

Heritage Statement:

Little Grange,

Potterhanworth Rd.

Heighington.



Prepared for Mr. R. Thacker.

27<sup>th</sup> February 2024.

*Contents:*

Executive Summary	Page 3
Background	Page 3
Description of Place & Wider Setting /Character defining Elements	Page 4
Heritage Value & Recommendations	Page 4
Heritage Impact Assessment	Page 5
Justification	Page 5
Historic Cartography	Page 5
Images	Page 7

### **Executive Summary:**

- An application is being made to extend an existing dwelling which is located in the Heighington Conservation Area.
- The site currently comprises a late C19 house constructed of red brick.
- Consideration is given to how the dwelling can be extended in a sensitive way which respects both the heritage asset and its setting.
- A set of recommendations are proposed so as to arrive at a sensitive scheme.
- The recommendations are observed through the proposal of this scheme and as such can be justified as not causing undue harm to either the setting of the conservation area or the heritage assets present and their associated settings’.

### **Background:**

Heighington is a small village located in the district of North Kesteven.

The village is located some 3.5 miles east of the centre of Lincoln City.

The application site is situated centrally within the historic part of the settlement to the east of Potterhanworth Road. A dwelling stands on the site which comprises a central dwelling with two chimney stacks, the property looks to have been extended/ modified from an existing stone structure at some point (evidenced on the norther elevation). Varying ridge heights are evident.

Online records show a single planning application having been made on the site over the recent years;

1. 1992- The erection of a conservatory- Granted permission . (92/O696/FUL)

The purpose of this document is to consider the impact of the proposed development on the significance of the Heighington Conservation Area & the setting and significance of the local listed buildings & non designated assets including Little Grange itself.

### **Description of Place & Wider Setting/ Character defining Elements:**

Heighington is located 3.5-4 miles away from Lincoln City. The village has a typical medieval street layout centred around the principal streets of High Street & Potterhanworth Road. Village buildings evident typically date from the last 400 years.

The setting is characterised by gently curving streets giving rise to changing vistas and views. Of particular note is the presence of high stone boundary walls. Many buildings are built from coursed limestone rubble with roofs finished in either clay pantiles or slates. Buildings and boundary walls to gardens typically define the edges of the streets in this location.

Little Grange is actually noted as an important building in the Conservation Area Assessment: "Little Grange, Potterhanworth Road, late C19 house in red brick with a gabled pantile roof. One ridge and one gable stack. Sliding sash windows under plain stone lintels".

The building is noted in the report as an example of a brick building in the settlement (which is noted as rare until late C19).

Little Grange has traditionally proportioned sliding sash windows (in uPVC) to the western portion of the house whilst casements are evident elsewhere.

The structure has a small stone portion on its northern elevation which could be evidence of adaption from an earlier building.

Little Grange is not listed, the closest listed building is the Chapel & attached school (Grade II, listing number 136209) located some 25m away to the west (on the other side of Potterhanworth Road).

### **Heritage Value & Recommendations:**

Heritage value is derived from the form and location of the building. The materials used tell a story of the development of this settlement and of particular note is how the stone boundary walls inform character locally.

Recommendations that look to preserve or enhance the heritage asset and setting include;

- Use of a sensitive design to compliment the setting of the Conservation Area.
- Use a sensitive pallet of materials to compliment the Conservation Area or conversely differ so as to provide a juxtaposition.
- Look to retain the important boundary wall structures.
- Any extension should respect the current form of the building and remain subservient to the main dwelling.

### Heritage Impact Assessment:

The proposal is to extend the existing dwelling in a sensitive fashion. Proportions remain modest and the overall form and height of the proposals remain subservient to the main structure.

The proposal looks to utilise a pallet of materials many of which can be found within the Conservation Area and as such should complement the existing setting (coursed limestone, uPVC windows to match existing & clay pantiles).

The location of the proposal is sufficiently far away from the closest listed building and as such does not impact on its setting or the view of that asset. Materials and form should allow the proposed structures to blend into the existing street scene.

### Justification:

The interventions outlined here observe the recommendations outlined and as such can be justified as not causing harm to the significance of the Heighington Conservation Area & the setting and significance of the adjacent buildings (to include Little Grange itself). Sensitive materials are proposed and form and mass of the extensions remain subservient to the existing dwelling.

### Historic Cartography:



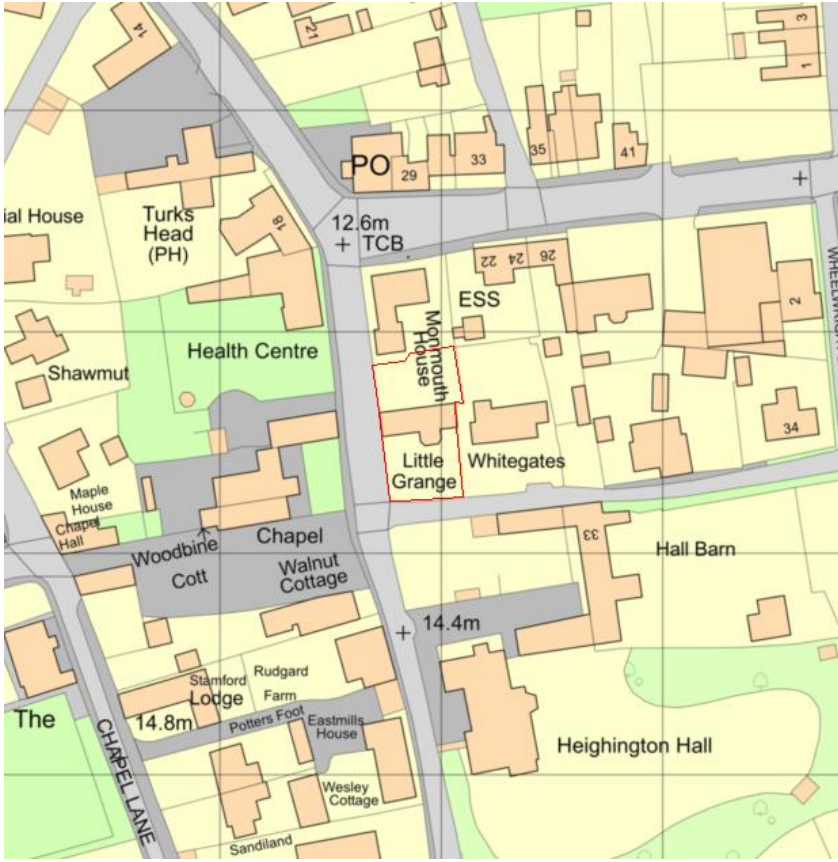
1886 mapping



1906 mapping



1950 mapping



2024 mapping

**Images:**



Front elevation



*Stone boundary wall to south with Grade II listed building beyond*



*Stone boundary wall to west*

M Flynn.  
MCIAT  
27<sup>th</sup> February 2024.

Sources:

[oldmapsonline.org](http://oldmapsonline.org).  
[historicengland.org.uk](http://historicengland.org.uk)  
[ukmapcentre.com](http://ukmapcentre.com)  
[heritagegateway.org.uk](http://heritagegateway.org.uk)

Heighington Conservation Area 'An assessment of the character and appearance of the conservation area' 2007.