

Heritage Statement

Land off High Street, Kingsley.

Mr M Clowes.

Design and Access Statement in support of

The outline development of land off High Street, Kingsley for Mr M Clowes.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 INTRODUCTION

- 1.1. This proposal is for outline planning on land off High Street, Kingsley. The application is currently seeking approval for the principle and access to the proposed site.
- 1.2. The production of this statement has been considered as a necessary part of the design development process to ensure that the proposal actively seeks to respond positively to its specific context in order to provide a valuable addition to its surrounding area, whilst also taking great care to ensure the historic nature of the village.



2.0 HERITAGE STATEMENT

Description of the Asset

- 2.1. The listed premises in question is no. 44 High Street, Kingsley, which has had many previous uses in its long history. It was built in the 17th century and boasts 19th century alterations.
- 2.2. The most prominent feature of the house is the cellar, which is accessed from the south off High Street. The main entrance to the property is not off High Street.
- 2.3. The house has coursed dressed and squared stone of fine quality with a raised string at ground floor ceiling level. The entrance elevation, which is possibly part-rebuilt, is finished in brickwork.

- 2.4. There is a triple window entrance front with three light chamfered mullions replaced to ground floor right by a C20 casement.

3.0 HERITAGE STATEMENT **Assessment of the Asset**

- 3.1. 44 High Street plays a dominant part in the village centre of Kingsley. Proportionately, it is one of the most prominent in height, this could be related to the sloping nature of the site in which it sits.
- 3.2. The listed property is currently a private dwelling and therefor, other than its dominance, does not have any other relationship to its surrounding community.
- 3.3. The change in level of the site has been taken into account so that the development will not impinge on the significance of the asset.

4.0 HERITAGE STATEMENT **The Design Concept**

- 4.1. The proposal is for outline planning permission, with appearance and scale to be agreed at a later stage.

5.0 HERITAGE STATEMENT **The Impact**

- 5.1. We feel that the footprint of the property proposed will not have a detrimental effect on either no. 44 High Street or the overall character of the village.
- 5.2. The access to the site is already existing, so there are no changes proposed to the streetscape. The proposed footprint of the new dwelling will hopefully work with the sloping sight to reduce the overall impact.
- 5.3. With the site having both no. 42, multiple existing outbuildings and multiple level changes, a scheme that is subservient to the listed building should be easily achieved.