

ARCHAEOLOGICAL PROJECT SERVICES



London Road, Kirton. Planning Application: B/19/0040

Initial Assessment on the Impact on Designated Heritage Assets

There are three Listed Structures in close proximity to the Site. These include Kirton House, 96 London Road and the gates to No. 96. All are Grade II Listed Buildings and, as such, are of local significance only. There is unlikely to be any direct impact on the structures. Consideration is given below to the potential impacts on the setting of the assets and their visual integrity.

Kirton House is located across the road from the proposed access into the development and will be affected by the proposed development. Current views of Kirton House will remain unchanged when travelling along London Road as the proposed development is set back from this road. Kirton House will provide the terminating view upon exiting the proposed development – thus creating new viewing opportunities. There is considered to be negligible impact on the setting of Kirton House.

No. 96 London Road and its cast-iron gates are located some 80m south of the project boundary. There is no clear inter-visibility between these designated assets and the proposed development due to intervening buildings and existing planting. Therefore, the impact on the setting and visual integrity is considered to be negligible.

Consideration was also given to the potential impact on views of SS Peter and Paul's church, principally those looking over the proposed development towards the church tower. The tower is not significantly tall and does not appear in unfolding views along London Road where the proposed development would lie in the foreground. Views overlooking the Site towards the tower can only be achieved along Woodside Road and Manor Road to the west of the Site where the proposed development would only allow glimpse views of the tower. However, both are minor roads. A proposed open space towards the centre of the Site will also create a new viewing opportunity of the tower.

Kirton Conservation Area is tightly focussed on the immediate area of the church. The Conservation Area will not be negatively impacted upon by the proposed development. However, the development may increase footfall within the centre of Kirton which potentially could be beneficial to the Conservation Area.

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