

**PROPOSED ALTERATIONS AND EXTENSION  
60 CHURCH STREET, WILLINGHAM**

**HERITAGE IMPACT ASSESSMENT**

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**Institute of Historic Building Conservation (IHBC)**

***Alex Stevenson Building Conservation & Design* is recognized by the IHBC as a professional historic environment service provider. The IHBC is the professional body for Historic England, local authority conservation officers and heritage consultants.**



## 1. Proposed Development

1.1 It is proposed to attach a single-storey extension providing a garden room and WC (all level wheelchair-accessible) via a glass link to the cottage attached to the west side of the main house whilst redesigning its internal layout, increase the size of an existing detached garage/studio building on the east side of the curtilage, and replace selected modern single-glazed windows and doors on the main house with slimline double-glazed versions.

1.2 This includes the following works:

- **Linked Extension.** Glazed link to host building, gault brick, natural slate roof, sliding full-height glass doors, coped gable parapets and four conservation roof-lights (two on the east side, two on the west side).
- **West Attached Cottage.** Alterations include modification to ground-floor Utility Room south window to form door access into extension link; remove dividing wall with adjacent Utility/Plant Room and substitute window for south door in Utility/Plant Room; remodel first-floor by alteration and removal of existing modern stud-work, with existing Bedrooms 3 and 4, Bathroom and Store Room becoming a single Master Bedroom with adjacent enlarged Bathroom and Store Room.
- **Detached Garage/Studio.** No change to footprint or ground floor. Creation of more usable space in building's upper floor through raising the roof ridge height whilst reducing the roof pitch; add four conservation roof-lights, (two on the east side, two on the west side); add extra window to west elevation; add Juliet balcony with glazed balustrade to north elevation first-floor; replace existing roof pan-tiles with natural slate. No changes are being made to the stairway access or entrance door.
- **Main House.** Modern windows and doors as shown on the submitted plans replaced with double-glazed slimline units. The remaining historic windows to be repaired and refurbished without alteration.

## 2. Statement of Significance

2.1 Two designated heritage assets are directly relevant to this Assessment, viz:

- The grade II-listed 60 Church Street; and
- Willingham Conservation Area.

## 60 Church Street

2.2 The listed building's special interest lies in its status as a good example of a late-18<sup>th</sup>/early-19<sup>th</sup> century farmhouse and the survival of many of its detailed architectural features, including gault brick facing with English bond to rear wall and some red brick to gable ends, tiled roof, dentil eaves cornice and tumbled end parapets, sash windows in cambered arches, central doorway with door case of plain pilasters and narrow hood on moulded scroll brackets, horseman's cottage to left with gault brick front wall but side walls and chimney stack of earlier red brick and lean-to roof with tumbling to front wall.<sup>1</sup>

2.3 The building's significance can, therefore, be expressed in terms of its individual architectural and historic interest as well as the legibility of its fabric components and design vocabulary.

## Willingham Conservation Area (CA)

2.4 The special architectural and historic interest of the CA is identified in the council's *Willingham Conservation Area Appraisal* published in September 1999.

2.5 This is summarised as deriving from the following factors:

- **Materials.** Rendered timber frame, render in roughcast or pebbledash, gault or red brick, roof covering in slate, thatch, clay bat, pan-tile, peg tile or corrugated tin.
- **Built form.** Buildings mostly positioned on rear-edge-of-highway, terraced, detached or semi-detached, and of 1.5, 2 or 2.5 storeys. Built form complemented by the contribution made to the townscape by The Green with mature trees, the churchyard and the gardens of Willingham House.
- **Dating.** Dates range from 15th to 20th century.
- **Fabric Details.** Roofing in mansard, hipped, plain pitched, half-hipped or gambrel form, dentil or saw-toothed cornices and eaves, casement, sash or horizontal sliding-sash windows, reeded door cases with boss enrichment, fanlights, plain pilasters and moulded scroll brackets, dentilled and reeded frieze with narrow flat hood to doors, parapet gables, semi-circular arch headers to windows, elliptical gauged brick arches over openings, shallow stone window sills, and panel or plank doors.

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<sup>1</sup> HE Listing Citation, 14.9.84. UID: 1331366. The citation goes on to describe another cottage to the right of similar dating and characteristics. However, this was subsequently removed and replaced with the building we see today.

2.6 The significance of the CA, therefore, relates to the distinctive sense-of-place created by the configuration and inter-relationship of the various historic buildings, the consistently clear historic and architectural legibility of the built fabric, and the complementary visual relationship with the green treed/landscaped areas within the townscape.

### 3. Justification for the Proposed Development and Impact upon the Significance of the Heritage Assets

#### Garden Room

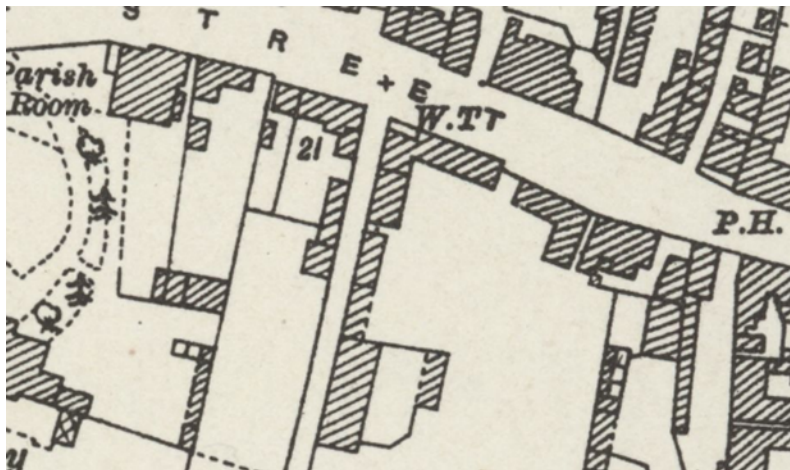


Fig 1. OS Plan, 1924.

3.1 As can be seen from the above OS coverage of the property from 1924 (Fig 1), an almost continuous range of farm outbuildings historically ran along the Long Lane return-frontage linking onto the extant grade II listed large barn at the bottom. The range also features in this form on preceding OS plan coverage. The photograph in Fig 2, below, taken by the current owners/applicants at the time of building works in 1995, shows the building immediately adjoining the host building which was rebuilt and restored with modern fabric by the owners to create the West Block that we see today.



**Fig 2.**

3.2 Accordingly, the known prior existence of a building/buildings linking onto the host property constitutes justification, in principle, for a partial reinstatement of the feature. Although the present proposed extension is set back slightly from the Long Lane street frontage, it's massing and design still serve to reinstate something of the historic character and appearance of this part of the townscape.

3.3 The extension is traditionally designed and proportioned, faced in matching gault brick with patterned embellishment and roofed in natural slate which, whilst contrasting with the host building, is nonetheless a characteristic of historic buildings elsewhere in the CA.

3.4 Due to the restrained and congruent nature of the proposed extension and the known history of a building on a similar footprint, it is considered that neither heritage asset will be detrimentally affected. Its impact in conservation terms may be described as neutral.

### **West Attached Cottage**

3.5 As explained in the above footnote relating to the listing citation, the attached cottage that originally existed on the north-west corner of the property was refurbished and rebuilt to the structure that we see today. As this was carried out to a very high standard having a traditional form, appearance and materials palette, and maintaining the original fabric fronting Church Street, its contribution to the CA street-scene can be described as neutral.

3.6 Nevertheless, as the proposed interior remodelling only affects rooms that were reinstated as part of the approved plans from 1994 being simply a reconfiguration of late-20<sup>th</sup> century fabric of no heritage value, the question of harm to historic fabric does not arise.

## **Detached Garage/Studio**

3.7 Whilst the existing building (of early-21st century construction), is designed with an upper floor, this is spatially limited and inadequate for the applicant's requirements. Raising the building's height and adjusting the rake of the roof will create more satisfactory usable space extending almost to the flank walls.

3.8 Raising the building's height by 800mm will not materially alter its character or appearance and it will remain duly subservient to the main house. Replacing the existing clay roof pan-tiles with natural slate is an innocuous change both in terms of the building's own character and the common occurrence of slate on barns elsewhere in the CA. Again, the material effect upon the special interest of the heritage assets is deemed as being neutral in nature and, therefore, undamaging.

## **4. Impact upon Setting of Neighbouring Heritage Assets**

4.1 Consideration, finally, needs to be given to the setting of two nearby listed buildings, vis:

- *Osborne House* (opposite), and
- *Barn, Rear of Number 60* (to south).

4.2 The compatibility of the proposed development with the heritage assets already cited in this Assessment extends equally to its inter-relationship with the above listed buildings. Their respective settings are, therefore, considered to be unharmed.

## **5. Conclusion**

5.1 It is considered that the proposed works remain conservation-neutral, thereby avoiding any harm in NPPF-terms to the significance of the heritage assets.

5.2 The scheme is, therefore, compliant with the provisions of the NPPF, particularly paragraphs 193-196: Considering Potential Impacts, dealing with the question of harming heritage assets.

5.3 The statutory requirements concerning the desirability of preserving listed buildings and their settings and to preserve or enhance the character or appearance of conservation areas contained in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also considered to be properly met.