
HERITAGE IMPACT ASSESSMENT

JANUARY 2024

**LISTED BUILDING CONSENT FOR CONVERSION OF
EXISTING GARAGE INTO AN ANNEX**

AT

MANOR FARM, CHURCH HILL, WASHINGBOROUGH

by Framework Architecture and Urban Design Ltd

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CHURCH HILL, WASHINGBOROUGH**

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1.0 Application Site and Context

Manor Farm is a Grade II listed Farm House located on the Southern edge of Washingtonborough. The building itself and its grounds lie within the Washingtonborough Conservation Area as represented on the below map.

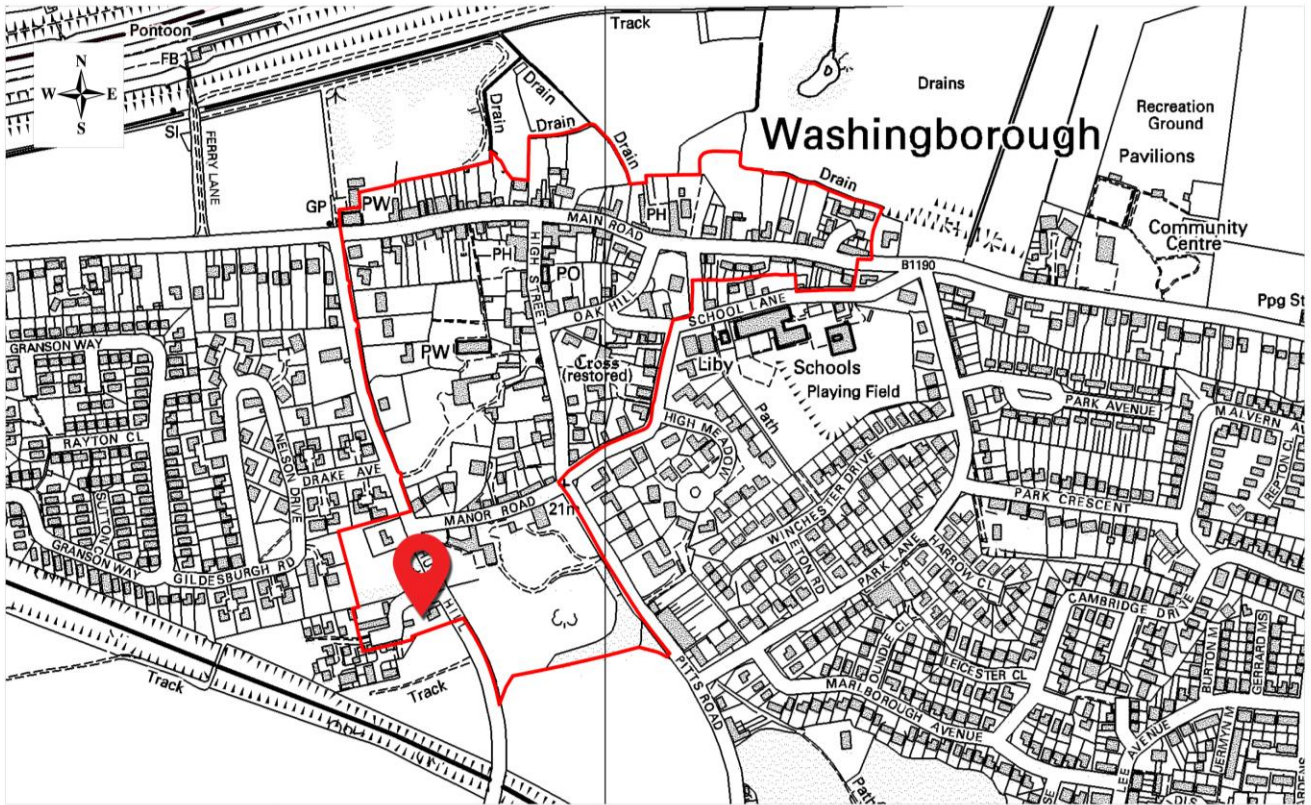


Figure 1- WASHINGTONBOROUGH CONSERVATION AREA WITH SITE LOCATED

The sites' location is somewhat isolated from the rest of the historic village and signifies the last house on one of the Southern routes out of the village. Manor Farm fronts onto Church Hill road and is bound by Barn Owl Way to the North, a road serving a housing development to the East and open fields lay to the South of the site towards the train line. The adjacent residential buildings are of a modern appearance and set some distance from the site. The site is accessed from the rear via Barn Owl Way. The main dwelling is an impressive Manor Farm House set within its plot and surrounded by garden and hedgerows. A double garage and store make up the two other structures within the curtilage of the dwelling. The single storey double garage is the focus of this application and lies along the Northern boundary, perpendicular to the main house. The garage and house are connected via a curved stone wall. The garage currently provides parking for two vehicles and houses a small home office with a separate access. The garage is a relatively modern addition to the site. Constructed of coursed Lincolnshire Limestone with a block internal skin, the roof is constructed of soft wood timber trusses and finished in a concrete pantile. An array of Photovoltaic panels is located on the South side of the roof. Two metal roller shutters form the vehicle openings. There is a painted timber door and



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window serving the small office. There are no other openings on the building. A series of photos are shown below.



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2.0 LISTED BUILDING

Manor Farm is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Figure 2- MANOR FARM PRIMARY ELEVATION FACING CHURCH HILL ROAD

The following information has been obtained from the official entry of Historic England's register of listed structures and defines Manor Farm as:

- *List Entry Number:* 1280866
- *Heritage Category:* Listed Building
- *Grade:* II
- *Location:* MANOR FARMHOUSE, CHURCH HIL, WASHINGBOROUGH, Lincolnshire
- *Listing NGR:* TF0181370350
- *Date first listed:* 01-JUL-1991

'Farmhouse. Mid C18 with early C19 remodelling. Coursed limestone rubble with ashlar dressings and C20 pantile roof. 2 white brick gable stacks. Quoins. 2 storey. East front, 3 bay with slightly projecting central bay topped by a barge boarded gable. Central doorway with over light and Tudor hoodmould, either side single tall 2-light casements, also with Tudor hoodmoulds. Above 3 tall casements, the central one with a Tudor hoodmould and the flanking ones topped by small barge boarded gables.'

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Buildings are graded as follows:

- Grade II – Buildings of special interest that warrant every effort being made to preserve them
- Grade II* – Particularly important buildings of more than special interest
- Grade I – Buildings of exceptional interest

The most important criteria are age and rarity. As a result, all buildings built before 1700 that survive in anything like their original condition are listed, and most of those built from 1700 to 1840 are also listed. More selection is required for buildings built after 1840, and only those of definite quality and character are included; no building less than 10 years old can be listed, and of those less than 30 years old, only those of outstanding quality and under threat are listed.

There is limited information on the listed building and the historical context of the conservation area, North Kesteven District Council are currently in the process of creating a detailed appraisal of the historical setting of Washingtonborough and its most significant buildings.

3.0 Identification of the proposed works

The proposed works predominantly involve the conversion of the existing garage structure into a residential annex to serve the main Manor House. There are no works to the listed building proposed as part of this application. The internal layout of the garage will be arranged to provide additional sleeping and living accommodation. The existing openings within the structure will be retained with doors and windows replaced. Three new openings will be created to help bring light into the space and create access to the garden. Two new openings are situated on the Eastern elevation and one on the Northern elevation.

4.0 Impact on the historic fabric and interest of the listed building

The proposed changes outlined in the submission are not anticipated to significantly impact the historical character or value of Manor Farm, a Grade II listed property. The transformation of the outbuilding, originally serving as a garage and home office, into an annex primarily involves internal modifications, minimizing any visual impact on the main house. Despite the relatively modern and contemporary construction of the garage structure, its subsidiary role and careful use of materials and detailing needs to be retained to ensure that hierarchical relationship. Restrained architectural changes, such as limiting new openings, aim to maintain the building's integrity, with the flexibility to easily revert to its original use as a garage or store in the future.

Concerning external alterations, a key objective is to preserve a visual hierarchy with the main dwelling. This goal is achieved by retaining the existing large openings in the garage and filling them with a contrasting element, such as glazed timber windows. The replacement of windows and doors with thermally efficient timber enhances energy performance. The introduction of



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three new openings serves to illuminate the interior without compromising the building's original purpose as a garage. These windows, consistent in scale with existing ones, mirror the style and materiality of the property's current windows. Additionally, proposed French doors offer necessary garden access, their simple design and moderate size conveying a subtle entrance appearance.

5.0 Conclusion

The scope of the proposals is intentionally restrained, aiming to preserve the building's subservient and functional nature in relation to the host dwelling and historical significance of Manor House. Although the garage is of limited historical value, careful consideration has been given to the works and any modifications are sensitive in their material choice, architectural detailing and extent. This approach facilitates the transformation of a presently underutilised structure within the site into a useable and functional space for the applicant.

