

Design and Access Statement
(incorporating Heritage Statement)

For

Proposed Amendments to
Approved Extension Works

[PA/2021/538]

At

51 MAIN STREET
SAXBY-ALL -SAINTS
BRIGG
DN20 0QF

Introduction

This amended design relates to previously approved PA/2021/538

The Design & Access Statement/Heritage Statement accompanies the amended plans for the extension work on an existing dwelling at 51 Main Street, Saxby-All-Saints, as a requirement of being within the Saxby-All-Saints conservation area. It should be read in conjunction with the following drawings:

- Site location plan
- Approved Plans and Elevations
- Proposed Plans and Elevations

Summary of Main Amendments

- The proposed two storey rear extension design has been revised to a single storey, with design modifications to enhance the rear aspect of property. The single storey design is more subservient to the original property so better preserving the overall aspect of the original cottage.
- The design of the approved garden room extension has been modified from the original high pitched tiled roof and oak frame design to that of a classical orangery with shallow roof pitch giving the a less imposing roof line.
- Additional of hardwood gates and adjustment to driveway access layout.

This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content have been informed by:-

- Saxby-All-Saints Conservation Area Supplementary Planning Guidance document
- National Planning Policy Framework NPPF 2019 and the Conservation Principles laid out in the 'Principle, Policies and Guidance for the Sustainable Management of the Historic Environment [2008]
- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2010
- DCLG 'Guidance on Information Requirements and Validation (March 2010)
- 'Design & Access Statements - How to write, read and use them' (CABE 2006);
- Secretary of State Appeal decisions on the role of a Design & Access Statement

The ethos of the design proposal remains as follows:

- Create a sustainable development, in the form of a flexible family home meeting modern standards, that integrates with the existing community and respects the positive features of the site.
- Maintain the character of the existing property, retaining a sense of identity appropriate to the area.
- Create a high-quality environment.

Heritage Statement:

History and Character of location

Saxby All Saints is a small rural village to the east of Scunthorpe. It is an attractive historic settlement located on the spring line of the wester scarp slope of the Lincolnshire Wolds. The village nestles into the wooded hillside, overlooking the extensive flat open fields of the Ancholme river valley.

Most of the properties in the village are small, two storey brick cottages laid out in a linear development along the main road. Interspersed between the cottages are larger plots containing grander houses for the gentry, farms and the public buildings - the church and the village hall.

The conservation area (pictured below) also encapsulates the surrounding woodland which is an integral part of the character of Saxby All Saints Conservation Area.

The conservation area was designated by the former Glanford Borough Council on 10th March, 1977 and covers the whole village, the woodlands immediately surrounding the village, Hurston Grange and the field located on the east side of the road between the Saxby All Saints and Hurston.

In making decisions on future development within the conservation area, we are mindful that the Council will pay attention to the desirability of preserving the character or appearance of the area. This should ensure that harmful changes are not allowed, although we note that some changes normally NOT requiring planning permission (known as permitted development rights) can continue to erode the special interest of the conservation area.

These rights, which affect dwelling houses, are already controlled in Saxby All Saints, by an Article 4 directive, enabling the council to require a planning permission for minor alterations such as replacement of windows, doors etc.



Figure 1. Saxby All Saints Conservation Area

Site Overview and appraisal



Figure 2: Site Location Plan

Application Site

The application site comprises a two- storey dwelling located on the eastern side of Main Street in the village of Saxby All Saints. The dwelling, constructed of cream painted and exposed brick, pantile roof, Yorkshire sash windows to front and North elevations, is traditional in form and design. The property also comprises a detached garage on the northern side of the site, a recent build [PA/2021/538] oak frame garage and carport, link attached to original garage, and a small brick outbuilding to the rear. The main property and ancillary building are located on the western side of the extensive plot which contains mature trees, paving, lawn, flower beds. The surrounding area is residential in form with a traditional two storey dwelling to the north, bungalows to the south. Established evergreen hedging and planting screen the west and southern boundaries of the property.

Site History

A single storey 'cat-slide' extension to the rear is believed to have been added in the 1970's as evidenced by internal construction materials and includes use of Georgian style casement bow fronted window and French doors.

A lean-to glass and wood sunroom believed to have also been added in 1970s has been demolished as part of the current development. The sunroom was of poor, dilapidated construction, wood and single glazed, with a polycarbonate corrugated roof.

The two-storey extension on the north was completed in 2004/5 using traditional style and materials. It should be noted that the original planning permission for this addition [PA/2003/1941] included permission for a conservatory to the rear. The conservatory was not added.

The earlier single glazed Yorkshire sash windows to the main property were replaced in 2019 [PA/2019/329] with wood framed Yorkshire Sash Slim-light double-glazed windows to enhance the property energy efficiency while maintaining the traditional style and appearance.

An oak framed double carport and garage, manufactured by PrimeOak, with clay pantile roof has been completed in accordance with application PA/2021/538 and receipt of relevant approval of conditions.

Proposed Scheme

The aim of the proposed scheme remains to fulfil the following:

- A well designed and cohesive development
- A development with an attractive and sympathetic layout
- Respect the local importance of the building
- Consider the character and appearance of this part of the Conservation Area
- Not harming residential amenity

There are two main elements to this proposal, each is detailed separately below:

1. The principal part of the proposal relates to an amendment to the approved two- storey rear extension which is proposed to be replaced by a single storey rear extension:-
 - The amendment from two storey to single storey greatly reduces the overall impact on the character of the original property.
 - In terms of the design of the extension, it would have a pitched roof, maintaining traditional form and use of materials (Lincolnshire Clay Pantiles) which would align with the roof form of the original building and allowing it to assimilate with ease. The proposal retains an equivalent, slightly reduced areal footprint compared to the approved extension. The proposed single storey extension remains recessed from the Southern gable, as per the original approval.
 - The rear ‘cat-slide’ roofline would be retained to the rear of the property. The single-storey design will not be visible from the public highway due to mature evergreen hedging along the property boundary.
2. Amended design for approved garden room extension:
 - The design of the garden room extension has been modified from the original high pitched tiled roof and oak frame design to that of a classical orangery with shallow roof pitch giving the effect of a diminished roof and creating a profile that is less imposing.
 - The proposed fully glazed structure replaces a previous glazed structure on the site (seen below). The structure will be constructed in hardwood with double glazing and classical design features commensurate with high quality orangery construction.



Impact and Mitigation

The new single storey redesign for the rear extension, reducing from two storey, reduces the impact of the development on the original property:-

- Better maintains the prominence and integrity of the original property
- A traditional apex roof, with clay pan tiles, replacing the original mansard style roof is more in keeping with the local building style.

The design change for the approved garden room single storey extension, from brick and pan tile roof with oak frame glazed sections, to a traditional design orangery creates greater distinction between old and new:-

- A relative lighter weight structure being glazed and hardwood frame, and reduced roofline.
- Replaces a previous fully glazed structure occupying this site.

The amended proposal complements the style, scale and architectural features of the existing buildings within the conservation area, while enhancing sustainability, energy efficiency to create flexible living space, including ground floor accessible living accommodation, for a long-lived family home within the Saxby-all-Saints community.

Street scene:

The single storey extension to the rear of the property will not be visible from the street scene being screened from sight by the main property, a mature evergreen hedge along the Southern boundary, the high privet hedge to the front.

The amended single storey rear extension design is more subservient in proportion to the original property than the approved rear two storey extension design.

The single storey garden room extension will also be largely screened by the high hedge to the front of the property and is entirely subservient in scale to the original cottage.

Access

The proposal makes use of the existing access

It is proposed to improve the property driveway access through a minor widening (3.5m to 4.5m) of the entrance. Repositioned gate posts and linking walls will create an entrance more visible to road users and provide safer access and egress to and from the property.

Addition of solid hardwood gates to the property provides improved security and privacy. The gates are to be attached to post recessed from the main entrance such they open within the property area and fully clear of the public footpath.

Layout

The proposed structures are located appropriately as they form extensions to the main dwelling to create a high-quality cohesive arrangement on the site.

Conclusion

The proposed scheme has evolved through careful consideration and understanding of the constraints of the conservation area, and the character of our property, which we have appraised ourselves of during our 7-year tenure of the property.

Our desire to maintain the ethos of the property has been demonstrated through our choice of design and high quality materials in previous planning applications and developments to date to our home.

We also feel, with regard to the main objectives of the NPPF and Saxby All Saints Conservation Area Appraisal, the scheme accords with the overarching approach to planning in that: -

- The proposal includes traditional materials, brick, clay pantiles for roof, timber frames windows aligned to style of existing windows on respective elevations.
- The proposal promotes sustainable development in enhancing the flexible living accommodation within the property.
- The revised development incorporates a reduced scale proportional to the site and more subservient to the original buildings when compared to approved scheme of PA/2021/538.
- The development proposal is sympathetic, visually attractive and reflective of the character of the property, site and locality. The front elevation of the main property will maintain its visual presence.