



HERITAGE STATEMENT

PROPOSED REAR EXTENSION | MARSH LANE | BARTON

1.0 Introduction

This Heritage Statement has been prepared by **keystonearchitecture** on behalf of the applicant, to accompany a Planning Application for a single storey rear extension at 20, Marsh Lane, Barton upon Humber, North Lincolnshire.

The proposal will see the existing house extended with a simple single storey rear extension to provide much needed bathroom space for current living standards. The new extension will see better use of the ground floor, with additional storage and also a modestly sized bathroom, creating an overall a modern update to the existing house.

This document will assess the implication of the application on the significance of the heritage asset.

2.0 Site Description & Description of Heritage Asset

The application site is located at 20 Marsh Lane, Barton upon Humber, approximately 11 miles north-east of Scunthorpe, within the administrative area of North Lincolnshire.

The surrounding area is predominantly residential in character and comprises of terraced and detached dwellings dating largely from the 19th century, with some later infill development and more modern housing.

The host building is a 19th-century Victorian terraced dwelling, typical of the historic development pattern of the town, with a traditional rear garden plot. While the building itself is not statutorily listed, it makes a positive contribution to the street scene and character and appearance of the Barton upon Humber Conservation Area.

The proposed works relate to a rear extension located wholly within the Conservation Area.

Below are a series of photographs of the site and street view:



West Elevation of the proposed site from Marsh Lane



Looking North from the proposed site



Looking South from the proposed site



View looking East at the existing rear extension.

3.0 Proposed Development

The proposal seeks to replace the existing rear extension with a wider single-storey addition in order to provide a larger family bathroom and storage, improving the functionality of the dwelling in line with modern domestic needs and requirements.

The proposed extension will be finished in brick to reflect the material palette of neighbouring rear extensions and the host building, ensuring a sympathetic relationship with the existing dwelling and its immediate context.

The works are confined to the rear of the property and will not alter the principal elevation or the established rhythm of the terraced street. As a result, the appearance of the terrace when viewed from the public realm will remain unchanged, and the proposal will not be visible from Marsh Lane or any public vantage point within the Barton upon Humber Conservation Area.

A number of neighbouring terraced properties benefit from rear extensions of varying age, style, and scale, establishing a clear pattern of development to the rear of the terrace, providing a clear but respectful distinction between the historic fabric and the new addition.

The introduction of new glazing will improve levels of natural light within the existing dwelling, particularly to areas currently affected by overshadowing from adjacent rear extensions, without resulting in harm to the character or appearance of the Conservation Area.

4.0 Heritage and Planning Assessment

The National Planning Policy Framework 2021, Section 16, covers all aspects of the historic environment.

Paragraph 190 makes the Government's position on heritage very clear, stating that:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

Paragraph 197 of the NPPF states:

In determining applications, local planning authorities should take account of:

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

The following local policies for North Lincolnshire Council are relevant for consideration for the application proposals on the site:

This Heritage Statement identifies the relevant heritage assets and assesses the significance in accordance with national and local planning policy.

The host dwelling is located within the Barton upon Humber Conservation Area and forms part of a 19th-century Victorian terrace along Marsh Lane, which contributes to the Conservation Area's significance through its scale and form.

The proposed development involves the replacement and enlargement of an existing rear extension to improve internal accommodation, including a suitably sized family bathroom that meets current domestic standards. The works are confined to the rear of the property and do not affect the principal elevation or the legibility of the historic terrace.

It is therefore considered that the proposal preserves the character and appearance of the Conservation Area, allows the continued viable use of the heritage asset, and ensures that the defining elements of the Victorian terrace remain intact and appreciable.

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

North Lincolnshire Local Development Framework 2011.

The Local Development Framework (LDF) adopted in June 2011 has replaced the for North Lincolnshire Local Plan from 2003.

With regards to development within conservation areas, Policy CS6: Historic Environment, states:

"The council will promote the effective management of North Lincolnshire's historic assets through:

Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.

Preserving and enhancing the rich archaeological heritage of North Lincolnshire.

Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.

Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.

The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

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.

Development proposals should provide archaeological assessments where appropriate."

The Barton Central Conservation Area is designated to protect the historic interest of the town centre from unsuitable development that would undermine its importance.

Development within the Conservation Area is expected to respect established local character, avoiding the use of unsuitable materials. A restrained palette of traditional materials, including red and brown brick, is characteristic of the area and contributes to visual cohesion between historic buildings and later additions.

The Conservation Area Appraisal identifies no specific requirement for major enhancement schemes beyond those delivered through normal development management and planning control.

The proposals have been developed with regard to the guidance set out in the Appraisal and reflect the local styles, scale, and materiality, ensuring that the development sits comfortably within its context and does not compete with or erode the historic form of the terrace.

This Heritage Assessment considers the proposals against relevant national and local planning policies, including the National Planning Policy Framework (NPPF).

Having regard to the scale, location, and design of the proposed development, it is concluded that the proposal would preserve the character and appearance of the Conservation Area and would not result in substantial harm to, or loss of significance of, the designated heritage asset, in accordance with NPPF paragraph 202.

5.0 Conclusions and Summary

Having regard to the above and previous, it is considered that the proposed single storey rear extension, fully aligns with national, regional and local planning policies.

It is demonstrated as a result of this assessment, that the proposals submitted in this application, will provide a suitable and sensitive scheme for the proposed extension, allowing the character of the original property to be retained.

The proposal is considered to offer a visually improved building on the site, with an up to date design for comfortable living.

It is therefore considered that in the context of the significance of the proposal, it is not considered to amount to substantial harm to, or loss of significance of the heritage asset.