DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT



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Demolition of 'lean-to' in the Southern garden and subsequent re-build at The Haycock Manor Hotel, Wansford in England PE8 6JA

Client : The Haycock Manor Hotel Limited

October 2024 **Project No JDA/2020/395. V2**

This document is part and parcel of a Listed Building Application submitted to Huntingdonshire District Council

1.0 Introduction - Heritage Assets Impact :

1.1.1 This Heritage Statement is intended to assist in the determination of a Listed Building Application for the above proposals that could affect a *Heritage Asset - in this case the three Listed Buildings within the curtilage of The Haycock, nearby heritage assets and the HDC

designated Wansford Conservation Area. The LPA have not prepared a Conservation Appraisal for Wansford.

The report has been completed to a level of detail appropriate to the importance of heritage assets and enough to demonstrate the potential impact of the proposal on their **significance.

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2.0 Description of development and Background ;

On Saturday the 24th of September 2022, work began to repair the defective Collyweston slating to the mono-pitch 'lean-to' structure in the Southern garden of the Haycock Hotel. The building had in the past (but not lately) been used as a Ladies toilet for kitchen staff. During the repair works, the entire roof fell in - the rafters were completely rotten and gave way when subjected to the new live loads arising from the repair works.

The collapse of the roof rendered the single skin walling structurally unstable - the horizontal timber 'ties' also turned out to be rotten too which added considerably to the instability of the masonry. Neither of the two wall abutments to the main building were tied in. Also, virtually all of the masonry pointing had eroded.

The self-evident instability of the brickwork resulted in an immediate health and safety issue. Given that there was no feasible way of making the walling safe from collapse, the decision was made to photograph the entire superstructure as a precursor to taking the walls down brick by brick and rebuilding exactly as it was before the forced demolition.

It is the purpose of this document and associated drawings to accompany a Listed Building application that seeks permission for the re-build along with a retrospective approval for the demolition.

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3.0 The 2019 NPPF - Chapter 16 Conserving and enhancing the historic environment

3.1 National Planning Policy Framework

3.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

3.1.3 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.1.4 It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. The NPPF was updated in July 2018 and again in February 2019 and sets out National Planning Policies regarding heritage assets and the historic environment as below ;

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

185. 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.

186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
Proposals affecting heritage assets
189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. 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.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

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a) grade II listed buildings or grade II registered parks or gardens should be exceptional;

b)assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade land II* listed buildings grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional[63].

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. 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, where appropriate securing its optimum viable use.

197. 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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost(wholly or in part)in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible[64]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.[64]Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.

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4.0 Huntingdonshire's Local Plan to 2036

Wansford is defined in the Local Plan as a 'Small Settlement' under Policy LP 9 as set out below ;

4.1.1 Development Proposals within the Built-up Area - Small Settlements

A proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:

a. level of service and infrastructure provision within the settlement;

b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;

c. effect on the character of the immediate locality and the settlement as a whole.

4.1.2 Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

4.1.3 Design Context

The mechanisms for achieving high standards of design is set out in Policy LP 11 as set out below ;

A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Huntingdonshire Design Guide SPD (2017), the Huntingdonshire

Landscape and Townscape Assessment SPD (2007) or successor documents and applicable conservation area character statements. A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.

4.1.4 Heritage Assets and their Settings - Impact Assessment

Proposals to protect and conserve the District's heritage assets and where possible enhance them and their settings is covered by Policy LP 34 as set out below ;

Great weight and importance is given to the conservation of heritage assets (see 'Glossary') and their settings.

The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

A proposal will be required to demonstrate the potential for adverse impacts on the historic environment.

Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;

b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;

c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset;

d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits; and

e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.

Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;
g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;
h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;
i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and
j. contributes to securing the long-term maintenance and management of the heritage asset.
The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.
Where a non-designated heritage asset would be affected a balanced judgement will be reached having regard to the scale of any harm and the significance of the heritage asset.

Impact :
The heritage legal and planning policy relevant to the consideration of the application proposals is set out in Appendix 1 of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.

Account should be taken 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 viability, and the desirability of the new development making a positive contribution to local character and distinctiveness

When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 193 and 194) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty

Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 196), or substantial (paragraph 195). In determining the level of harm, the relative significance of the element affected should be taken into account (paragraph 193 and 194). Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 200, proposals that preserve those elements of setting the make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

4.1.5 Conservation Areas

A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:

k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;
l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and
m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.
Archaeology
If initial site assessment does not provide sufficient information to enable consideration of the impact of the proposal on the significance of archaeological remains, developers will be required to undertake fieldwork evaluation of a site in advance of determination of the application.
Where possible and appropriate the preservation of archaeological remains in-situ should be ensured. Where this is either not possible or not desirable, as agreed with the Council, provision must be made for comprehensive recording, analysis of the results and publication. There will also be a requirement for preservation and where practical enhancement.

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5.0 Listing Details and Descriptions

There are three Listed Buildings within the application site area red line as follows ;

THE HAYCOCK HOTEL
Grade 11*
List Entry Number:
1237866
Date first listed:
25-Sep-1951
Date of most recent amendment:
20-Mar-1990
Statutory Address:
THE HAYCOCK HOTEL, LONDON ROAD

Description
SIBSON-CUM-STIBBINGTON WANSFORD TL 0698 LONDON ROAD (East Side) 9/155 The Haycock Inn (formerly 25.9.51 listed as Haycock Hotel) GV II Hotel formerly a posting house and coaching inn. Early C17 (dated stone '1632' not in situ), later C17 with C18, C19 and C20 additions and alterations. Coursed limestone rubble and freestone with freestone and ashlar dressings. Collyweston stone slated roofs. Two storeys with cellars and attics and lower ranges and outshuts. Original H-plan with cross wings to north and south, and with later C17 eastern ranges projecting from cross wings partly enclosing a courtyard to the rear, open galleried C18 addition to east side of main range later infilled, C18 kitchen to south-west, late C19 alterations include blocking main archway and adding a porch to the west. West elevation: Symmetrical, with wings each of two bays and main range of five bays. Two rusticated ashlar ridge stacks to right and left hand with smaller ridge stack to left of centre. parapet gables with moulded edges to flat copings and console bracket kneelers; coved plastered eaves cornice rising from moulded string continuous across gables; cyma moulded string course between floors and chamfered plinth. Former arch visible behind ashlar porch with classical details matching late C17 mannerist style pedimented first floor window. Moulded stone architraves with flat arches and stone cills to all windows with C18 twelve-*

paned hung sashes (some blocked windows include one with imitation glazing bars); five segmental headed casement dormer windows with lead roof covering. Interior: Original plan and details altered, two very fine closed string oak staircases, partly rebuilt with turned balusters; some blocked original windows and two original chimney pieces (RCHM). Building repairs and alterations are recorded in the Bedford Estate records for 1828, 1837-8-9.

Commentary ;
The Haycock was formerly The Swan Inn and is recorded in 1571; Celia Fiennes visited The Swan in 1698 and recounts the story of the haycock in her journal. The inn became a private house in 1887 and a hunting lodge for Wm Cavendish, third Baron Chesham,in 1899; it reopened as an inn in 1928
The original coaching inn is a Grade 11* Heritage Asset but there have been many extensions and alterations in the 1990s and early 21st C.
The main building was originally designed on the familiar E-shaped plan and constructed of local stone under a Collyweston slate roof. Part of the former stables are thought to be older than the main Inn and possibly date from the early sixteenth century. There is a dated stone, 1632, that long ago was found in the Haycock gardens and is now displayed within the hotel. This is thought to have date-marked the remodelling of the Haycock as a posting house to serve the coaches carrying mails and passengers north and south with fresh horses, food and shelter.
In 1961, The Haycock was purchased by George Hotels of Stamford Ltd. and, in 1971, was taken over by Poste Hotels Ltd, in whose hands it remained until 1995. It was then purchased by Arcadian Hotels who sold it on in 1999 to Hand Picked Hotels, on behalf of whom it was managed by the Macdonald Hotel Group.
In 2003, The Haycock was purchased by Mr and Mrs Phillip Carter, who extensively extended the building and remodeled the interior. In 2020, the property was acquired by Asprey Facilities Limited who have undertaken significant renovation, restoration works.

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BARN CIRCA 50 METRES NORTH EAST OF THE HAYCOCK INN
Grade 11
List Entry Number:
1222423
Date first listed:
16-Nov-1988
Statutory Address:
BARN CIRCA 50 METRES NORTH EAST OF THE HAYCOCK INN, LONDON ROAD

Description
SIBSON-CUM-STIBBINGTON WANSFORD TL 0699 LONDON ROAD (East Side) 9/156 Barn c.50 metres north-east of The Haycock Inn GV II Barn. Early C19. Coursed limestone rubble with freestone dressings. Collyweston stone slated roof. Central double entrance with boarded doors to south-east elevation and with boarded pitching door; ventilation slits. The Haycock Inn formerly ran a large livery stable and a farm, mentioned in the Bedford Estate records.

Commentary ;
This stand-alone simple agrarian Collyweston roofed limestone barn (the subject of these applications to the LPA) was originally used in connection with livery activities including the storage of hay, straw and equine feedstock - as evidenced by the high-level doors on three sides, the low height entrance doors and the high/low level arrow slit vents. The storage of

significant amounts of hay and straw is further evidenced by the absence of a first floor anywhere in the building.
During the late 20th and early 21st century the Eastern half of the building was used for the retailing of 'equestrian' goods.
This Listed Building is not affected by the development proposals.

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FORGE AND STABLE RANGE CIRCA 40 METRES NORTH OF THE HAYCOCK INN
Grade 11
List Entry Number:
1237907
Date first listed:
16-Nov-1988
Statutory Address:
FORGE AND STABLE RANGE CIRCA 40 METRES NORTH OF THE HAYCOCK INN, LONDON ROAD

Description
SIBSON-CUM-STIBBINGTON WANSFORD TL 0699 LONDON ROAD (East Side) 9/157 Forge and stable range c.40 metres north of The Haycock Inn GV II Forge and stable range. C18 and mid C19. Coursed limestone rubble with freestone dressings and Collyweston stone slated and pantiled roofs. Two storey stable range with first floor. attached to forge by covered way forming L-plan. South-east elevation of stable range; central boarded door and two windows, entrance to right hand with boarded door and windows with wooden ventilation slats. Interior with brick forge complete.

Commentary ;
This range of buildings would have been entirely detached from the cluster of main hotel buildings at the time of its separate Listing in 1988. The two story 28 bedroom block subsequently connected the main hotel superstructure (towards the rear of the Barnaby Room kitchens et al) with the forge and stable range. The actual connection with the forge and stable buildings was brought about with the construction of a marginally subservient 'stairwell link' that provides for a viable means of escape in case of fire from the bedroom block on both floors. As can be seen from our detailed measured survey drawings, the stairwell link connects through to the main forge and stable building at both floor levels.
The rear (Northern) walling to the main two storey portion has been partly stabalised with the construction of two reinforced concrete buttresses - age unknown. This wall 'leans' out in a Northerly direction at eaves level by some 90mm.
At the time of writing, the entire forge and stable range is used as a hairdressing and beauty salon.

This Listed Building is not affected by the development proposals.

References ;
Historic England, 2005 Guidance on the management of conservation areas
Historic England, 2016 Conservation Area Appraisal, Designation and Management
Historic England, 2011The setting of heritage assets
Pevsner, 1964 The Buildings of England: Lincolnshire, Penguin
National Planning Policy Framework, 2019

National Planning Practice Guide, 2015
Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England
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Statement of Significance

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

This Statement will form part of the justification for the proposal and demonstrates that consideration has been given to the protection of the heritage asset and/or its setting. The purpose of the Statement is to identify the important characteristics/significance of the existing heritage asset and to explain how the proposals would affect these and justify why this is necessary or desirable.

Significance may be informed by a number of factors. Therefore, as well as requesting general descriptive information regarding the heritage asset affected, this document and the associated plans provides for an assessment of the significance of the site, the setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in a historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, special features of interest,
- Archaeological significance – not considered applicable in this case

<u>Wansford Village and the Conservation Area</u>

The village of Wansford lies on the northern bank of the River Nene, adjacent to the A1 and approximately seven miles west of Peterborough. It is a unique historic settlement. The

nucleus of the conservation area is formed by the historic core of the village. The conservation area boundary is shown on the attached LPA plan.

The significance of the CA lies in the distinctive sense-of-place created by the settlement form visually linking with the surrounding countryside, the River Nene and integral open spaces, and the consistently clear historic and architectural legibility of the built fabric.

A brief history of the settlement and its significance

From earliest times, a point where the river Nene could be forded was of great strategic significance. This, combined with the rich natural resources of riverside pastures, flood plain fields and nearby woodlands made the Nene valley a good place for ancient settlement. The Sites and Monument Record includes stray finds of flint scrapers, arrowheads and axes from the Neolithic period close to and within Wansford village. Other finds from the Bronze and Iron Ages were made when the river was dredged and canalised in the 1930's; anecdotal evidence makes reference to Roman and medieval boats, wharves, jetties and revetments.

The Roman roads and nearby town of Durobrivae heightened the geographical importance of Wansford. It was close to the intersection of the great highways of Ermine Street and a major east west road and at least one bridge was constructed to carry Ermine Street across the river. The sites of Roman villas, quarries and other structures all lay within a few hundred metres of the current village centre. It is likely that Wansford was close to the head of the Nene navigation. There is evidence of settlement in the Wansford/Stibbington area around the port where materials such as stone, timber and bulk goods such as pottery and agricultural produce were transferred from one transport mode to another. Archaeologists have demonstrated that from Bronze Age times there was international trade in valuable goods such as pottery, metalwork, Jewellery etc and this greatly expanded under the Roman Empire.

Location and the availability of local natural resources were undoubtedly factors that contributed to Wansford's importance in Saxon times. This wealth is reflected in the Saxon stone church. It is likely that the Saxon domestic settlement comprised a series of farmsteads, built in wood, lime and thatch, each situated just above flood plain level, in the centre of a small home field, strung out along the river valley. It may be that the small field boundaries alongside the Nene on the west side of the river due south of the present bridge and east of the A1 road bridge on the north bank are survivors from this period.

The Norman period brought major changes to the landscape and the village. The rolling landscape beyond the flood meadows was well suited to the open-field system; this would have gradually superseded the smaller scale Saxon enclosures. The great Norman building programme required vast amounts of stone and the nearby quarries were opened and exploited; it is likely stone would have been hauled along track ways to the Nene where it was put on barges for transportation to Ely, Cambridge, Wisbech and beyond. Woodlands such as Ring Haw, Old Sulehay and Bedford Purlieus were once part of the Rockingham Forest and common access to them and their woodland products was restricted by royal command. Between the woods and river valley, the landscape would have been open in character, bisected by many tracks providing access to common fields. A wooden bridge is known to have existed, because in 1234, King Henry III granted an oak from the Forest of Clive (possibly Cliffe) for repair of the bridge. In 1330, a statutory obligation to repair was placed on the Vill of Wansford following an inquiry to investigate the causes of the bridges neglect. The river crossing was therefore seen as a matter of national importance. In following years, the King granted the people of Wansford pontage (taxes on river traffic) for all wares passing under the bridge, in recognition of the burden the maintenance of the bridge imposed on the local community.

It is suggested that Wansford provided a staging point where building materials from the Low Countries, coal from the north east and other bulk goods were unloaded onto barges at ports such as Wisbech and sailed up-river to Wansford. Here they were re-loaded onto wagons and transported by road to the midlands and north and south via the Great North Road. Local stone, timber and agricultural products would have made the return journey.

Medieval Wansford was a place with wharves, workshops and warehouses, with mills and inns and stables. The wealth it generated is reflected in a succession of builds and re-builds to the church with the 13th century tower, the 14th century spire and the 15th century raising of the aisle and clerestory's.

The current bridge was commissioned by Elizabeth I and dates from 1577. It is reputed that part of the reason for its construction was to provide a more direct route to Burghley House, the residence of Lord Burghley, one of her key Councillors and Lord treasurer. The Haycock Inn was already in existence at this time. The original bridge structure consisted of 13 arches but 3 were washed away in a flood in 1672. Subsequent rebuilding took place between 1672 and 1674 and again in 1795, when 5 arches gave place to 2 wider ones. Thus, today's structure has 10 arches. Acts were passed in parliament in the 17th century to require the river to be made navigable upstream.

The growth of trade and ideas in the 18th century stimulated the need for faster communications; Wansford was a key staging post on the London/York/Edinburgh route with the Great North Road crossing the river and running through the centre of the village. As the volume of traffic increased, the Haycock expanded and other inns sprung up, including the former Mermaid Inn, which stood at the junction of North Road opposite the church. In 1748, Acts passed to improve Great North Road between Stamford and Wansford and in1790 further road improvements provided better access to Kettering and the Midlands.

The 18th century also brought major changes in agriculture, resulting in the enclosure of the open fields and reorganisation of the landscape into farmsteads. It is likely that the settlement had always been clustered around the bridge crossing. The enclosure movement resulted in the demolition of scattered hovels to make way for the new field systems, to be replaced by new cottages within the settlements. However, the rather grander 18th century houses also shape the character of today's village. Most of these are clearly related to either the river, especially Wharf House and associated former warehouses (now converted to dwellings) and the highway traffic, such as 1 Old North Road (Greystones). Turnpikes had improved the quality of the road and by 1800; London was about a day's coach ride away, making Wansford a convenient stopping point. This sort of speed required regular changes of horses, hence the former stables to the rear of Greystone.

On the south side of the river, industry grew up, now remembered in names such as of the Papermills public house. Until 1845, Wansford was still a place dominated by river and road. By 1846 the first railway reached Peterborough linking it to London and Birmingham and a railway station, level crossing and signal box were constructed at Stibbington. The coming of the railways effectively meant the end of river transport and lessened the urgency to improve the road surfaces.

The 1886 OS map (attached) shows Wansford as a small settlement of around 30 main buildings arranged with frontages to the north river bank and either side of the North Road both sides of the church cross roads. The population is recorded as 143 in 1871 but only 82 in 1901. This

large drop cannot be explained solely by the enclosures; it may be that there were changes in the census areas, or people moved to the rapidly expanding Peterborough. However, at the turn of the 20th century, Wansford was still a small village, deriving a modest prosperity from road and river transport. The major change of the first half of the 20th century was the construction of the Great North Road Bridge and diversion of the now A1 trunk route during 1925-1928. The village was then bypassed and effectively isolated from its lifeblood. The Georgian port and inn stop became a 20th century quiet backwater. Further road works in the 1940's resulted in the demolition of 18th century buildings either side of the Old North Road/Yarwell Road junction. This opened up the village centre to create the "village green" feel that remains to this day. Aside from these public works, only a small amount of development took place in the interwar period. Even as late as 1960, the built fabric of the remained much as it had been for the previous 200 years. Although the ancient riverside closes and footpaths to the east were truncated by the new trunk road, they could still be seen in the landscape.

At this time, Wansford and the neighbouring parishes of Stibbington and Sibson had several inns, a school, church, chapel, shops, a smithy, the railway and goods yard and other typical local workshops and mills as well as local cricket and football clubs. Today, almost all residents commute out of the village for work and leisure.

From the 1970's substantial amounts of new housing was built along road frontages and in estates between the village and the A47. Invariably, these are detached dwellings of 4 bedrooms or more, set back from the road frontages and accessed by a driveway. This form of development is in stark contrast to the traditional terraces set at the pavement back edge, which were the dominant built form until the 20th century. House building resulted in steady population growth to 350 in 1971 rising to 400 in 1981 and 443 by 1991. These village expansions were made possible by increased car ownership and commuting. To cope with this increasing car use, village roads were re-engineered with modern street lighting, concrete kerbs and tarmac footpaths and carriageways. The general rise in traffic volumes on trunk roads also required the installation of the half cloverleaf junction to the A1/A47 junction.

All this development has largely removed evidence of the ancient field patterns and their boundaries that appeared to have survived up to the mid 20th century. However, the alignment of the roads and, of course, the river historic bridge remains largely unchanged since medieval times.

Until the 20th century, Wansford was a small stone settlement nestled in the Nene Valley, clustered around the church and ancient bridge, but with the vitality of the inns and stables of a staging point and the wharves and warehouses of a small port. This would have presented a scene reminiscent of a Constable painting.

The 20th century has brought 3 major changes: Firstly, the Great North Road became the A1 and was realigned, widened with new bridges and junctions. The A1 and the A47 now bypass the village but dominate the landscape and present a physical and psychological barrier between the village and landscape to the east and north.
Secondly, the river was confined and canalised in the 1930's and the flood meadows drained bringing an engineered character to the Nene and its valley. River transport ceased by the 1950's and the moorings, wharfs, yards and warehouses were abandoned.

Thirdly, the compact settlement was extended northwards and quadrupled in size by the new ribbon and estate housing. Before the 20th century, Wansford was a settlement nestled in a valley; today, new development extends up the north valley side and breaks the skyline.

Listed buildings make up less than 7% of buildings in the village, but over 20% of buildings in the conservation area. No buildings are subject to Article 4 Directions.

Justification for the Works and Impact upon Significance of the Heritage Assets
The various items of repairs proposed, to be carried out in a craftsman-like manner, are clearly justified in the interests of the due upkeep and maintenance of the building's unique historic fabric.
None of the repair works proposed are harmful to the heritage assets, the impact on their significance lying somewhere between neutral and positive.
The internal alterations will not present any harmful effects upon the historic asset - indeed, the carefully considered works seek to protect all aspects of this much valued Listed Building.

Impact upon Setting of Neighbouring Heritage Assets
Consideration, finally, needs to be given to the settings of nearby heritage assets (not within the curtilage of The Haycock), all of which are identified on the English Heritage mapping extract below.
The compatibility of the proposed development with these nearby heritage assets already cited in this assessment extends equally to its inter-relationship with the above assets.
Their respective settings are unharmed by the proposed development and have therefore been 'scoped out' of any further consideration or analysis.



-

9.0 Conclusion
It is considered that none of the heritage assets under consideration would be harmed by the proposed works – demolition and re-building of a small 'lean-to' structure. We conclude that the development as proposed would cause 'less than substantial harm'.

The physical fabric of the Listed Building is un-affected by any aspect of the proposed development given that the superstructure will be re-built exactly as it was prior to the forced demolition. All walling, roofing materials will be re-used as will the windows and doors.

The concept of substantial harm to a designated heritage asset was introduced in 2012, with the publication of the National Planning Policy Framework [NPPF]. Paragraph 199 of the NPPF (as amended) identifies three levels of harm to the significance of designated heritage assets, substantial harm, total loss, or less than substantial harm. Paragraph 201 goes on to state that, where proposed development will lead to substantial harm to (or total loss of) the significance of a heritage asset, local authorities should refuse consent, unless it can be demonstrated that substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

No 'harm' will arise from the proposed works – in fact, re-building the 'lean-to' in a structurally stable manner can only result in 'public benefit'.

The NPPF (and its subsequent revisions) do not seek to define substantial harm, instead advocating a balanced judgement, having regard to "*the scale of any harm or loss and the significance of the heritage asset*"

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. *It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.*

The proposals taken as a whole are, therefore, compliant with the provisions of the NPPF, particularly paragraphs 8 and 192(a) concerning the requirement that new development protects and enhances the historic environment and the desirability of sustaining and enhancing the significance of heritage assets.

The statutory requirements concerning the desirability of preserving listed buildings and their settings and to preserve or enhance the character or appearance of conservation areas contained in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also considered to be properly met.

There are measurable positive socio-economic benefits directly associated with this development.

In conclusion, the application proposals will preserve the significance of the designated heritage asset. The application proposals are therefore in accordance with the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and relevant regional and local policy and guidance.

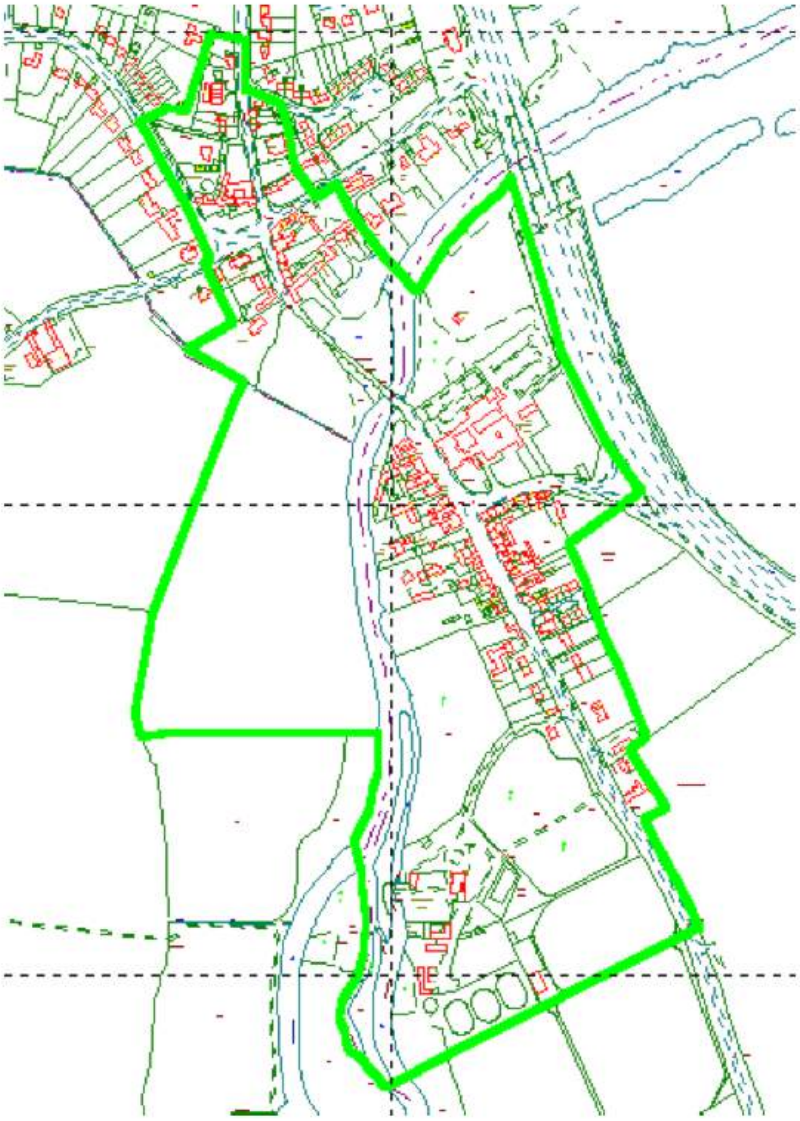
[redacted]John Dickie C. Build E MCABE

John Dickie Associates
Chartered Building Engineers
5, Victor Way,
Cherry Holt Road, Bourne, Lincs PE10 9PT
[redacted]

Appendix A Conservation Area

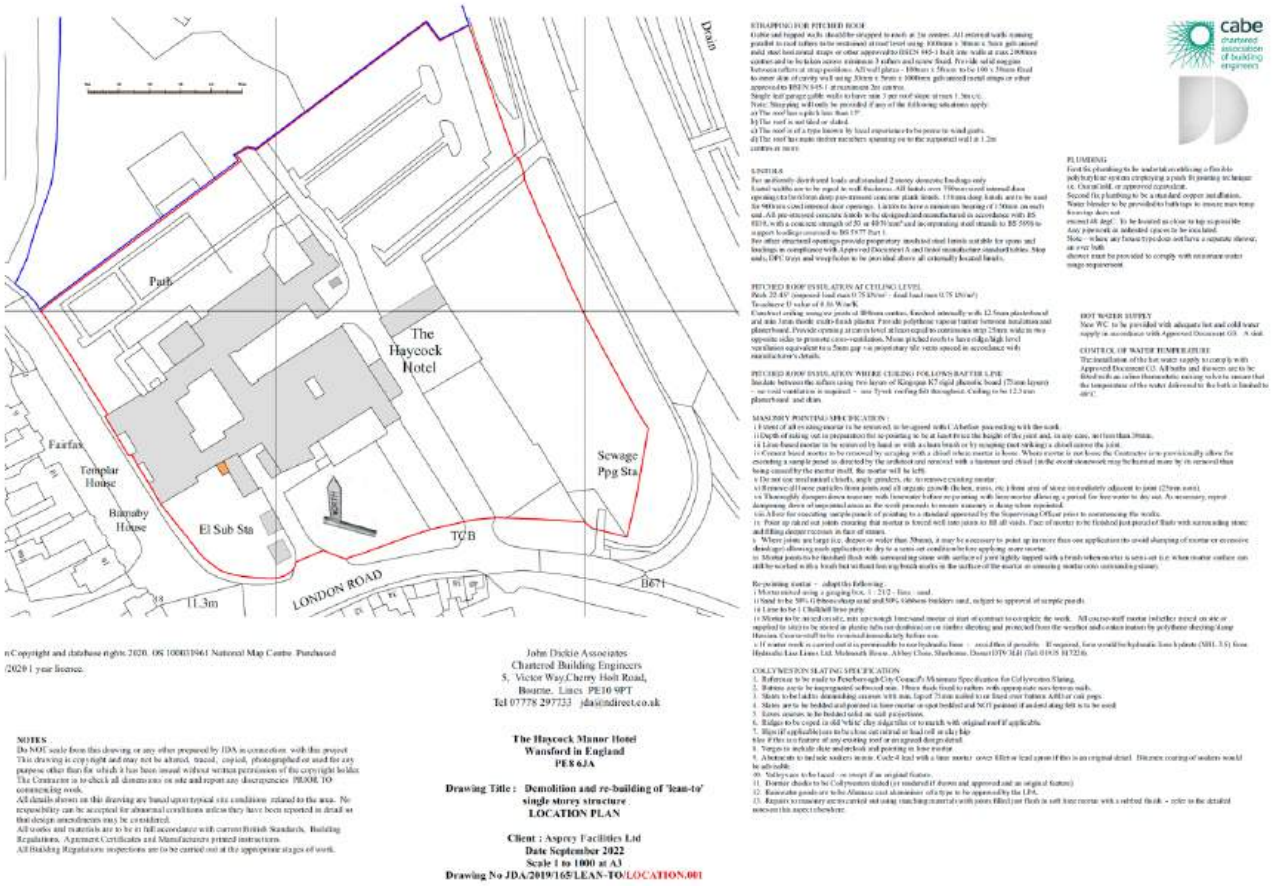
Wansford Conservation Area (partly in Peterborough unitary Authority Area)

Historic Building Register



Based on the Ordnance Survey Mapping. (c) Crown Copyright. LA07828X

Appendix B Location Plan



n Copyright and database rights 2020. OS 100031961 National Map Centre Purchased /2020 1 year licence.

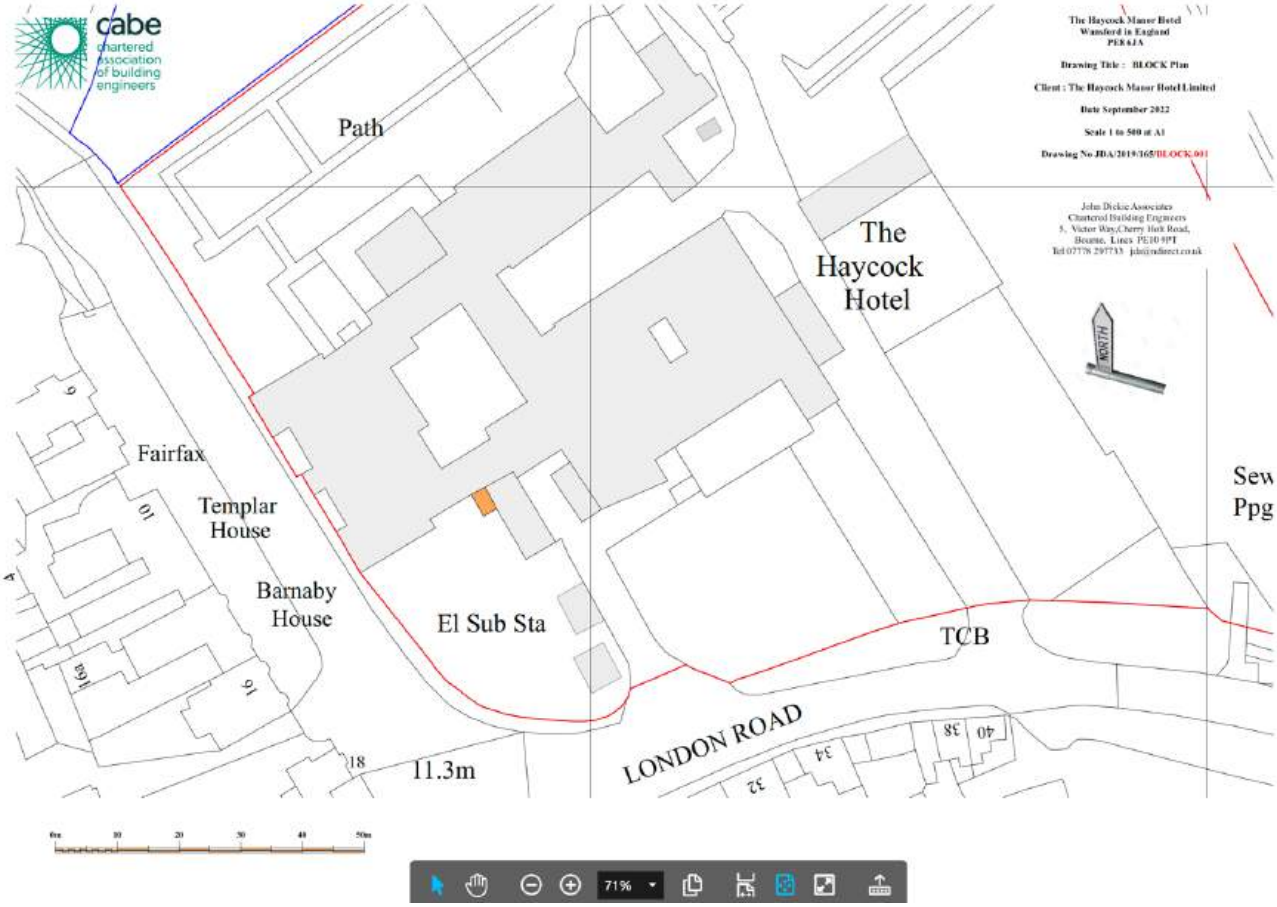
John Dickie Associates
Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

The Haycock Manor Hotel
Wansford in England
PE8 6JA

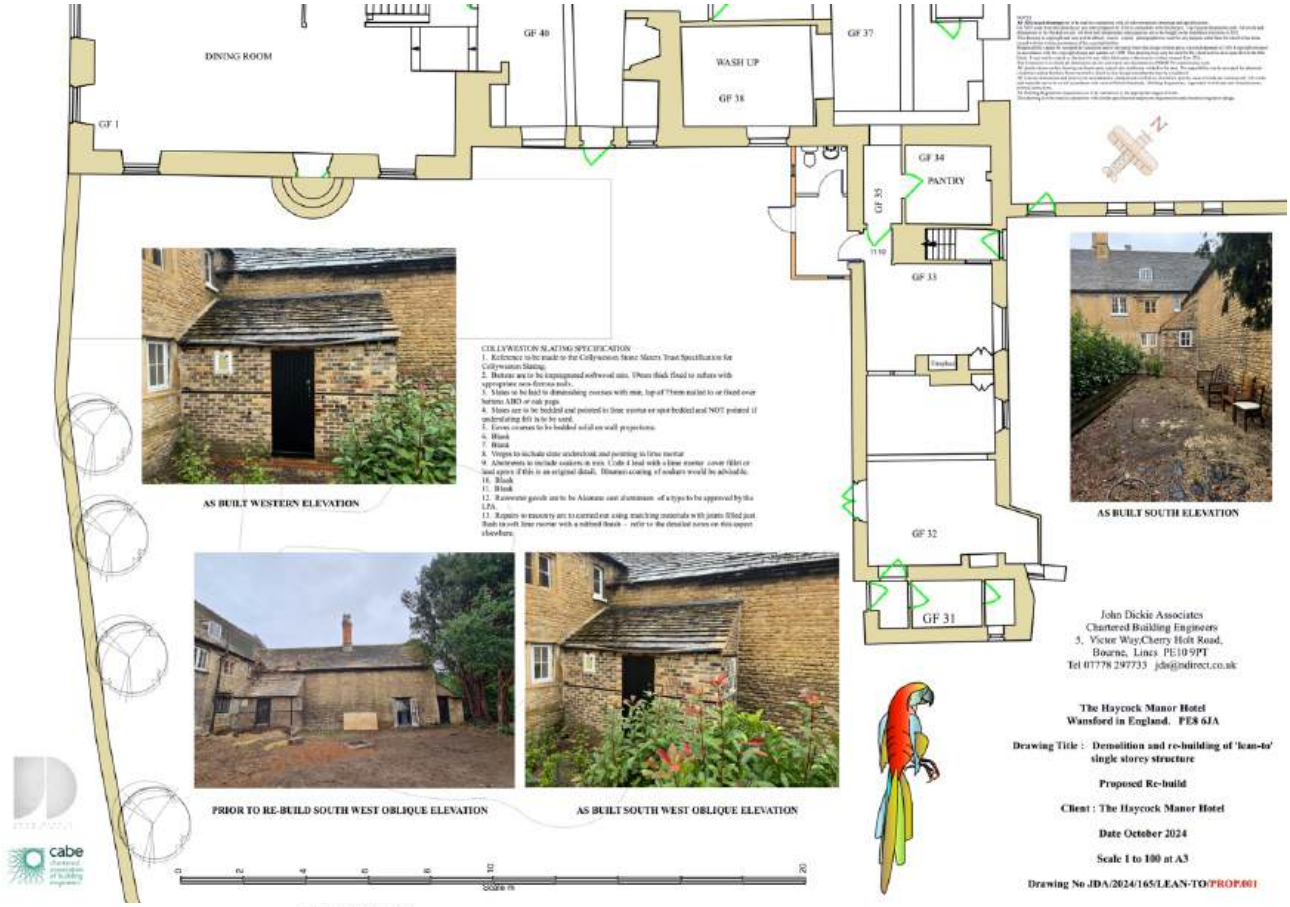
Drawing Title : Demolition and re-building of 'lean-to' single storey structure
LOCATION PLAN

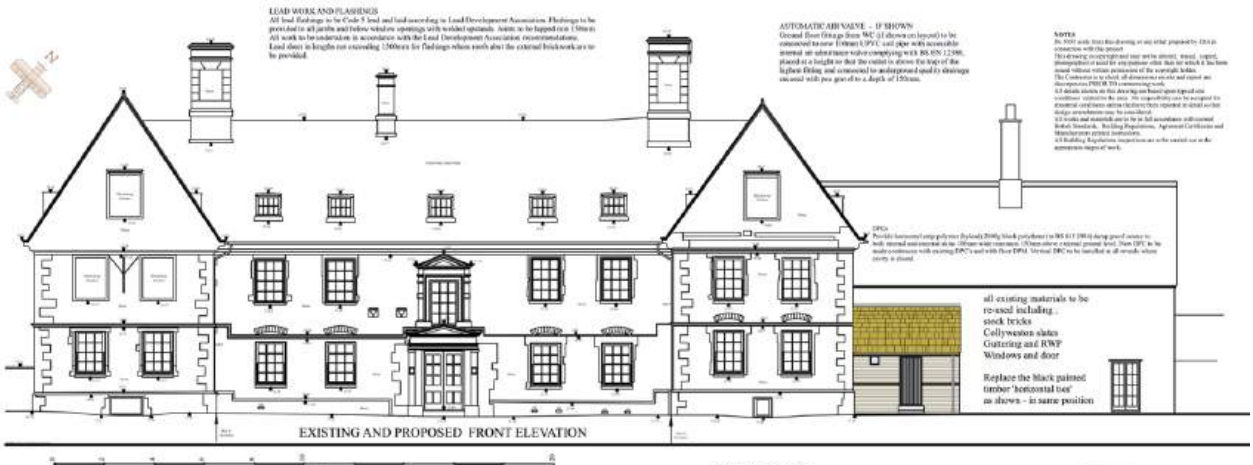
Client : Asprey Facilities Ltd
Date September 2022
Scale 1 to 1000 at A3
Drawing No JDA/2019/165/LEAN-TO/LOCATION.001

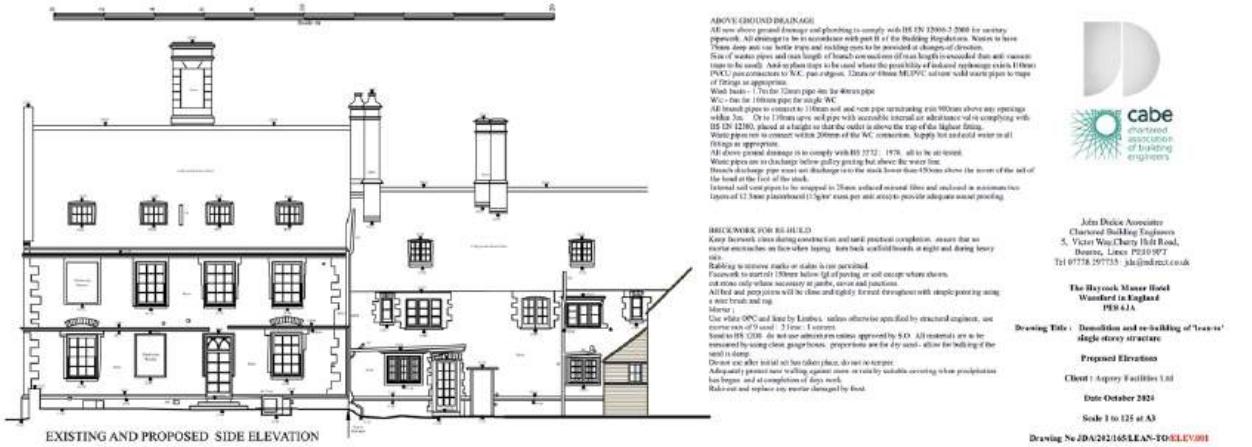
Appendix C Block Plan



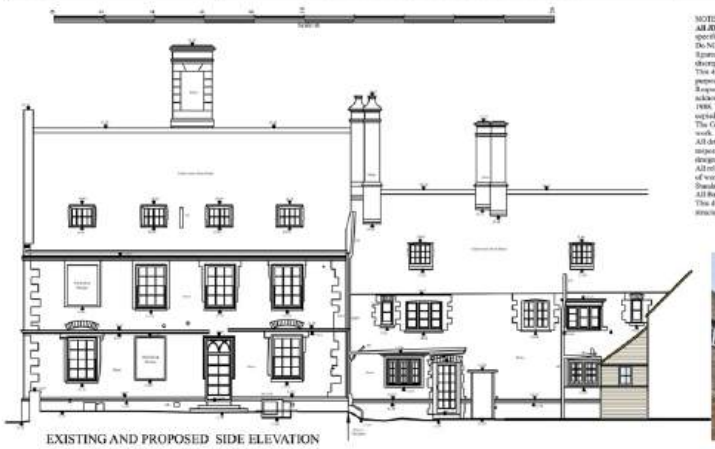
Appendix D Layout and Elevation Details



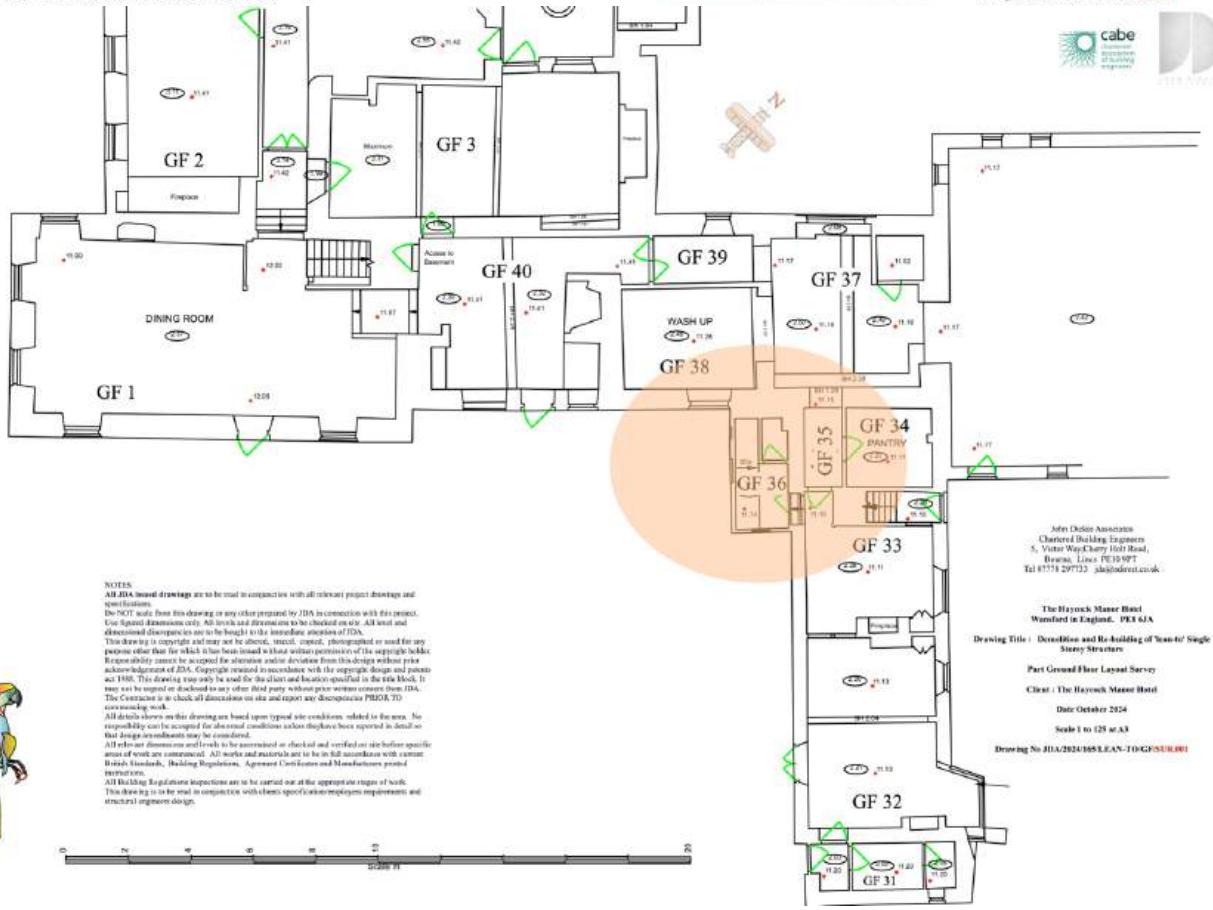





EXISTING AND PROPOSED FRONT ELEVATION


EXISTING AND PROPOSED SIDE ELEVATION




GF 2
GF 3
GF 40
GF 39
GF 37
DINING ROOM
GF 1
WASH UP
GF 38
GF 34
PANTRY
GF 35
GF 36
GF 33
GF 32
GF 31

Appendix E - Validation Checklist

Validation Requirement	Comment
Completed Form	Enclosed with application.
Site Location Plan	Enclosed with application.
Block Plan	Enclosed with application.
Existing and Proposed Elevations	Enclosed with application.
Existing and Proposed Floor Plans	Enclosed with application.
Existing and Proposed Site Sections, Finished Floor Levels and Site Levels	Enclosed with application.
Roof Plans	Enclosed with application.
Ownership Certificates	Enclosed with application.
Agricultural Holdings Certificate	Enclosed with application.
Heritage Statement	Enclosed with application.
Appropriate Fee	Enclosed with application.
Affordable Housing Statement	Not applicable.
Agricultural, forestry and other Occupational Dwellings Appraisal	Not applicable.
Air Quality Assessment	Not applicable.
Biodiversity Survey and Report	Not applicable.
Daylight/Sunlight Assessment	Not necessary.
Environmental Statement	There are no Environmental Impact Assessment issues arising from this proposal thus it is considered that an Environmental Statement is not required.
Flood Risk Assessment	Not applicable.
Foul Sewerage and Utilities Assessment	Not necessary.
Heritage Statement	Attached

Land Contamination Assessment	Not applicable.
Landscape Details	Not applicable.
Lighting Assessment	Not applicable.
Noise Assessment	Not necessary.
Open Space Assessment	Not necessary.
Parking Provision	Not applicable.
Photographs and Photomontages	Enclosed with application.
Planning Obligations – Draft Head(s) of Terms	Not applicable.
Planning Statement	See subsequent sections of this Statement.
Site Waste Management Plan	Not necessary.
Structural Survey	Not necessary.
Transport Assessment	Not necessary.
Travel Plan	Not necessary.
Tree Survey/Arboricultural Implications	Not necessary.
Ventilation/Extraction Statement	Not necessary.
Sustainability Statement and Health Impact Assessment	Not necessary.
Renewable Energy Statement	Not necessary.
Waste Design Guide Toolkit	Not necessary.
Water Conservation Strategy.	Not necessary.

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APPENDIX F - PLANNING HISTORY

Planning Portal ref : PP-11584804
Condition Discharge application for re-roofing - 20/01806/LBC
As yet undetermined by the LPA

20/01806/LBC | Re-roofing of four roofs | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Not yet determined

0701257FUL | Alterations and extension to ballroom | The Haycock Hotel London Road Wansford Peterborough Cambridgeshire PE8 6JA
Approved 06/02/2008

0701257FUL | Alterations and extension to ballroom | The Haycock Hotel London Road Wansford Peterborough Cambridgeshire PE8 6JA
Approved 06/02/2008

0602461LBC | Erection of flagpole design antenna and equipment cabinet | Barn The Haycock Hotel London Road Wansford Peterborough Cambridgeshire PE8 6JE
Refused 29/03/2007

0602460FUL | Erection of flagpole design antenna and equipment cabinet | Barn The Haycock Hotel London Road Wansford Peterborough Cambridgeshire PE8 6JE
Refused 29/03/2007

0402111LBC | Extension and alterations to provide disabled access | The Haycock Hotel London Road Wansford Peterborough Cambridgeshire PE8 6JA
Approved 22/12/2004

0402110FUL | Extension and alterations to provide disabled access | The Haycock Hotel London Road Wansford Peterborough Cambridgeshire PE8 6JA
Approved 22/12/2004

0302194LBC | Internal alterations | The Haycock Hotel London Road Wansford Peterborough Cambridgeshire PE8 6JA
Approved 17/10/2003

- **NO ARCHIVED DRAWINGS OR DOCUMENTS FROM THIS POINT BACK TO 1974**

9900094FUL | Erection of entrance lobby & alterations to provide glazed walkway Haycock Hotel London Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 02/03/1999

9801752LBC | Erection of lobby & walkway and demolition of existing lobby Haycock Hotel London Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 02/03/1999

9800100FUL | Extension to existing electrical switch room | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 10/03/1998

9800101LBC | Extension to existing electrical switch room Haycock Hotel London Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 10/03/1998

9700702FUL | Variation of planning permission reference number 96/1449 to omit Condition 5 Haycock Hotel London Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 15/07/1997

9601449FUL | Erection of building to provide leisure facilities Haycock Hotel London Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 13/03/1997

9601450LBC | Alterations to animal feed block & construction of leisure facilities Animal Feed Shop, Haycock Hotel London Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 06/11/1997

9600806FUL | Renewal of temporary permission for change of use of barn to retail The Haycock Hotel Old Great North Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 19/07/1996

9600084LBC | Extension to kitchen Haycock Hotel London Road Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 24/04/1996

9600083FUL | Extension to kitchen | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 24/04/1996

9500886LBC | Alterations and extensions to hotel Haycock Hotel, London Road, Wansford | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 12/12/1995

9500885FUL | Alterations and extensions to hotel | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 12/12/1995

9100554FUL | Renewal of permission for change of use of barn to retail | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 29/06/1991

9100554FUL | Renewal of permission for change of use of barn to retail | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 09/11/1990

9001586LBC | Siting of satellite dish Haycock Hotel, Wansford. | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 09/11/1990

9001585FUL | Siting of T.V. Satellite dish | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 09/11/1990

8801458ADV | Hoarding | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 05/09/1988

8800630FUL | Erect portable timber sheds Haycock Hotel, Wansford, Peterborough. | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 03/05/1988

8700962FUL | Extensions and alteration to existing hotel | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 03/08/1987

8700895LBC | Part demolition and extensions and alterations to hotel | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 03/08/1987

8601915S73 | Retention of marquee | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 20/02/1987

8600169FUL | Change of use to retail | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 09/04/1986

8600170ADV | Hoarding | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 16/04/1986

8501531FUL | Change of use of barn to retail, The Haycock Hotel, Old North Road, Wansford. | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Refused 02/12/1985

8501530ADV | Hoarding advertisement, The Haycock Hotel, Old North Road, Wansford. | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Withdrawn

8300024FUL | RETENTION OF MARQUEE FOR PRIVATE FUNCTIONS | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 08/08/1985

8100497FUL | RESIDENTIAL DEVELOPMENT OLD NORTH ROAD WANSFORD | Land In Front Of The Haycock Hotel London Road Wansford Peterborough Cambridgeshire
Withdrawn

8001753FUL | ERECTION OF MARQUIS | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 02/12/1982

7801651FUL | RENEWAL FOR MARQUEE | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 11/09/1979

7900805LBC | DEMOLITION OUTBUILDINGS HAYCOCK HOTEL WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Withdrawn

7900275LBC | CONSTRUCTION OF GENTS TOILETS HAYCOCK HOTEL WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 02/04/1979

7801190FUL | REPLACEMENT OF COLLAPSED STABLES BY NEW PERMANENT STRUCTURE HAYCOCK HOTEL LONDON ROAD WABSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 05/10/1978

7701238LBC | ERECTION OF FUNCTION ROOM AND CAR PARK HAYCOCK HOTEL LONDON RD WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Refused 19/06/1978

7701123LBC | MARQUEE HAYCOCK HOTEL WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 21/11/1977

7700255POTHER | DEMOLITION OF GARAGES HAYCOCK HOTEL WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Withdrawn

7700255POTHER | DEMOLITION OF GARAGES HAYCOCK HOTEL WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 21/03/1977

7601270POTHER | TRAINING CENTRE FOR STAFF HAYCOCK HOTEL WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 03/02/1977

7601178POTHER | DEMOLITION OF OUTBUILDNGS HAYCOCK HOTEL OLD NORTH ROAD WANSFORD | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 31/01/1977

7400738LBC | ALTERATIONS TO EXISTING BUILDING | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 16/12/1974

7400739FUL | NEW KITCHEN DINING ROOM & STAFF ACCOMMODATION | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 16/12/1974

7400625LBC | PARTIAL DEMOLITION OF OUTBUILDING | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 16/12/1974

7400047FUL | ERECTION OF MARQUEE | The Haycock Hotel London Road Wansford Peterborough PE8 6JA
Approved 17/07/1974

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APPENDIX G - DESIGN AND ACCESS STATEMENT CHAPTER

1.0 Introduction :

1.1.1 This statement accompanies a listed building application prepared by JDA in connection with works at The Haycock Hotel.

In submitting this statement, the aim is to briefly explain the planning and design principles which have been used to formulate the Planning Application.

The Town & Country Planning (Development Management Procedure) Order 2015, requires certain types of application for planning permission to be accompanied by a Design and Access Statement.

This document takes due account of :

- Manual for Streets: DfT. March 2007
- Huntingdonshire District Council Design Guide
- Huntingdonshire's Local Plan to 2036 adopted May 2019
- The NPPF
- National Planning Policy Guidance

1.2 The design and access statement is sub-divided into the following:

- Use
- Amount of Development
- Scale
- Layout
- Landscaping
- Appearance
- Access

1.3 The legislative requirements are set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006.
The Council are prohibited from entertaining an application unless it is accompanied by a Design and Access Statement, where required, and the above legislative measures indicate what should be contained in such statements.

1.4 This Design and Access Statement will help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. The Statement is intended to improve the quality of proposals: in preparing the design and access statement, we have considered and subsequently explained the merit of the design and how it relates to the existing setting.

Proposed Development Assessed Against Policies		
No	Policy Criteria	Commentary
1	Statutory, national and local designations of landscape features, including natural and historic assets	Covered by the Heritage Statement
2	Local distinctiveness and sense of place	The character and appearance of the locality will not be materially harmed by the proposed works
3	Historic character, patterns and attributes of the landscape	Covered by the Heritage Statement
4	The layout and scale of buildings and designed spaces	Covered by the Heritage Statement
5	The quality and character of the built fabric and their settings	The development will incorporate forms and materials consistent with the character of the locality – re-use of stock bricks, Collyweston Slates and joinery
6	The condition of the landscape	The development will complement the local built forms and landscape.
7	Biodiversity and ecological networks within the landscape	The site contains no features of biodiversity importance.
8	Public access to and community value of the landscape	The development will have no negative impacts in relation to this aspect
9	Remoteness and tranquility	No negative impacts.
10	Visual intrusion	Covered by the Heritage Statement
11	Noise and light pollution	Not relevant or applicable in this instance. No negative impacts.

12	Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council	Not applicable in this case.
13	Impact on controlled waters	Not relevant or applicable in this instance. No negative impacts.
14	Protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)	There will be no loss of open space.

2.1.2 Amount of Development :

Covered by the Heritage Statement

2.1.3 Scale:

Covered by the Heritage Statement

2.1.4 Layout :

Covered by the Heritage Statement

2.1.5 Landscaping :

Not applicable

2.1.6 Appearance :

Covered by the Heritage Statement

2.1.7 Access :

Not applicable

•

3.0 PLANNING BALANCE AND CONCLUSIONS

3.0.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 of the NPPF states that:

'Plans and decisions should apply a presumption in favour of sustainable development' and that for decision taking this means *approving development proposals that accord with an up-to-date development plan without delay.*

The Listed Building application seeks permission for the demolition of 'lean-to' in the Southern garden and subsequent re-build

This Planning Statement finds that the proposals are compliant with the Development Plan.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that for decision taking this means '*approving development proposals that accord with the development plan without delay.*'

Paragraph 8 of the NPPF describes the three dimensions to sustainable development: economic, social and environmental. The proposal is fully compliant.

The development proposals have significant policy support, applying both local and national policy tests. This must be weighed against the impacts of the development.

There will be short term impacts during the construction process through the movement of vehicles, site deliveries and building. These can be controlled through a Construction Management Plan, and control of working hours if required. As such these impacts carry little weight.

The development will integrate satisfactorily with the landscape and will give rise to no adverse amenity impacts – no 'harm' will arise.

The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon a thorough appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding building.

In conclusion, the benefits derived from the proposed development weigh significantly in favour of the awarding of Listed Building consent.

We have demonstrated that the proposals in this instance will fully accord with relevant national and the adopted Local Plan Policies.

In accordance with Section 54A of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004, Listed Building permission should be granted and no material considerations indicate otherwise.

•

12.0 Conformity Checklist

Demolition of 'lean-to' in the Southern garden and subsequent re-build

The proposed development has been assessed against the CABE checklist for the preparation of Design & Access Statements

- Process

Does the statement show that the applicant has assessed the site's full context, including physical social and economic characteristics and relevant planning policies?

This report sets out a site appraisal that has been use to evaluate and formulate the proposals. From the appraisal conclusions are drawn to inform and guide the design response. Criteria satisfied.

Has the applicant demonstrated how they have taken account of the results of any community involvement?

Not considered necessary in this case.

Does the statement show that the scheme has emerged from a rigorous assessment-involvement-evaluation-design process rather than trying to justify retrospectively a predetermined solution?

This report sets out the detailed site appraisal process and methodology that has been use to evaluate and formulate the proposed development. The relevant planning context of the site has been carefully considered. Criteria satisfied.

- Design

Use

Would the application help to create an appropriate mix of uses in the area?

Not considered necessary in this case.

Would different uses work together well, or would they cause unacceptable annoyance?

Not considered necessary in this case.

Criteria satisfied.

- Amount

Is the density appropriate?

Not considered necessary in this case.

Could the neighbourhood's services support the amount of development planned?

Not applicable.

- Layout

Do all spaces have a purpose?

Not applicable.

Will public spaces be practical, safe, overlooked and inclusive?

There is no public space as part of this scheme.

Will private spaces be adaptable, secure and inviting?

Not applicable.

- Scale

Will the buildings sit comfortably with their surroundings?

Refer to Heritage Statement

Will they, and parts like doors and windows be of a comfortable scale for people?

Not applicable.

- Landscaping

Has landscaping been properly considered from the start?

Not applicable.

Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Not applicable.

Appearance

How will the development visually relate to its surroundings?

In design terms, the development will replicate the original structure. Criteria satisfied.

Will it look attractive?

Yes – see above. Criteria satisfied.

- Access

Not applicable.

Will it make the most of the surrounding movement network?

Not applicable.

Has the applicant clearly described their policy approach and consultation, whether carried out or planned?

The development conforms to relevant National, Regional and Local policies. Criteria satisfied.

[redacted]

John Dickie C. Build E MCABE Chartered Building Engineer

2nd October 2024

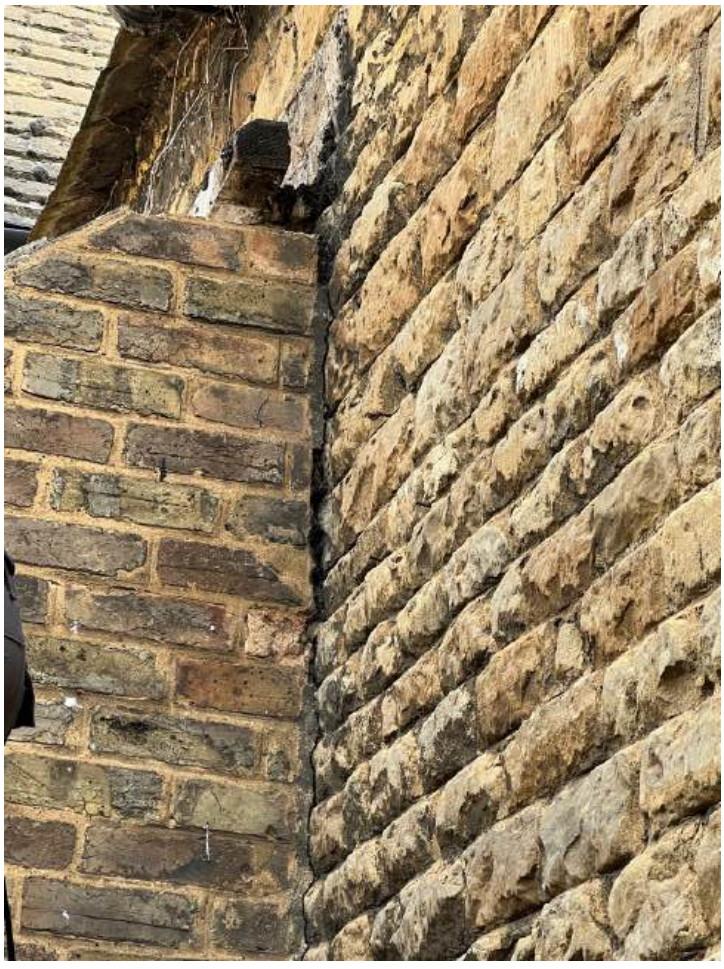
Appendix H – Photographs



Prior to re-building



Prior to re-building





Prior to Collapse of the Lean-to



Unstable walling

John Dickie Associates
Consultants in Architecture and Planning.
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chartered
building engineer