

Historical Impact Statement

Proposed Development

at

33

Church Road

Old Leake

PE22 9NS

Prepared for

Mrs T Faratro



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Neil Dowlman Architecture

Planning | Design | Project Management

Proposed Development

Date:	November 2023
Project Number:	B3811
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1. INTRODUCTION & SITE CONTEXT

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Introduction

- 1.1 Neil Dowlman Architecture has been commissioned by Mrs. T Faratro to prepare a Heritage Impact Statement in relation to the proposed development at the site of 33 Church Road, Old Leake, PE22 9NS.
- 1.2 This statement should be read in conjunction with the drawings and documents that accompany the planning application. The drawings and documents are as follows:
- B3811 – Location Plan
 - B3811 – 1001-Rev A- Existing Site Plan
 - B3811 – 3001- Proposed Site Plan and Floor Plans
 - B3811 – 3002- Proposed Visuals
- 1.3 The NPPF at Paragraph 128 requires applicants 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.

Site Context

- 1.4 The site is located within the village envelope of Old Leake, less than 6 miles north-east of Boston, Lincolnshire. Old Leake is not within a conservation area. To the south-west of the site boundary runs Church Road (B1184), across the road lies the church yard of the Church of St. Mary. To the south-east of the site boundary runs Lychgate View, as well as some roadside parking. On the other side of Lychgate View, lies the village pub, the White Hart, and further along Lychgate View, north-east of the site, there is a row of terraced houses, and a residential development beyond that. To the north-west lies another residential development, with gardens backing onto the site boundary.

There are three listed buildings as well as archaeological sites in the vicinity of the proposed site, which will be described, and their impact assessed within this document.

The site consists of a derelict two-storey render and pan-tile roof dwelling sited at the very south-eastern boundary of the site. The dwelling has been vacant for over a decade. The rest of the site could be classed as brownfield. The north-east and north-west boundaries are lined by timber fencing, whilst the road frontage has temporary metal fencing along it.

Aerial map of site and surrounding context

- | | | |
|-----------------------|---|-----------------------------------|
| 1. Church of St. Mary | 4. White Hart Pub | -Red line is the site |
| 2. Church Lychgate | 5. Location of Existing Terraced Houses | -Blue line is archaeological site |
| 3. War Memorial | | |



Proposal

- 1.5 The proposal seeks to develop the existing decaying site into a sympathetically designed Mews type development. The existing dwelling will be replaced with a dwelling of similar proportions and road frontage siting. The front elevation, facing onto Lychgate View, will have a central door, with a sash window either side, and three sash windows on the first floor, mimicking the frontage of the White Hart. Partially attached to the north-east elevation, will be a row of three terraced houses which in turn will mimic the existing row of terraces further along Lychgate View. The proposed terraces will have their frontage directly on the pavement boundary, creating a mews style development. All dwellings will have a walled in garden to the rear. The proposed dwellings will be of red brick and slate roof construction, reflecting the local vernacular. The proposal seeks permission for a new access drive from Church Road, onto the site, which will lead behind the proposed dwellings and to a turning and parking area.
- The proposal is of a sympathetic design and follows the existing local vernacular and improves the aesthetics of the site, by creating a well-balanced road frontage to both Church Road and Lychgate View.



Existing Site & Dwelling



Proposed dwellings

Note the replacement dwelling follows the same footprint proportions to both road frontages. There are, however, several differences between the two; the existing hipped roof has become a gable-ended roof and the proposal will be of red brick rather than rendered, both of these changes will ensure the proposal creates a cohesive picture with the neighbouring dwellings and further enhances the local vernacular.





Listed Buildings

There are three listed buildings in the vicinity of the proposed site, all three are located within the church yard of the Church of St. Mary, which is across the road from the proposed site.

2.1 **Church of St. Mary**

Grade: I

List Entry Number: 1147754

Date First Listed: 26th January 1967

Address: Church of St. Mary, Church Road, Old Leake, Lincolnshire

Details: The Church of St. Mary is a Parish Church. C12, late C13, C14, C15, 1490-1547, C18, 1873-5, chancel restored by Temple Moore. Ashlar and coursed squared limestone rubble and red brick. Lead roofs. (Further details and descriptions can be found on the Historic England website, under list entry number 1147754.)

2.2 **The Lychgate**

Grade: II

List Entry Number: 1062034

Date First Listed: 26th August 1987

Address: Church Lychgate, Church Road, Old Leake, Lincolnshire

Details: Lychgate. c.1873. Possibly by Temple Moore. Red brick, timber, slate banded fishscale roof. Side walls in brick, forming bridge over ditch. Moulded brick copings. Gabled roof over with decorative bargeboard pierced with quatrefoils and crocketed pinnacle, on vertical timber supports with trefoil tracery. Pair of wooden gates. (as described by Historic England)

2.3 **Old Leake War Memorial**

Grade: II

List Entry Number: 1450434

Date First Listed: 19th October 2017

Address: The Churchyard, Church of St. Mary, Church Road, Old Leake, Lincolnshire

Details: First World War memorial designed by Temple Moore (1856-1920), unveiled 1920, with later additions for the Second World War.

The war memorial stands immediately to the south-east of the Church of St Mary (Grade I). It is a 4.6m high Calvary Cross built in Clipsham stone, with a two-stepped octagonal base from which rises a four-sided pedestal. The cross-shaft is octagonal in section but with a square foot. The top of the cross, rising from a simple moulded collar, is a hooded crucifix with the figure of Christ carved on the eastern face of the memorial. The pedestal is inscribed on all sides with an upper dedicatory line carved in relief and the commemorated names below in incised lettering. On the eastern face the inscription reads PRO PATRIA. On the southern face the inscription is R.I.P. On the western face the inscription is MEMORIAM, with on the northern face 1914-1918. The north-facing riser of the upper step of the base is inscribed 1939 – 1945, with the Second World War names inscribed on the remaining faces. (Further details can be found on the Historic England website, under list entry number 1450434.)



2.4 Proposal's Impact on Listed Buildings

Although the proposed site is located directly across the church Lychgate and main entrance to the church yard, none of the proposed work will physically impact any of the Listed Buildings nor the church yard that they sit within. The proposal will have a low impact on the church given that the existing building is being largely replicated in footprint and form with the remaining proposed buildings being largely masked by the frontage building. The proposal follows the character of the existing streetscape along the north-eastern edge of Church Road, by being of a sympathetic design, scale, and siting along the road.

The existing site consists of a dilapidated two-storey dwelling with boarded up windows, with associated land which has not been regularly maintained, overall, the site is unsightly and brings down the character of the area. The proposed development will replace the existing dwelling with a similarly proportioned dwelling and a row of three terraced houses adjacent to it, all of which will be sympathetic to the local vernacular. The development will also introduce hard landscaped gardens, shared drive, and parking, thus creating a clean and tidy site. We believe the proposed improvements to the site will improve the local area's aesthetics and therefore also improve the setting which the heritage assets are located within.

The Streetscape

2.5 South-Western Streetscape of Church Road

The streetscape on the south-western side of Church Road, from the Old Main Road, up to a point 114 metres north, is all churchyard and, therefore, is characterised by its open nature. South of the church yard are school playing fields, which carries on the open nature of the streetscape. North of the church yard the open streetscape continues to an open field, the open nature of the streetscape is only shortly interrupted by two dwellings, The Vicarage and The Grange. The Vicarage is a two storey, red brick house with a low-pitch slate roof, standing less than 10 metres from the road on a 35-metre-wide site, with outbuildings along the north side. The Grange sits north of The Vicarage, however, unlike its neighbour, the dwelling is set back far into the site, with only an access drive and landscaped gardens facing the road. The open nature of the south-western streetscape of Church Road, comes to an end to the north at the junction with School Lane, where more dwellings start to appear, to the south the open nature ends south of the playing fields, where the school is located.

In summary, the streetscape across the road from the proposed site is characterized by its open nature and abundance of vegetation.



2.6 North-Eastern Streetscape of Church Road

The streetscape on the north-eastern side of Church Road, is characterized by denser development with dwellings sited close to the pavement, which can be described as ribbon development. North-west of the site, along Church Road, the dwellings are sited very close to the pavement, and are all red-brick with either pan-tiles or slate roofs. This character continues north-west along the road until a large industrial site breaks the rhythm, the industrial site has a tall metal fence and low-level brick wall around the perimeter, and there are several industrial buildings situated within the site, away from the pavement. Beyond this industrial site, the ribbon development continues with uniform bungalows that are sited slightly further back from the pavement.

To the south-east of the proposed development site lies the White Hart Pub, which is has its frontage directly on the boundary to the pavement. The White Hart consists of a two-storey lime washed building and a single-storey brick extension to the west, which is set back from the road, both with pan tile roofs. There is also a further single-storey flat roof extension to the north-east, however this is not visible from Church Road.

Further along Church Road, past The White Hart, there is a terrace of four Victorian cottages, all lime rendered with slate roofs, however they are currently derelict and have boarded up windows. Beyond this, the junction between Old Main Road and Church Road, creates a natural break in the rhythm with the introduction of an open field, before development continues again along Church Road, adjacent to the school.

In summary, the streetscape along the same side of Church Road as the proposed development site, can be characterised as tightly developed ribbon development with the frontages being close to the pavement.

2.7 Lychgate View Streetscape

Lychgate View, is a no through road leading from Church Road to a small development north-east of the proposed site. The start of Lychgate View is characterised by The White Hart and 33 Church Road, (the dwelling on the proposed site), either side of Lychgate View, creating a gateway into the existing development. North of The White Hart and its associated parking, lies a row of four terraced houses, sited relatively close to the pavement, these are red brick with slate roofs. Further down Lychgate View lies a cul-de-sac of semi-detached dwellings, consisting of a mixture of red brick with pan tiles and stone with slate roofs.



2.8 Proposal's Impact on the Streetscapes

The existing dwelling has largely been replicated to ensure a similar effect on the street scene and to retain the 'gateway' into Lychgate View, as well as providing a focal point to the junction between Church Road and Lychgate View. The addition of the three terrace houses reflects the character of the terrace houses a little further down Lychgate View and reinforces the grain of Lychgate View. Limiting the proposal to only four dwellings, ensure neither the site nor the streetscape become overcrowded and still retains the village character.

The proposed replacement dwelling reflects the character of the adjacent White Hart, a 19th century two-storey public house, with a central doorway flanked by sash windows to each side on the ground floor and three sash windows on the first floor to the front elevation. The proposed replacement dwelling follows similar proportions on the front elevation. The proposed likeness to the surrounding buildings further enhances the cohesive character of the streetscape and the village as an entirety.



White Hart Pub (#4 on aerial map)



Proposed dwellings

Note the similarities between the pub and proposal in relation to the frontage design, proximity to the pavement of Church Road and relationship to Lychgate View.



*Existing Terrace Along Lychgate view
(#5 on aerial map)*



Proposed Row of Terraces



Archaeology

2.9 Old Leake

Old Leake is a historic settlement which dates back to the Domesday Book of 1086AD, and the majority of the village envelope falls within an area of "Known Archaeological Interest". Several areas in the village have had small investigations carried out which have found various amounts of archaeological evidence, which is not surprising given the age and history of the village.

2.10 Archaeological Investigation in the Vicinity of the Proposed Site

Prior to the construction of the housing development to the north-west of the proposed site, several archaeological investigations were carried out:

- **Field Walking**
In April 1996 a programme of systematic field walking was conducted, and a large quantity of post-medieval pottery was recovered, particularly in the area immediately fronting church road. Smaller and more generally distributed quantities of medieval and late Anglo-Saxon pottery were also recovered (as described by Lincoln Heritage Explorer, siting the Pre-Construct Archaeology (Lincoln). 1996. Desk Top Study and Field Evaluation Report: Church Road, Old Leake. PCA site code: CRO96).
- **Magnetometry Survey**
In April 1996 a fluxgate survey was conducted, and the survey recorded a complex series of intercutting ditch-like and pit-like features (as described by Lincoln Heritage Explorer, siting the Landscape Research Centre Ltd. 1996. Magnetometry Survey on Land at Church Road, Old Leake).
- **Trial Trenches**
In August 1996 seven trial trenches were excavated and found an unusually complex range of archaeological features including ditches, gullies, and pits, which dated from the late Saxons to post-medieval periods, confirming a prolonged span of occupation in this area (as described by Lincoln Heritage Explorer, siting the Pre-Construct Archaeology (Lincoln). 1996. Archaeological Evaluation at Church Road, Old Leake. PCA site code: CRO96.).
- **Excavation**
Between August and November of 2005, a single open area was excavated following the above-mentioned trial excavations and other evaluations, this excavation uncovered a continuous sequence of peripheral occupation deposits dating from late Saxon to post medieval periods (as described by Lincoln Heritage Explorer, siting the Archaeological Project Services. 2007. Archaeological Excavation on land opposite The Old Vicarage, Church Road, Old Leake. OLV05).



2.10 Proposal's Impact on the Archaeology

As mentioned above, the presence of archaeological evidence is to be expected within the village envelope, which has been demonstrated by the above-mentioned archaeological explorations on the site adjacent to the proposed site as well as others in the village. Therefore, it should be considered that the proposed development may impact upon any archaeological remains that may be distributed are affected by the building operations inferred by the proposal. Considerations will have to be made by experts in the field of archaeology and recommendations made accordingly before construction can begin.

We note from previous developments nearby, that archaeological investigations were required and suspect that it will also be the case for this site, however, the adjacent site was approved for development regardless of the archaeological findings. Therefore, we don't foresee any concerns for the proposed development of this site if we were to proceed with similar caution and respect to the archaeology.



Conclusion

The proposal seeks permission to develop and improve the site, which at present consists of a derelict dwelling and a brownfield site. The proposed development will consist of a replacement dwelling and a row of three terraced houses, which will be of red brick and slate roof construction. The proposed dwellings have been sited close to the pavement, following the grain and character of the neighbouring buildings. The proposal further enhances the existing ribbon development character and streetscapes of both Church Road and Lychgate View.

Although the proposed site lies directly across from the entrance to the church yard and the church Lychgate, the proposal will not adversely affect the three listed buildings located within the church yard, in fact the proposal will improve the aesthetics of the site.

The impact on the archaeology is largely dependent on whether any archaeological evidence is found on the site. However, as was evident with the development to the north-west of the site, if any archaeological evidence is found by specialists, there are mitigations and processes that will allow the continuation of the development.

Overall, the proposed development is of a sympathetic design and scale and will greatly improve the site itself, as well as the local aesthetics and provide a positive focal point to the junction of Church Road and Lychgate View. We believe the proposal will have low impact any local heritage assets.