

CL115043  
M8/3

6027LC/PM

john roberts architects limited

**REDEVELOPMENT OF GROOM COTTAGES,  
LINCOLN ROAD,  
CAMMERINGHAM,  
LINCOLN**

**PLANNING APPLICATION NO. 121269  
LISTED BUILDING APPLICATION NO. 121272**

**HISTORIC BUILDING RECORD**



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PM/6027L

28 January 2008

**REMODELLING AND REFURBISHMENT OF GROOMS COTTAGE, CAMMERINGHAM,  
AND ITS EXISTING GARAGE****FOR****LOCKWOOD ESTATES LIMITED**

SK 94 83 8212

**INTRODUCTION****PROPOSAL:**

The project comprises two elements:

01. The remodelling and refurbishment of the existing cottage on the site to form a 4-bed dwelling and new associated garage.

The remodelling of the cottage includes the demolition of 2No. 1960's rendered extensions that do little to enhance the character of the original building.

02. The conversion of the existing and Grade 2 listed garage to form a 2-bed holiday let suitable for use by disabled guests.

The refurbishment and conversion of the garage includes the demolition of a small C20 rendered blockwork extension on the North East corner of the building that was used as a coal store for the cottage.

**BACKGROUND****LOCATION**

This important collection of building frames the South Eastern corner of the junction of Lincoln Road and Cammeringham Hill in the picturesque village of Cammeringham located some eight miles north of Lincoln. The village nestles neatly at the foot of the Lincolnshire limestone escarpment.

In the Lincolnshire volume of his Buildings of England, Pevsner records the village church of St. Michael, as C14 and now little more than a nave of the original building, The Manor House is recorded as Mid C18

The site lies within the natural settlement boundary of Cammeringham village, an 'Area of Outstanding Natural Beauty' and partially within an area designated as 'Historic Park and Garden' as identified by WLDC in their local plan.

**MATERIALS**

The extensions to the cottage are to be completed in coursed rubble stonework with William Blyth natural clay pantiles. Windows to be painted timber, to match existing.

The new garage building is also to be constructed in stonework to match the existing cottage, with William Blyth pantiles as a roof finish but with red brick detailing to window and door heads, plinth and corbelling. Again windows and external doors are to be painted timber to match the existing cottage.



The existing structure of the former garage is to be re-rendered with an appropriate lime render, the current cement render having been carefully removed. The same finish is to be used for the kitchen extension.

### LISTING

The garage block has a Grade II listing, the details of which are as follows:

"Grade II. House now garage. C16, C19, C20. Rubble ground floor, timber frame upper story with thickly rendered exterior. Pantile roof. 2 storey exterior, single storey interior, 3 bay front with deep set doorway with askew plain door case with plank door. Square window blocked with wood to left of doorway with window to right segmental head and blocked with wood. 2 very small sliding sashes above. Interior roughly encased with ply board but 2 large irregularly shaped beams exposed."

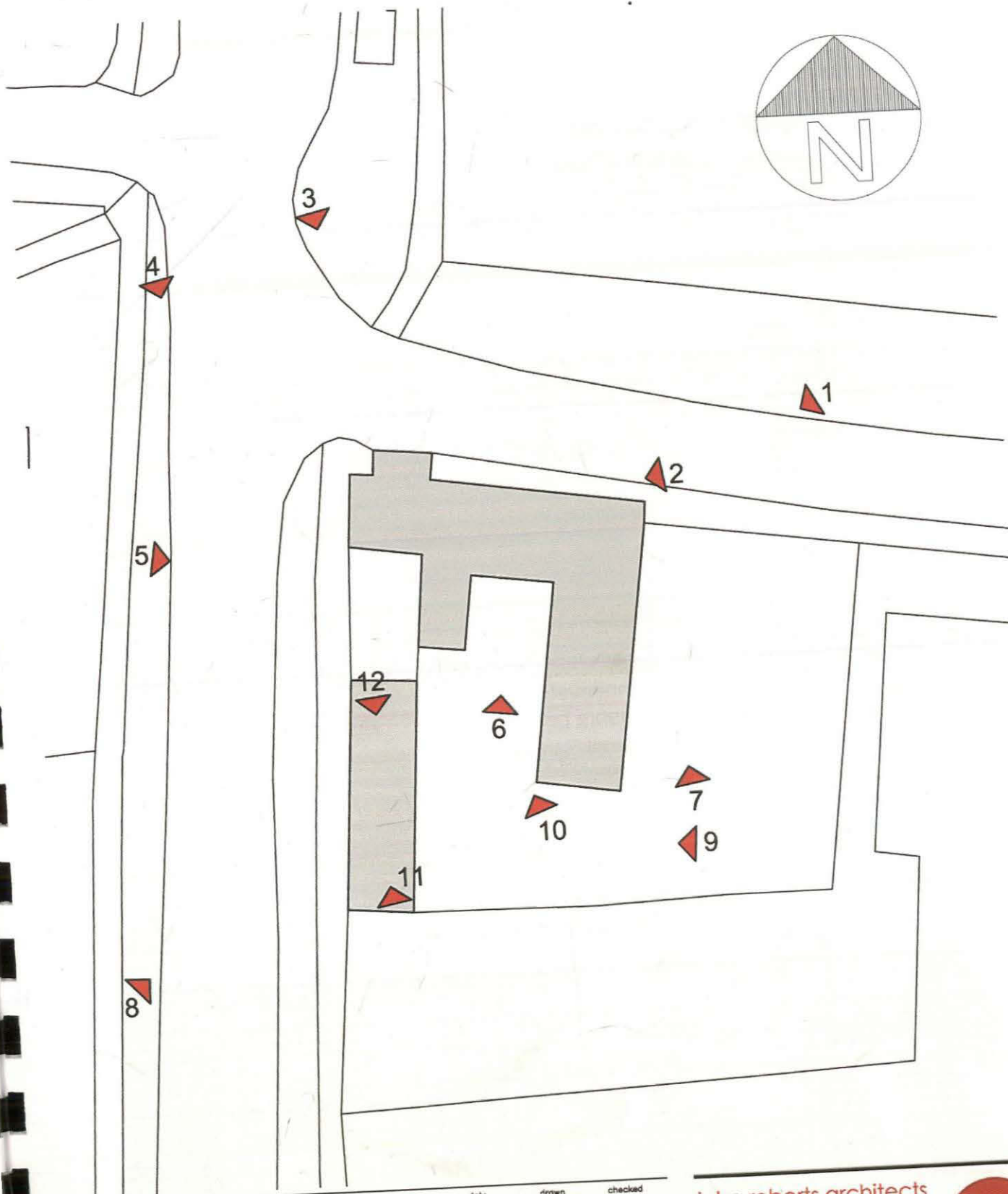
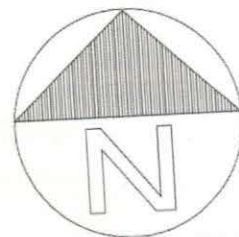
The existing cottage is not listed in its own right and its age has not been established although its origins are likely to be founded in the C19.

### PHOTOGRAPHS

The following photographs were taken on two separate occasions. Photographs 1-10 were taken on 21.11.06, and photographs 11-12 were taken on 31.07.07

ALL DIMENSIONS AND SETTING OUT ARE TO BE VERIFIED ON SITE AND ALL DISCREPANCIES REFERRED TO THE ARCHITECT BEFORE WORK COMMENCES. COPYRIGHT RESERVED

REV. DATE DESCRIPTION



project  
REDEVELOPMENT OF GROOM  
COTTAGES, LINCOLN ROAD, CAMMERINGHAM

drawing  
PHOTOGRAPH KEY

scale	date	drawn	checked
-	JAN 08	PM	
drawing no.	revision		
-			

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## PROJECT PHOTOGRAPHS -- JOHN ROBERTS ARCHITECTS LIMITED

Client: Lockwood Estates Ltd  
Job: Redevelopment of Grooms Cottage,  
Lincoln Road, Cammeringham

Job No: 6027L  
Date: 24.01.08

Occasion: Site Visit

Assistant: PM  
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1. Grooms Cottage - Eastern & Northern Elevations looking from Cammeringham Hill.  
Note - 1960's rendered extension on the Eastern Elevation.



2. Grooms Cottage - Northern Elevation with 1960's extension at the Eastern end.



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3. Grooms Cottage - Northern Elevation looking from Lincoln Road.



4. Grooms Cottage & Grade II listed Garage - Western Elevation looking from Lincoln



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5. Grooms Cottage - Western Elevation looking from Lincoln Road.  
Note - 1960's rendered bathroom extension.



6. Grooms Cottage - Southern Elevation including rendered extension.



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7. Grooms Cottage - Eastern Elevation showing 1960's extension.



8. Garage - Western Elevation of Grade II listed Garage looking North from Lincoln Road.



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9. Garage - Eastern Elevation of Grade II listed Garage, looking past 1960's rendered extension.



10. Garage - Northern end of Eastern Elevation of Grade II listed Garage showing late 19th century additions which were used as a coalhouse.



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12. Garage - View from entrance, showing the white painted/rendered walls, lath & plaster ceiling & timber tie.



11. Garage - View towards entrance showing the white painted brick walls, lath & plaster ceiling and timber tie.



*Karen - to Kelvin  
 please comment to Kelvin  
 (WZDC) with a view to  
 discharging relevant  
 condition. Thanks  
 Kelvin 6/2/08*

- architecture •
- interior design •
- space planning •
- project management •
- concept design •
- masterplanning •

## john roberts architects

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PM/EG/6027L

West Lindsey District Council  
 Guildhall  
 Marshall's Yard  
 Gainsborough  
 Lincolnshire  
 DN21 2NA



28 January 2008

Dear Sirs

Redevelopment of Groom's Cottages, Lincoln Road, Cammeringham  
Application Ref: 121272 and 12169 121269

Please find enclosed 4No. copies of our Historic Building Record, for this property, to address Condition No. 4 attached to both the Planning Permission and Building Regulation. We would appreciate written confirmation that these conditions have been formally discharged.

If you have any queries please do not hesitate to contact this office.

Yours faithfully

*Paul Mearns*  
 John Roberts Architects Limited

Encs.

Postbook Ref:	262-691
Officer Dealing:	Karen
Date Reply Required:	—
Date Replied Via:	
PM Transaction No.	



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 company secretary: Jonathan M Roberts

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