



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

The Court House

Client

Adil Developments

Location

Roseway, Gainsborough

Services Provided

Archaeology
Historic Buildings

Date of Completion

2012

Key issues

Proposals involve the demolition a 1960s Court House and the subsequent redevelopment of the site which comprises a KFC drive through

Archaeological evaluation to determine Medieval deposits on-site

Eight Listed Buildings and two Conservation Areas are located within 100 m of the site boundary

Building Appraisal to assess the visual impact of the development upon the Listed Buildings and Conservation Areas



CgMs were appointed by Adil Developments to provide specialist archaeological and heritage advice in relation to the proposed redevelopment of an area of land which currently comprises the modern Court House.

A planning application was submitted for a KFC drive through servery, car parking and landscaping in early 2012.

An Archaeological Desk-Based Assessment established that the site had low/nil potential for any archaeological evidence from the prehistoric, Roman and Saxon periods, and whilst there was some potential for Medieval evidence, it appeared likely that much would have been truncated, and in places totally destroyed, by site preparation work for the Court House.

Several trial trenches were excavated to confirm this assertion. No evidence of Medieval activity was encountered.

A Building Appraisal considered the Listed Buildings and Conservation Areas within close proximity of the site, and assessed the physical and visual impact of the proposals on these heritage assets.

The appraisal identified eight Listed Buildings and two Conservation Areas with potential for impact, but confirmed that there would be no detriment on the setting or the significance of these heritage assets.

It subsequently identified that some positive impact will arise on the wider setting of these heritage assets, through the re-iteration of the scale, height and massing of the surrounding built form within the site.

The planning application was granted consent in the spring of 2012.

