

# Heritage Impact Assessment



**School House**

**Heath Lane**

**Wilsford**

**Grantham**

**NG23 3PG**

**Project No.715 5UB**

**BJH/HIA001  
June 2022**

# **Heritage Impact Assessment**

## **Introduction**

The following report has been prepared for the Planning Permission and Listed Building Consent application for the demolition of the existing garage/store and replacement with a single storey side extension and associated internal and external alterations to the School House, Heath Lane, Wilsford, NG23 3PG.

The subject site comprises a two storey Grade II listed building, of local limestone, ashlar quoins and decorative construction set under a steep dual pitched slate covered roof, complete with a detached brick and stone garage/store, all within an enclosed site.

The subject site forms part of a former school, with the subject site being the school house and the adjacent and adjoining building being the school, both dating from the mid 19<sup>th</sup> Century.

The school house is set outside of the Conservation Area of Wilsford, which follows the principal through road of the village to the north of the subject site.

The assessment has been prepared in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, notably sections 16, 66 and 72 and in accordance with NPPF, specifically Section 16. Conserving and enhancing the historic environment and ICOMOS, Heritage Impact Assessments for Cultural World Heritage Properties.

The assessment has been prepared by B J Hawkins, BSc, MA, IHBC of Hawkins Historic Limited.

## **Methodology**

This Heritage Impact Assessment is based on the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, January 2011, in accordance with local requirements, issued by North Kesteven District Council.

The statement will comprise of the following:-

A written account: comprising of:-

- Location of the building.
- A note of statutory designation.
- The character and historic, architectural, social significance of the building.
- A summary of the building's type or purpose, historically and at present, its materials and building chronology where possible.
- Impact of the proposed development upon the significance of the building.

## **Site History and Significance**

The subject site is the Victorian School House, which complete with the attached School (which is not part of the subject site) were built in 1857.

The school house is attached to the left hand side elevation (south), square on floor plan comprising two storey accommodation, set around a central north to south hallway with rooms off.

The school house is built of local limestone, complete with cut ashlar to the quoins and window and door detailing, complete with low parapet wall and feature gablets, breaking the eaves level serving the first floor rooms.

The roof is of steep dual pitched construction, complete with parapet walls to the gables and ridge and gable end chimneys, typical of Victorian Gothic architecture.



This shows the front elevation of the school house.

The school and school house were built to the south west of the village, somewhat detached from the village core, surrounded with the local quarry, which quarried the local Ancaster stone.

The school and school house were built in 1857 as a Public Elementary School, by Miss Cheney Lady of the Manor on a site granted by the Rev. J.P.B Younge, of the parish church of St Mary, with two further classrooms added in 1877 and 1897. The school and school house were designed by Sleaford Architect Charles Kirk Junior (1825 to 1902) of Kirk and Parry.

The school originally called Wilsford School, changed its name to Wilsford Myer's School in 1899, finally closing in 1987.



This map extract dated 1888, shows the location of the school and school house.

The school house and school were originally constructed in an isolated location, away from the main core of the village, on the edge of a stone quarry.

A residential housing development has been built in close proximity to the subject site, clearly visible from the rear garden and elevation of both the school and the school house.

The School House is a Grade II listed building.

The School House is attached to a Grade II listed building The School.

The School House is located outside Wilsford village conservation area.

The principal front, south elevation of the School House faces onto the front garden, enclosed with a mixture of high boundary fencing, walling and mature trees, giving the garden, driveway and parking a sense of privacy.

To the left hand side of the house (west) there is a simple modern garage/store building, of coursed limestone construction, complete with a pair of timber side hung timber boarded doors, with vertical boarding over, all set beneath a mono pitch roof, covered with built up felt. The rear section of the garage/store comprises brickwork construction, complete with a central timber casement window.

The garage/store was subject to a planning permission application linking the garage to the house which was approved in 198 and a further application in 2009 to extend the existing detached garage.

The existing garage/store is of mixed construction, LBC common brickwork and later limestone, is detached from the west elevation of the house and generally in a poor to satisfactory condition.

The map extract above shows a building located in the approximate location of the existing garage/store, although the existing structure is a modern construction on the site of an earlier simple functional service building, ancillary to the use of the building as a school.



This shows the modern garage/store adjacent to the decorative Victorian gothic School House.



To the north (rear) of the school house there is the rear elevation of the school, which forms the boundary to the small rear courtyard of the site.

To the east there is the School building, which is orientated north south with the principal elevation facing onto Heath lane one of the access roads into and out of the village.

To the north west of the School House there is a modern housing development.



This shows the proximity of the modern housing development to the rear elevation of the School House. Note the front elevation of the garage/store to the right of the photograph.

The subject building is a historic and architecturally decorative house, however the house is not visible from the street scene, with the front elevation shielded by the boundary treatment.

The attached school is clearly visible from the access road owing to its long principal elevation facing onto the road and as the two houses are historically associated any development on one property has an impact on the other.

The immediate locality is of a semi rural setting, with the subject site located to the southern edge of the village, with open fields surrounding the site to the south, east and west, with modern residential dwellings to the north, along Heath Lane, which increases in density towards the village core.

The aim of the proposals are to create additional accommodation, creating an additional sitting room, with views onto the garden, a utility room and a bathroom.

The proposed alterations and extension has been designed to respect and complement the existing architectural style of the house.

With that in mind the extension, which is largely shielded from view from the public realm and only afforded glimpsed views from the neighbouring houses, the school and the modern development to the rear, has been designed utilizing traditional materials wherever possible and complementary architectural styling to reflect the main house.

The proposed extension is to be constructed in matching coursed local Ancaster limestone, complete with ashlar blocks for quoins and opening detailing, set under a steep dual pitched roof to match the main house and finished with natural slate.

A decorative ashlar and cut stone feature arrow slit is set into the south gable above the aluminium framed sliding doors to the sitting room, to reflect that to the main gable of the school.

The proposed fenestration, including the sliding door, has been designed to reflect the existing simple three light vertical emphasized design of the main school house, with a simple functional vertically boarded access door to the rear elevation.

The principal elevation facing onto the garden, is a typical example of late Victorian school architecture, with decorative feature gables and stone detailing, which positively contribute to the character of the area.

This detail, along with its 19<sup>th</sup> Century origins, as part of the National School through until the 20<sup>th</sup> Century serves to socially elevate the significance of the building and as such all and any development must respect the overall significance of the building, its individual elements and the potential impact on the surroundings.

The historic and architectural interest and significance of this building lies within its principal elevation facing onto the garden and that of the adjoining school, which faces onto Heath Lane, which will remain largely unaffected by the current proposals.

## **Project Proposals**

The aim of this project proposal is:-

To provide additional accommodation without compromising the historic integrity or character of the building or its surroundings.

The proposals involve no loss of significant historic fabric

### **Proposals**

The proposals as detailed below and shown on the application drawings, Project Reference 21101, prepared by JMAD Architecture.

The proposals are as follows:-

#### **External**

- The demolition and removal of the existing garage.
- Construction of a single storey extension, linked to the main house.
- Install a vertically boarded door to the rear elevation of the extension.
- Install an aluminium window to the left hand side elevation of the extension, serving the new bathroom.
- Install an aluminium vertical casement window to the front elevation of the extension serving the utility room.
- Install large folding and sliding fully glazed doors across the front elevation of the extension, serving the new sitting room.

There are no works to the main School House.

The remainder of the document provides an assessment of the potential impact of these proposals.

The aim is also to achieve the above extension whilst:-

- Maintaining the historic integrity of the property.
- Utilising traditional materials to reflect the main house and its surroundings.
- To maintain the character and charm of the surrounding area.

The subject building, referred to the School House, is attached to the rear elevation of the School, which is a separate dwelling house, although the two buildings were built in the mid 19<sup>th</sup> Century and operated as the school and school house until the late 20<sup>th</sup> Century.



The demolition and replacement of the existing garage/store will have an impact on the social history of the site, along with its replacement creating a positive visual and architectural impact on the building.

It is with this in mind that the proposal has been designed, to ensure that the additional accommodation has been provided, whilst respecting the historic and architectural significance of the whole.



This shows the views from Heath Lane, clearly showing the front elevation of the School, with the subject site, School House, afforded glimpsed views of the roof above the boundary treatment.

### **Setting/Context**

The setting and context of the proposals for this application focuses on the existing two properties, the subject site, the school house and the attached property, the school along with their associated outbuildings and grounds.

The two properties are located in a semi rural location, with an Ancaster limestone quarry bounding the School house, separated only by mature trees to the rear boundary and hedging to the south, which gives the site a distinctly isolated character.



This shows the views from within the site, towards the west (rear) boundary. Note the front elevation of the house to the right of the photograph.

This setting remains unchanged from the mid 19<sup>th</sup> Century and the construction of the School House.

The two properties existed for over a century in an isolated location on the edge of the village, until the construction of the modern housing development, to the west of Heath Lane, Blackberry Way, set adjacent to the Village Hall, which dates from the late 20<sup>th</sup> Century. The remaining 500 metres of School Lane as it runs north towards the village centre, comprises a mix of 19<sup>th</sup> and 20<sup>th</sup> Century housing.

There are a pair of terraced houses immediately north of Blackberry Way, dating from the Victorian period, of red facing brickwork construction set under gabled dual pitched roofs finished with clay pan tiles. The road then continues with a series of original Lincolnshire Council housing development, rendered concrete construction, set under mansard roofs, finished with grey interlocking tiles, dating from the mid 20<sup>th</sup> Century.

The housing is situated to the western side of Heath Lane and School Lane running north towards the village centre, with open fields to the eastern side of the access roads.



This shows the views from to the south with the School to the right hand side of the photograph beyond the Village Hall, with the trees to the left bounding the open fields beyond.

There are no other listed buildings in close proximity to the subject site and as such the character of the area is based on the individual Victorian architecture of the subject site and the mixture of late 19<sup>th</sup> and early 20<sup>th</sup> Century housing, which creates a rather wide palette of materials and styles.

The housing along Heath and School Lane are of two storey construction set back from the road edge behind front gardens and of mixed dates, as a result there is no defined character in the immediate vicinity of the subject site.

The School House and the School are individual properties that form an isolated and unique grouping in this location. The result being that the design of the extension must reflect these two properties and their inherent character rather than that of the adjacent, albeit distant housing.

The proposed demolition of the existing garage/store and subsequent extension will have an impact on the principal elevation of the School House.

### **Impact and Evaluation**

The existing garage/store is of modern construction, comprising cut and coursed limestone to the front elevation, with common brickwork to the rear elevation, with evidence of earlier brick coursing internally in patches, although this is not reflected externally.



This shows the mix of stone and brick work construction, both modern, late 20<sup>th</sup> Century and of some earlier 20<sup>th</sup> Century. Note the poor quality construction, with straight joints in masonry and partially fixed wallplate straps.

The construction methods employed for the garage/store are rather poor and the building is generally of an inferior quality to that of the main house.

The roof is of modern timber lean to roof construction, with timber joists and plywood decking, covered with built up felt. The garage section to the front is in excess of 2.00m, although the rear brickwork section has restricted head height, in the region of 1.50m. This reduced height restricts the internal use and creates a barely accessible store.

The floor to the garage section is finished with modern concrete, with the rear section finished with clay bricks.





This shows the view of the rear and left hand side elevation of the garage/store, which is out of character with the main house.

The existing garage/store dates from the late 20<sup>th</sup> Century, however there is evidence on the first edition OS maps showing a rectangular building to the rear of the School House, in a similar location, pre dating 1888.

There is no recorded evidence detailing the store building, however it is likely that the existing building is on the site of the previous building and re-uses at least some materials and potentially part of its footprint.

The remaining hybrid store building is of no historic or architectural significance and serves only to provide limited storage for the main house, whilst detracting from the overall decoration and character of the main house.

The demolition of the garage/store will result in no significant harm to the main house and result in the loss of no significant historic fabric. The demolition will enable a more aesthetically appealing and appropriate building to take its place and presents an opportunity to positively enhance the principal elevation of the School House, rather than detract.

It is with this in mind that the extension has been designed, creating a sitting room with views and easy access into the front garden, whilst providing a family bathroom to the rear and a simple link to the main house comprising a corridor utility room.

The extension has been carefully designed to positively enhance the main School H

The principal front elevation is enhanced by the removal of the out of character garage/store and positively enhanced by the proposed gothic styled extension.

There are no internal alterations to the main house, with the access into the link utility room being direct from the existing kitchen, through the existing door. Please refer to drawing number 303.

The aim is to construct the side extension to complement the main house, whilst ensuring a characterful subservient to the principal building.

The proposals serve to provide additional accommodation and improving accessibility from kitchen to utility room, without impacting upon the historic fabric or inherent character of the building.

The character of the property, is one of a decorative high quality, Victorian architecture, typical of a National School building making a positive contribution to the village and its social history.

## **Assessment and evaluation of the overall impact of proposals on the subject Heritage Asset.**

### **NPPF Section 16**

In the following I have attempted to summarise the requirements of NPPF Section 16, Conserving and enhancing the Historic Environment and relate them directly in terms of this proposal and the affected heritage assets.

The following seeks to outline the significance of the heritage asset, highlighting any other heritage assets that may be affected by the proposal and assessing the impact of the proposal on the subject property and the surrounding heritage assets.

### **Subject site list description**

TF 04 SW WILSFORD SCHOOL LANE (west side)

4/121 Former School and School House

Grade II



*Former school and school house now house. 1857 with minor C20 alterations. Rock faces limestone with ashlar quoins and dressings, slate roofs with raised stone coped gables and paired bracketed kneelers, single ridge and 2 gable ashlar stacks with paired funnels and chamfered bases and capitals. L-plan. Single storey 7 bay front to street with chamfered plinth, 3 stepped buttresses and gabled porch with belfry to the apex. The off centre porch has a chamfered 4 centred arched outer doorway and a planked inner door. To left are single 2 and 3 light windows and to the right are a pair of windows and 3 sets of 3. All windows are lancets with trefoil heads and are plain casements. Above the doorway is a carved ashlar scroll recording the construction of the school in 1857. The house is to the left rear and has a single story plus attics 3 bay front with central half glazed door in a 4 centred arched surround flanked by triplets of lancets matching those of the school. Above the door is a square panel of arms. In the roof are 2 gabled through eaves dormers with stone coped gables and kneelers. They are supported on triple rolled corbels and contain pairs of lancets. All windows are plain casements.*

Listing NGR: TF0032042730

The proposals primarily impact the principal and side elevation of the property, with the proposed extensions located to the left hand side.

The proposed extensions add a simple narrow link building and a replacement sitting room to the existing garage/store building located to the left hand side of the main house.

The subservient link utility room, has the addition of a casement window to the front elevation, which serves to reduce the massing of the link.

This casement window will allow views through into the link utility room to the original exposed stone of the existing gable elevation, which will remain visible through the glazing, serving to maintain the distinction between the two buildings and reduce the visual impact of the stone link building.

The existing garage/store building is of no historic or architectural significance and its demolition would positively enhance the principal elevation.

The part functional use of the proposed extension reflects the origins of the functional store building, previously in the location of the existing garage/store.

The extension, including the link to the kitchen provides additional accommodation within the main house and a more direct connection to the garden, a modern requirement for family life.

The extension serves to enhance the existing principal elevation, being complementary in design and appropriate in decoration and materials choice.

A simple complementary palette of traditional and modern materials has been chosen to retain the character of the School House.

The extension has been designed to complement the historic, whilst providing further requirements of a modern family.

The proposed extension comprises a continuation of Ancaster limestone, cut and dressed and ashlar, continuing the slate roof, instead of the existing felt construction. The windows and doors are modern double glazed aluminium, whilst complementing the historic painted metal vertical casements.

The diminutive size of the extension and the link building, ensures a simple architectural narrative between the two buildings, with the extension being respectful of the existing proportions of the main house.

The design and material choice for the extension has been chosen to complement and positively enhance the existing building and the surroundings.

The extension has been designed in accordance with best conservation practice, utilizing design proportions of the original, along with the use of largely traditional materials, which ensures that they do not dominate the main building and are appropriate to the character of the area.

The simple extension to the side elevation, will have a positive impact on the long term use and function of the building, without loss of historic fabric or character.

They seek to improve the visual aesthetic and function of the principal elevation and provide additional accommodation, without compromising the historic.

### **Evaluation**

The proposals have been carefully considered throughout the design process and it is felt that the historic character of the historic building and immediate surroundings of the subject property will not be detrimentally affected by the extension and be positively enhanced, by the additional accommodation and the improved verticality, proportions and aesthetics of the new extension over that of the existing garage/store.

The proposed extensions detailed on the proposed application, seek to sensitively and sympathetically improve the internal use and provide additional accommodation and maintaining the Victorian origins and proportions.

The spatial layout and internal features of the School House will not be affected by the extension.

The extension has been designed in full accordance with NPPF, relating to conserving and enhancing the historic environment, along with local planning policy guidance from North Kesteven District Council and Wilsford Conservation Area.

Development affecting the heritage assets, should be encouraged:-

- If the proposals are appropriate in terms of the character and appearance to the local area.
- If the design displays sensitivity to the original character and significance of the building and surroundings.
- If the design displays exemplary standards of sustainable and inclusive urban design.
- If the design displays innovation in new architecture.
- There is the presumption in favour of approval where alterations and extensions are confined to the rear of the building and are in scale, proportion and do not visually dominate the original building or the surroundings.

The subject site is set outside of the Wilsford Conservation Area, however the extension has been designed to complement the historic character and architecture of the area.

The proposed extension must be sympathetic to the inherent historic integrity and character and its setting, ensuring that the overall design positively enhances the building and the immediate surroundings.

The design aims, ensured that the proposed extension maintains the traditional decorative Victorian character of the existing, through the use of appropriate and complementary materials.

The existing architectural dialogue of the elevations and the extension will be enhanced by the extension and make a positive contribution to the surrounding area and adjoining building.

It must be highlighted that as these proposals do not involve the loss of any heritage asset or significant harm to the historic fabric, it can be considered that there is no harm to the heritage assets or their significance or their setting.

## **Assessment and evaluation of the overall impact of proposals on the surrounding Heritage Assets.**

The proposals focus on the demolition of the existing garage/store and the proposed sitting room extension and the potential associated impact upon the surrounding buildings.

The proposed side extension is not visible from within the public realm only from the confines of the subject site and its immediate neighbours.

As such careful historic and architectural design consideration has been given to the following heritage assets, Grade II listed building, Home Farmhouse, parish Church of St Mary Grade I and Wilsford Conservation Area.

The village only contains three listed buildings.

TF 04 SW WILSFORD MAIN STREET (North Side)

4/119 No. 51 (Home Farmhouse) 1.2.67

Grade II

*House. Early C17, altered C19 and C20. Coursed limestone rubble with ashlar quoins and dressings, pantiled roof with raised stone coped gables, single ball finial. Single ashlar ridge and gable stacks now with C20 brick funnels. 2 storey 4 bay front having off centre half glazed door covered by a C20 gabled porch. To right are a 2 light sliding glazing bar sash and 2 fixed 2 light glazing bar windows. To first floor are 2 sliding glazing bar sashes; all openings have timber lintels. To right a single bay service wing with gabled pantiled roof and single brick gable stack has an outshut in front with a single C20 plain fixed light. To right gable is a 2 light mullioned window. To left hand (road) gable is a 3 light mullioned window to the ground floor, a 2 light C20 glazing bar casement to the first floor in a stone surround and a 2 light mullioned window to the gable. All mullioned windows are ovolo moulded with moulded cornices. Interior retains deeply chamfered girders with rounded stops and a fireplace with a chamfered lintel.*

This building is located to the north west of the subject site, approximately 600m from the subject site, within the core of the village on Main Street.

This house dates from the 17<sup>th</sup> Century with later 19<sup>th</sup> and 20<sup>th</sup> Century alterations, is of local limestone construction, similar to the subject site, set under a pan tile roof complete with parapeted gable walls and ridge and gable chimneys, making a significant positive contribution to the character of the street scene.

The building is located to the north east of the subject site and is of **medium** social, historic and architectural significance.

The proposed extension and demolition of the existing garage/store, will enhance the subject site with no physical or visual impact on the adjacent listed building.

The potential impact upon the adjacent building being positive.

The chosen materials are appropriate within the setting and for this heritage asset.

TF 04 SW WILSFORD MAIN STREET (North Side) 4/118 Church of St. Mary 1.2.67

Grade. I

*Parish church. C11, C12, C13, C14, C15, restored 1860-1 by Kirk and Parry. Coursed limestone rubble and ashlar, slate and leaded roofs with raised stone coped gables. West tower and spire, clerestoried nave, north and south aisles, south porch. 3 stage C15 west tower with chamfered plinth and string courses, stepped diagonal buttresses, fleuron frieze and embattled parapet with gargoyles. The set back spire has 2 tiers of gabled lucarnes in alternating directions. To the belfry stage are tall 2 light louvered openings with cusped heads, quatrefoils and plain pointed surrounds. The west door is pointed with trefoils in the sunk spandrels, all in a hollow chamfered slightly 4 centred arched surround. Above is a 2 light window matching those to the belfry stage. The west well of the north aisle contains a 2 light C14 reticulated window in a wave moulded surround. To the north side are 2 matching windows, one of 2 lights the other of 3 beneath a moulded and cambered head. Also a C14 priest's door with continuously moulded and pointed surround. The C15 clerestorey has 3 broad 3 light windows on the north side with hollow chamfered 4 centred arched*

*surrounds. They alternate with elaborately cusped and pinnaced niches with grotesque heads above. Embattled parapet to nave roof. In the east wall of the aisle is a further 3 light reticulated window matching the rest. The C13 chancel has a plain parapet and a single lancet in the north wall. C14 east window of 4 lights has fine flowing tracery forming mouchettes, daggers and quatrefoils. In the south wall of the chancel are 2 further lancets and a recut C14 2 light reticulated window. The south east angle of the nave has quoins of long and short type. Immediately to the west is a further C13 lancet. The C13 south aisle has a lancet to the east and in the south wall is a broad 3 light C15 window with cusped heads to the lights and crude perpendicular tracery set in a hollow chamfered triangular surround. To the west is a small rectangular window in a plain chamfered surround. In the west wall of the aisle is a C19 lancet. The southern clerestorey has 3 pairs of trefoil headed windows in hollow chamfered triangular surrounds. The C15 gabled south porch has a continuously moulded outer 4 centred arched doorway with moulded hood and above a blank trefoil headed niche. The inner doorway is C13, recut, with a pointed head and plain chamfered surround. The principal timbers of the porch roof are moulded and appear to be original. Interior: Tall 2 bay late C12 north nave arcade with slender round pillar and cross-shaped capitals supporting double chamfered round arches. The south arcade has one large C13 arch to the west which is pointed and chamfered with annular shafted reveals, and to the east a second smaller matching arch. Above this is a blocked pointed window. Tall C15 tower arch with chamfered octagonal reveals, moulded imposts and 4 centred arched head. The chancel arch largely dates from the 1860-1 restoration in its present form. It has octagonal shafted reveals, moulded imposts and a double chamfered arch with dogtooth hood mould. In each aisle is a plain aumbry and piscina. In the north wall of the chancel is a broad C13 arch, double chamfered with dog tooth hood mould, all supported on C12 triple shafted reveals with quirks and cushion capitals.*

*In the south wall are a plain aumbry and piscina. Fittings: All are C19, including the panelled ashlar pulpit apart from the C15 octagonal font which has sunk quatrefoils to the sides and stem. A reset door at the rear of the nave appears to be part of a C14 oak screen with cusped ogee arched panels, brattished midrail and traces of red and gold paint.*

Listing NGR: TF0065843023

This landmark building is located to the north of the subject site, situated east of the junction of Main Street with School Lane to the eastern end of the village, set within a graveyard enclosed by low local limestone walls and mature trees.

The church dates from the 11<sup>th</sup> Century, complete with a 15<sup>th</sup> Century west tower topped with a spire, forming a landmark and dominant building towards the outer edge of the village.



The building is approximately 600m from the subject site and out of direct view. The church makes a significant positive contribution to the character of the village.

The church is of **high** historic, social and architectural significance.

The proposed extension and demolition of the existing garage/store, will enhance the subject site with no physical or visual impact on the adjacent listed building.

The potential impact upon the adjacent building being positive.

The chosen materials are appropriate within the setting and for this heritage asset.

The following map extract of 1903 shows the relative location of the designated heritage assets to the subject site.



Land use in the area is largely agricultural and residential, constructed in the 18<sup>th</sup>, 19<sup>th</sup> Century in local stone, with the addition of red brick as a building material in the area in the mid 19<sup>th</sup> Century, although this is rarely used within the village.

The village was subject to Enclosure in 1774.

The result being that development within a conservation area must be wholly appropriate for the local character.

This has been closely adhered to, even though the subject site is outside of the conservation area, the principles should apply to the subject site.

It is a Conservation Area “raison d’etre” to protect and enhance the historic environment, with further objectives to protect and celebrate history and heritage by enhancing local distinctiveness and character.

The proposals were designed to hold these simple yet overarching values at its core, ensuring that the design and materials used were traditional and appropriate for the principal building and its immediate environs.

The extension is proposed in matching local limestone, complete with matching cut and dressed coursed stone and ashlar detailing, respecting the origins and character of the village.

The roof is of natural slate to match that of the main building and the School.

The new windows and doors are simple clean vertical emphasized to reflect those across the existing elevations and that of the wider village, maintaining the local distinctiveness and character.

The choice of materials and design reflects the mix of decoration, simplicity and functional quality of the subject site and its setting. The extension serves to remove an unattractive building and replace it with a useful and attractive building, enhancing the use of the existing building.

The extension positively enhances the building itself and the setting and the adjacent heritage assets, all of which makes a positive contribution to the immediate street scene.

The proposed design, materials, layout and details have all been carefully considered to ensure the appropriateness of the scheme in this location.

The extension is proposed utilizing traditional materials and methods, wholly appropriate on a listed building and in close proximity to a conservation area.

No further physical surrounding heritage assets have been considered to be impacted upon by this proposal.

## **National Planning Policy Framework**

### **Policy 16**

#### **Conserving and enhancing the historic environment**

The NPPF states in paragraph 189 that *“In determining applications, local planning authorities should require an applicant 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.”*

In this case the application Heritage Statement addresses the historic and architectural significance of the subject site and specifically the principal details of the subject building and the setting and the potentially affected surrounding heritage assets to a level proportionate to any potential perceived harm of the proposals.

The subject site is an original School House dating from the mid 19<sup>th</sup> Century, converted into a family home in the late 20<sup>th</sup> Century and this proposal serves to create additional accommodation to the ground floor, removing the existing awkwardly designed garage/store, creating a sitting room with access to the garden, a bathroom and link utility room, whilst retaining the decorative gothic style, which contribute to its character.

The isolated square form of the house with the enclosed garden is a typical National School Victorian design, with the School House providing mid to high status Victorian family accommodation.

The School House and the adjacent School are a single listed building, located in an isolated location outside the confines of the core of the village and outside the Conservation Area, dating from the 19<sup>th</sup> Century and contains historic features, both internally and externally, which are unaffected by these proposals.

The subject site is of **low to medium** historic, architectural and social significance and of a typical design of the Victorian School and School House.

In paragraph 190. Local planning authorities are encouraged to *“...identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

In this case this heritage statement outlines the significance of the subject site and the setting, along with an assessment of the impact of the proposed development upon that significance.

The design of the proposals has given careful consideration to the historic and architectural significance of the subject buildings and the existing spatial layout and room proportions, the setting and the wider street scene, combined with the maintenance needs of the building itself and the requirements of a modern family.

As a result the proposals will serve to enhance the overall use and enjoyment of the subject site and to enhance the surrounding heritage assets and positively enhance the contribution to the street scene and conservation area, with no loss of historic fabric.

With regards to the consideration of the potential impacts of development to a heritage asset, under paragraph 193, which states *“...great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

This considered design has ensured that the positive impact of the development enhances the wider heritage assets, including the adjacent listed building and conservation area.

The proposals involve no loss of significant historic fabric and no harm created to the historic and traditional houses and their setting by the proposals.

The main School House and setting will be significantly improved for modern family living through these proposals, which results in the creation of high quality additional family accommodation for the long term.

This enhancement will positively impact the subject site and its visual contribution to the setting by the design of the extension and the removal of the garage/store.

Under paragraph 194. *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

In this case the justification is detailed within the Heritage Statement and is proportionate to the low impact of the proposals upon the subject site and the wider setting.

There is no loss of historic fabric and the alterations enhance the original residential function.

Under paragraph 196. *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

The site is a designated heritage asset, Grade II listed building.

Visually the site makes a positive contribution to the setting and street scene owing to its decorative principal elevation and feature gables, these are not affected by these proposals.

The impact and perceived harm created by the proposals, which owing to the small scale and careful design of the demolition and extension can be considered significantly less than substantial.

As with any development to a private building the public benefits are less obvious than that of a publicly used and accessed building.

As a result, if there is no physical or visual harm to the historic or architectural significance of the building, the perceived harm must be considered less than substantial.

The resultant public benefits of any private development, therefore relates to the visual amenity afforded by the existing property, the maintenance of the School House in its largely original form and those views afforded by the proposed development.

The result being that no physical harm or loss of fabric or character is caused by the proposal.



The extension would be wholly appropriate, if it were located within a conservation area. The extension maintains the local distinct character of the School House, but also that of the village

## **Summary**

This document supports the planning permission and listed building consent application for the demolition of the existing modern garage/store and its replacement with a single storey side extension to the School House.

The extension provides additional accommodation through the demolition of the existing modern garage, replacing it with a similar sized single storey building, complete with an additional narrow link building, connecting the extension to the existing kitchen.

No works are proposed to the main house.

The garage/store is of no historic or architectural significance and largely dates from the late 20<sup>th</sup> Century, although there is some evidence of an earlier building being on the site.

The extension reinforces the simple design lines and gothic decoration of the main building, complete with reinforcing the verticality of the fenestration and existing proportions and symmetry, without comprising the historic Victorian origins and character of the original house and its impact on the setting.

The overall small scale and massing of the proposed extension, seeks to ensure the dominance of the principal elevation and historic decorative elements of the building.

The extension externally is screened by the adjacent buildings and street scene and as such the overall impact outside of the site confines of the proposal is neutral.

The proposal results in no loss of historic fabric, no compromise as to the buildings architectural and historic significance and the public benefit to the owners and general public, which outweighs any less than significant harm that could be considered by the proposal.

The proposals seek, to add accommodation to the existing building, to a high modern standard, ensuring the continuity of occupation and help to secure the long term future of this heritage asset, as an integral part of the development and social history of Wilsford and its educational establishments.

The materials specified will contribute to the high quality character and status of this historically and architecturally characterful building, within the street scene.

The design of the proposals and specification of materials, are all appropriate for use on a Listed Building and within close proximity to a Conservation Area, whilst maintaining its character and quality.

## **Bibliography and Resources**

### Internet Sources

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