows:

*Grade: II*

*List Entry Number: 1083686*

*Date first listed: 06/01/1987*

*List Entry Name: The Grove*

*Statutory Address 1: The Grove West St*

*Incorrectly marked as Station Road on Ordnance Survey map. House, now residential home. Dated 1890, for Joseph Cliff, iron and steel manufacturer. C20 internal alterations. Rock-faced limestone ashlar with smooth ashlar dressings, entrance porch and stacks, Westmorland slate roof; copper and lead roof to lighting dome. Jacobethan style. Approximately rectangular, double-depth plan north-south range: 2-room south garden front with entrance porch and hall, east and west reception rooms with canted bays, kitchen and services and courtyard to rear. South front: 2 storeys, 3 bays, balanced asymmetrical front. Chamfered plinth, central cross- mullioned window flanked by full-height square bay to right with 4-light mullion and transom window and single lights to sides and projecting full- height canted bay to left with single transomed lights. First-floor string course, sill string course. 2-light central window, 4-light and single- light windows to bays beneath moulded string courses. All windows with glazing bars and chamfered ashlar mullions in wave-moulded reveals. Coped embattled parapet to canted bay; parapet with carved foliate relief panels to square bay.*

*Overhanging eaves with exposed rafter-ends. Coped gables with shaped kneelers surmounted by ball finials. Projecting cornice end stacks with ashlar offsets and diamond-shafted chimneys; corniced axial stack to centre. Right return forms east principal entrance front: 2 storeys, 8 first-floor windows; projecting ground-floor section with canted bay to right. Flight of steps to entrance with ashlar balustrade and square piers with relief panels and moulded caps. Projecting single-storey canted porch has plinth, moulded 4-centred arch with hood-mould, 2-fold panelled door and Gothic over light in reveal, arrow slits, winged gargoyles to angles, string course, coped embattled parapet with central relief panel bearing carved achievement and ball finial above supported by open scrolls. Single-storey section to right has mullion and transom windows, string courses, coped and embattled parapets with gargoyles. Parapet to left with carved relief panels and datestone. Section to far right, facing courtyard, has twin gables with oculi. Roof to central range hipped to right with wrought-iron ball finial and large lighting dome with splayed base, two 3-light cinque foiled windows with leaded lights beneath moulded cornice and splayed domed roof with weathervane finial. West front has buttress containing foundation stone inscribed to Mrs Joseph Cliff, May 17 1890, supporting first-floor oriel stair-window with corbelled base, mullioned lights and coped embattled parapet. Interior. Original details include hall with panelled dado, oak staircase with turned balusters, moulded frieze with putti, strapwork and foliate motifs, large ornate fireplace with shafted and corniced chimneypiece with alcove with keyed round arch, relief panels and monogrammed cartouches beneath moulded cornice; large carved oak chimneypiece to north-east room, Adam-style marble chimneypieces to south rooms; moulded plasterwork friezes, ceilings. The largest and one of the most impressive houses built of the local limestone. Joseph Cliff, a prominent Scunthorpe ironmaster, owned the Frodingham Iron Works. N Pevsner and J Harris, *The Buildings of England: Lincolnshire*, 1978, p 352.*

### 3. PLANNING HISTORY

**Ref No:** [LBC/1994/0743](#)

**Proposal:** Listed building consent to make alterations and erect external fire escape in connection with retention of part of building as childrens home and the change of use of rest of building to offices.

**Decision:** Approve

**Decision Date:** 02/02/1995

**Ref No:** [HCC3/1994/0024](#)

**Proposal:** Retain part of property as children's home and to change the use of part of same property to offices including associated alterations and provision of external fire escape.

**Decision:** Approve with Conditions

**Decision Date:** 02/02/1995

**Ref No:** [PA/2009/0039](#)

**Proposal:** Notice of intention to carry out work to trees within a conservation area

**Decision:** Approve

**Decision Date:** 05/03/2009

**Ref No:** [LBC/1995/0771](#)

**Proposal:** Consent to lower part of walls to provide visibility splays for accesses as required by condition of previous planning permission for change of use to offices.

**Decision:** Approve

**Decision Date:** 05/05/1995

**Ref No:** [LBC/1993/0680](#)

**Proposal:** Listed building consent to make internal alterations to existing building also to replace canopy over external kitchen door and to fit gate for yard area.

**Decision:** Approve

**Decision Date:** 02/02/1994

**Ref No:** [PA/1997/0256](#)

**Proposal:** Construct steps to external pathway to match existing nearby steps in design and construction.

**Decision:** Approve with Conditions

**Decision Date:** 29/04/1997

#### 4. Design And Access

Design

##### a) Use

The Grove stands in 4.7 acres most of which is mature woodland with vehicular access to West Street.

The change of use will bring the building back to its original use as a single-family residence. It will be occupied by a family and their extended relatives. The existing rear annex will be extended to provide additional facilities including a new swimming pool. A conservatory will be added that will mirror the original that was previously demolished. The timber link to the annex will be replaced. A new garage block and stable will be provided to the rear which are buildings one would expect to compliment such a large country residence.

A purpose made stone fountain will be added to the front parking area.

The main access to West Street will be improved to incorporate new wrought iron gates between stone pillars and timber feathered edge wing walls.

##### b) Amount

The development proposes the change of use of existing 1426m<sup>2</sup> of office accommodation/children's home (E)g & C2 extended to add a further 287m<sup>2</sup> of residential accommodation (C3) over 2no. floors.

The new ancillary accommodation to the rear includes a garage block with storage over 216 sqm. and a stable block 70 sqm. These buildings are sited in such a way as to

provide sufficient respect to the listed building The Grove.

**c) Layout**

The Grove can only be described as a large country residence set in 4.7 acres as such the layout is ideally positioned within a large site.

There are no overlooking issues to adjacent properties due to the location of the Grove. The existing woodland is to be retained as is. There are no public spaces within the curtilage. The access track is to be retained both to the front and the rear of the site. The main access is to be improved.

**d) Scale**

The Grove sits comfortably within the plot and is well masked from public view by the existing woodland.

All doors to the original building are to be retained in their current form and where new doors and windows are provided, they will be in keeping with those in the Grove.

**e) Landscaping**

The Grove and its surrounding landscape are an established building/grounds that have been neglected for several years and in order to make the listed building look more attractive a programme of grounds maintenance will be undertaken.

Any new landscaping undertaken will have due regard for the listed building.

New tree species lost to the building of the stable and garage block will be replaced as recommended in the Arboricultural report.

**f) Appearance**

The external appearance of the Grove is generally to remain unchanged. However the 1980's blockwork extended annex is to be clad in ashlar stone or similar to reflect the finish of the listed building.

The new detached garage block is of similar construction to the Grove with a Westmoreland slate roof and rock faced ashlar limestone walls.

The new detached stable block will be in contrast to the Grove with wall finishes in reclaimed bricks and timber cladding.

Windows to the annex and new outbuildings will be timber framed sash effect.

## Access

The building layout will return to its original use allowing safe free movement around as per the original design.

All existing external steel escape staircases to the first floor are to be removed. In terms of access, the existing arrangement from the front elevation entrances and staircase to the upper floors will be retained.

The residence is located within easy access of Scunthorpe and the A15, for access to Lincoln, Barton upon Humber and the Humber Bridge, and the rest of the motorway network. The site is well located for access by Public Transport, and bus routes pass the site, with a bus stop on West Street in very close proximity of the site. The bus routes link the village with Scunthorpe and Brigg, as well as further outlying villages.

## 5. SUMMARY

This document has briefly described the proposal to convert this 19<sup>th</sup> century grade II Listed Building from offices (E)g/childres home (C2) to residential use(C3).

The change of use and associated new detached buildings have been carefully designed to minimise the impact on the existing building fabric. The high heritage value assets will be retained and expressed within the dwelling to create high quality, unique spaces that allows the character and spirit of the existing building to be fully appreciated.

The proposed development will maintain and enhance this important heritage asset, allowing it to be appreciated in the short term and for future generations.

The site is well located within the village, and although doesn't form part of the important street scenes and effect the Conservation Area directly. The site is well located within the village, due to its proximity amongst other residential properties and adjacent commercial facilities.