

## Heritage Impact Assessment

**Project Name:** 2750: Proposed New Outbuilding and Solar Panels

**Site Address:** 14 Manor Road, Washingborough

**Prepared by:** Steven Dunn Architects Ltd.

**Date Prepared:** 15<sup>th</sup> February 2024



## Introduction & Background

This statement is written to accompany a Planning Application for a proposed outbuilding and solar panels at 14 Manor Road, Washingborough. The application sits within the boundary of Washingborough conservation area.

## Relevant Policy

### Historic Environment Policy

NPPF (paragraph 196) states that:

*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c. the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d. opportunities to draw on the contribution made by the historic environment to the character of a place.*

NPPF (paragraph 200) states that:

*“In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets in importance and no more than sufficient to understand the potential impact of the proposal on their significance”.*

NPPF (paragraph 203) states that:

*In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.*

Historic England Conservation Principles: Policies and Guidance 2008 states that:

*“New work or alteration to a significant place should normally be acceptable if:*

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (p.59).*

Policy S57: The Historic Environment” of the Local Plan specifically references the approach to the historic environment. It is stated that:

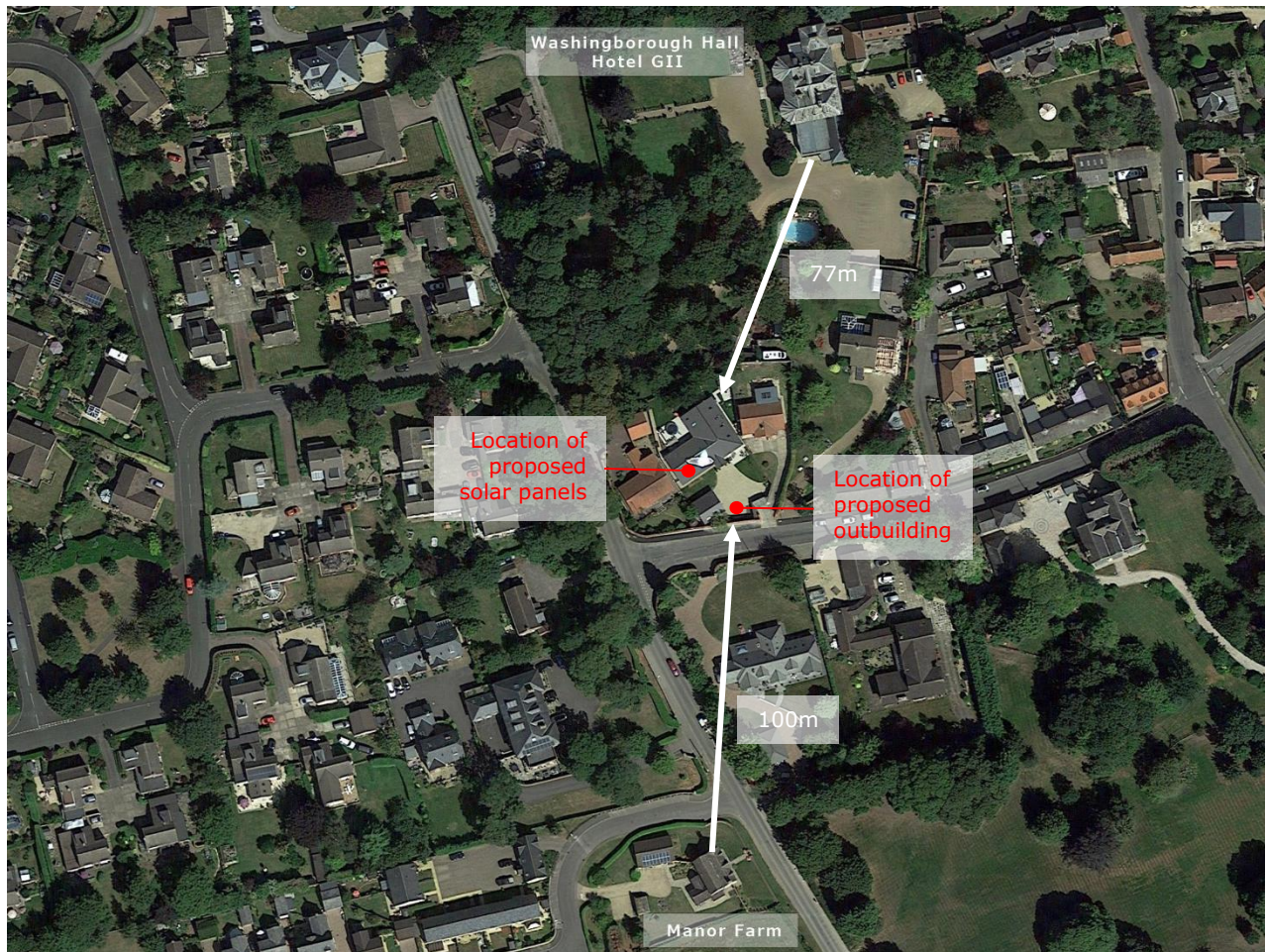
*‘Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.*

*In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake and provide the following, in a manner proportionate to the asset’s significance:*

- a. describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and*
- b. identify the impact of the proposed works on the significance and special character of the asset, including its setting; and*
- c. provide a clear justification for the works, especially if these would harm the significance of the asset, including its setting, so that the harm can be weighed against public benefits.*

*Development proposals will be supported where they:*

- d. protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;*
- e. promote opportunities to better reveal significance of heritage assets, where possible;*
- f. take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting’*



The proposal lies within the Washingborough Conservation Area. The nearest listed building is Washingborough Hall Hotel (77m, Grade II, Listing No:

WASHINGBOROUGH CHURCH HILL IF 0170 (east side) 13/52 23.8.67 Washingborough Hall GV II Small county house, now a hotel. Early C18, with late C18 and C20 alterations. Coursed limestone rubble and slate roof with 2 stone stacks. Quoins. 2 storey and basement. West front, 3 bay with central doorway reached up 5 steps. Wooden tripartite door surround with pillasters, and projecting central pediment supported on Doric columns, part glazed door with overhead. Above a Diocletian window with glazing bar sash. Eitherside are single projecting stone, 2 storey bay windows with hipped roofs, and 3 glazing bar sashes each, with above 3 small sashes. Rear, former entrance front, has a single central painted doorway with rusticated Gibbs surround and flanking side lights, and irregular fenestration of various dates. INTERIOR: Staircase, single flight and return with square panelled newel posts and 3 turned balusters with knobs per tread. Single flight to basement with closed string and plainer turned balusters. single marble Adam type fireplace, reputedly installed c1840.

Also nearby is Manor Farm (100m, Grade II, List No: 1280866). Official listing as follows:

*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 bargeboarded gable. Central doorway with overhead 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 bargeboarded gables.*



*View from Church Hill Road*

The proposed outbuilding is small in scale and hidden behind the existing stone wall on site, therefore it is not visible from the roadside or either of the nearby listed buildings. The materiality chosen is of a temporary appearance, with timber clad walls and a fiberglass pitched roof. It is felt that the simple design and use of materials is wholly appropriate for the conservation area. Furthermore, as the building is a bungalow and surrounded by a stone wall, the solar panels are rarely seen from any angle. They will also blend in colour with the existing slate roof similarly to the existing panels. The solar panels are facing away from the main heritage asset nearby.

### **Conclusion**

In summation, after appraisal of the proposals put forward and in full consideration of their impact upon the Collingham Conservation Area, it is determined that the proposed outbuilding and additional solar panels will have no impact on nearby heritage assets or the appearance of the streetscape within the conservation area.