

Heritage Statement

Construction of a building/function room to support ceremonies in conjunction with wedding venue.

Hanbeck Farm, Back Lane, Wilsford, NG32 3PB

Date: September 2023

1.0 Introduction

1.1 This heritage statement has been prepared to support the application for the construction of a building / function room to support ceremonies in conjunction with wedding venue.

1.2 Paragraph 128 of the National Planning Policy Framework (NPPF) requires applicants to provide an assessment of the impact of new development on the significance of heritage assets that is *“proportionate to the importance of the heritage asset... sufficient to understand the potential impact of the proposal on their significance.”*

1.3 This statement therefore seeks to provide an assessment of alterations in respect to their impact on the character, appearance, and overall significance of the site in the context of the relevant local and national planning policies.

2.0 Methodology

2.1 The following sources of information have been used to identify the designated heritage assets within the locality:

- Relevant designation records from Historic England’s *Heritage List for England*
- Information on locally designated conservation areas obtained from North Kesteven

District Council’s website, specifically the Wilsford Conservation Area.

- The Lincolnshire Historic Environment Record (HER) accessed via the Heritage

Gateway.

2.2 A number of site visits were undertaken to view the building and its existing fabric and room layout.

3.0 Property Description & Context

3.1 Hanbeck Farm is a 400 acre farm that has been operating since 1847. Recent renovations have created high quality accommodation for wedding guests on the site through conversion of the previously derelict C19 farm buildings, adjacent to the original farmhouse where the current owners reside.

3.2 The proposed building will emulate the farm’s original cart / implement shed from the early 1900’s. The original structure featured a corrugated tin roof and enclosed on three sides leaving access between the metal pillars on the front.

3.3 The location of the proposed building is outside of the Wilsford Conservation Area yet will be used in conjunction with the converted stone barns which are within the conservation area.

3.4 The interior of the building will complement the existing converted barns, consisting of walls finished in a traditional white paint, and a porcelain tile floor. The interior doors will be solid oak in a medium stain. The building will feature a vaulted ceiling. Above the main entrance will be a gallery with access from the external, metal, granary-style stairway. The bathroom will be designed specifically for disabled access and will be in a contemporary style, with, for example, sleek ceramic sinks and stainless steel mixer taps placed upon stands made of raw, stained wood and lacquered metal pipe.

Assessment of Significance

3.5 Although the buildings of Hanbeck Farm are considered Significant Unlisted Buildings within the Wilsford Conservation Area, the property is not designated as a listed building placed on the *Heritage List for England*, no demolition of structures is required, no works to trees are anticipated, and the proposals do not contain anything prohibited under Schedule II of the Wilsford Conservation Area's Article 4 Direction. No part of this application requires alteration to the building's external appearance.

3.6 The HER notes that the site consists of a "*Group of mid 19th century farm buildings arranged in a U shape open to the south, also mid 19th century farmhouse, all situated within the Wilsford conservation area.*" It also notes that prior to this application, "*the buildings have 20th century alterations including 20th century windows*" and that "*there has been a partial loss (less than 50%) of traditional buildings*".

3.7 Consequently, to accord with the policy objectives of the NPPF, the proposed development will ensure that the remaining traditional buildings are put to sustainable uses consistent with ensuring conservation, and that further loss of the historic fabric will be prevented by means of regular upkeep on the structures as a product of their new viable commercial use. This has already been demonstrated through the return of slate roofing to the buildings, replacing the C20 corrugated asbestos, during their conversion into holiday properties.

4.0 Summary of Proposed Development

4.1 To construct a building with the function of being a ceremony / function room that emulates the farm's original cart shed which once stood in that area, to be used in conjunction with the existing renovated barns wedding venue.

5.0 Summary of Local Heritage Assets Listed Buildings

5.1 No part of the site is present on the *Heritage List for England*.

5.2 There are a number of other listed buildings within the vicinity of Hanbeck farm, including the Grade I listed Church of St Mary, Wilsford, and a number of private residences including Home Farmhouse, Wilsford. However, given the proposed building was an original part of the farm and it will not change the character of Hanbeck Farm, this construction will not affect these listed buildings, or their setting, and therefore they will not be considered any further in this report.

Scheduled Monuments

5.3 There are no scheduled monuments within the vicinity of the site.

Historic Parks and Gardens

5.4 The nearest historic Park and Garden is that of Rauceby Hospital, approximately two miles West North West of the Hanbeck Farm site. The main Hospital and its pleasure grounds are presently derelict, and the whole site is undergoing redevelopment, with the majority of the surrounding parkland having been replaced with housing forming the new village of Greylees. The construction of the proposed building will not affect these historic gardens, or their setting, and therefore they will not be considered any further in this report.

Conservation Areas

5.5 Whilst part of Hanbeck Farm is situated within the designated Wilsford Conservation Area, the site of the proposed building is outside of the conservation area.

Lincolnshire Historic Environment Record

5.6 Hanbeck Farm and the farm buildings are identified on the HER (ref. 64385). The HER entry covers both the farmhouse and farm buildings. The building to which this application pertains is a former storage barn, and the most significant in volume of the farm outbuildings. The HER notes that the site consists of a "*Group of mid 19th century farm buildings arranged in a U shape open to the south, also mid 19th century farmhouse, all situated within the Wilsford conservation area.*" It also notes that prior to this application, "*the buildings have 20th century alterations including 20th century windows*" and that "*there has been a partial loss (less than 50%) of traditional buildings*". The HER notes that the C19 outbuildings have corrugated asbestos roofs, though these were replaced with traditional slates during the renovation work performed under the permissions granted by 15/1112/FUL.

6.0 Impact of the Construction

6.1 The proposed area for the building is currently occupied as a lawn, and therefore requires no damage to trees, shrubs or other farm buildings.

6.2 The proposal states that the building will be used in conjunction with the existing renovated barns, as part of the wedding venue.

Internal

6.3 The interior of the building will complement the existing converted barns, consisting of walls finished in a traditional white paint, and a porcelain tile floor. The interior doors will be solid oak in a medium stain. The bathroom will be designed specifically for disabled access and will be in a contemporary style, with, for example, sleek ceramic sinks and stainless steel mixer taps placed upon stands made of raw, stained wood and lacquered metal pipe.

6.4 The building will feature a vaulted ceiling. Above the main entrance will be a gallery with access from the external, metal, granary-style stairway.

External

6.5 The proposed building will emulate the farm's original cart / implement shed from the early 1900's. The building will feature a corrugated metal roof and sides, enclosed on three sides leaving openings between the metal pillars at the front, to be glazed windows and doors.

6.6 There will be an external metal, granary-style stairway to provide access to the first-floor viewing gallery.

7.0 Conclusions

7.1 The existing property will remain unchanged materially, and the addition of the proposed building is of a beneficial and viable use that is in keeping with the farm's historic character and ensures its upkeep for a long-term future. The proposed building will have no impact on the existing renovated barns and will aid in the restoration of the farm's original state.

7.2 Furthermore the use of this building is one which is supported by the NPPF as it encourages local planning authorities to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with ensuring conservation.

7.3 It is the author's view that as this construction will emulate the original cart shed that stood in the proposed area, it does not harm the special architectural or historic interest of the existing buildings, and helps to secure its viable use, it complies with the requirements of

the Planning (Listed Buildings and Conservation Areas) Act and the objectives of the NPPF, that seek to ensure heritage assets are conserved in a manner appropriate to their significance whilst promoting viable uses consistent with conservation of the asset.

September 14, 2023