

**Conversion/rebuilding of outbuilding to form a detached annex to the property for assisted living, 51 Main Street, Wilsford NR, Lincolnshire**

**Heritage Statement**



**Introduction**

This heritage statement has been produced in support of the pre-application advice for the conversion/rebuilding of outbuilding to form a detached annex to the property for assisted living.

The applicant's son is a vulnerable child who suffers from autism and receives daily care provided from disability support. The applicant's son is in his teens and the applicants are planning for the future by providing a separate living space for him when he reaches adulthood that is close to the dwelling; providing him with his own space to live, but within easy access of the dwelling for the applicant's to be able to care for their son.

The site is located within Wilsford conservation area, and the building that the outbuilding is ancillary to is a grade II listed building. This statement is required to assess the impact of the proposed works on the building and its setting.

The site is not located in proximity to any other listed buildings within Wilsford.

## The Building and Locality

The site is located on Main Street to the south of the road.

The building itself appears to be an original agricultural farmhouse that externally retains much of its key features. The building frontage sits directly on the boundary with the public highway, and this reflects a key theme seen on the north side of Main Street.

The building is constructed with local walling sandstone with quoins and natural clay pantiles. The prominent gable end openings are constructed with stone surrounds and mullions with lead paned glass within, other openings are timber frame with basic openings. The property has parapet gables to the main section of the property, with prominent chimneys and oversailing eaves cast iron guttering.

The outbuilding in question is a timber built lean to structure located to the rear of the site, adjoining the garage of the neighbouring property to the north-west. The outbuilding is single storey, with a remanent of an original stone wall to the north-east elevation.



To the south-east of the site, a new build outbuilding has been constructed. This is a one and half storey structure, constructed in a typical linear gable ended roof, in walling stone and clay pantiles. It has been confirmed that an original structure was sited in this position and the building was converted/rebuilt into its current form.

## Listing

The building is a grade II listed building that has the following listing:

TF 04 SW WILSFORD MAIN STREET  
(North Side)

4/119 No. 51  
(Home Farmhouse)  
1.2.67  
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.

Listing NGR: TF0021243138

## The Proposal

The proposal is for the following:

- Conversion/rebuilding of outbuilding to form a detached annex to the property for assisted living.

The proposal has been designed in the style of the outbuilding to the south-east, retaining the stone wall to the north-east and rebuilding the outbuilding to provide a one storey annex.

The proposal will adjoin the neighbours property to the north-west and permission will need to be sought by the neighbour to access their land to carry out the works.

## Pre-application Advice

Pre-application advice was submitted and received on 8<sup>th</sup> June 2023 (23/0376/ADVICE). The application was accompanied with drawings of the proposal, but not going into the full detail.

The pre-application advice report has been submitted as part of this proposal.

The conclusion of the pre-application advice is as follows:

*Overall, it is considered that the general principle of creating annexe accommodation in this location to provide assisted living would be acceptable, however, the design should be amended to single storey to better respect the setting of, and remain ancillary to, the listed building and ensure no adverse impact upon the amenity of 55c Main Street.*

This conclusion goes into more detail as part of the heritage consultant's comments below:

*Consultation has been undertaken with the Council's heritage consultant who has indicated that the proposed structure reads independently and would not maintain an ancillary relationship with the host dwelling. As per the above, the building is two storeys and of a height that would compete with the main dwelling and also 'cut off' the last remaining visual link with the countryside to the south with which it is historically associated. Views of the listed building itself from the south would also be lost to a two storey building. As such, it is not considered that the annexe in this form would protect or better reveal the setting of the listed building as per the wording of Policy S57, rather it would act to compound the complete loss of the setting of the listed building to two storey development.*

*That said, the general design approach in terms of window/door proportions/finish and material palette are considered to be appropriate for the setting, therefore it is advised that a single storey building with as low a profile as possible may be suitable for provision of annexe accommodation. It is noted that the removal of the staircase would likely allow for the kitchen to be relocated into one larger living area with a bedroom to be provided in the space vacated by the kitchen to keep the building at a single storey. This, along with providing a door in the northern elevation would ensure that the building is read as an outbuilding to the host dwelling.*

The pre-application advice received favourable comments from third party consultants and additional reports and drawing details have been produced to provide further justification to the scheme.

The design has been revised to provide a single storey annex with entrance door to the north elevation in line with the planning officer and heritage consultant's comments.

## Impact

The proposal has been designed to emulate the style of one and a half storey outbuilding to the south-east, providing a typical design that is in keeping with the area.

The building is located to the rear of the site and is not overbearing, nor does it impact on adjoining properties. The building is not visible from key locations within the village.

The existing outbuilding is a ramshackle construction, that has been in place for a number of decades and currently feels out of place in this setting. The conversion/rebuilding of this building will provide a more appealing feature that is in keeping with the setting.

The design has been revised to lower the eaves and ridge height of the annex to provide accessible views and appear ancillary to the main dwelling.

## Conclusion

It is felt that the proposal will have a positive impact on the setting that will further enhance the key features of the conservation area.