

HERITAGE IMPACT ASSESSMENT

For

PROPOSED EXTENSION TO OAKLEIGH HOUSE 3 PINFOLD LANE WESTON



For

MR PAUL COLEMAN

PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd
A1768 HIA rev P1
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Application Summary

The application is for a householder planning application to build a single storey extension to the north east of Oakleigh House and to replace the glazed roof of an existing conservatory with a slate roof.

This assessment supports the proposals to construct the extension. The proposals do not change any of the historic fabric internally or externally.

Site Analysis

Location

The site is located between Pinfold Lane and High Road in the village of Weston approximately 5km east of Spalding.

Nationally recognized references:

Grid reference:	TF 29125 24980
Easting / Northing:	529125, 324980
Latitude, Longitude	52.806925, -0.085868239
What3Words:	vaccine.trudges.troll

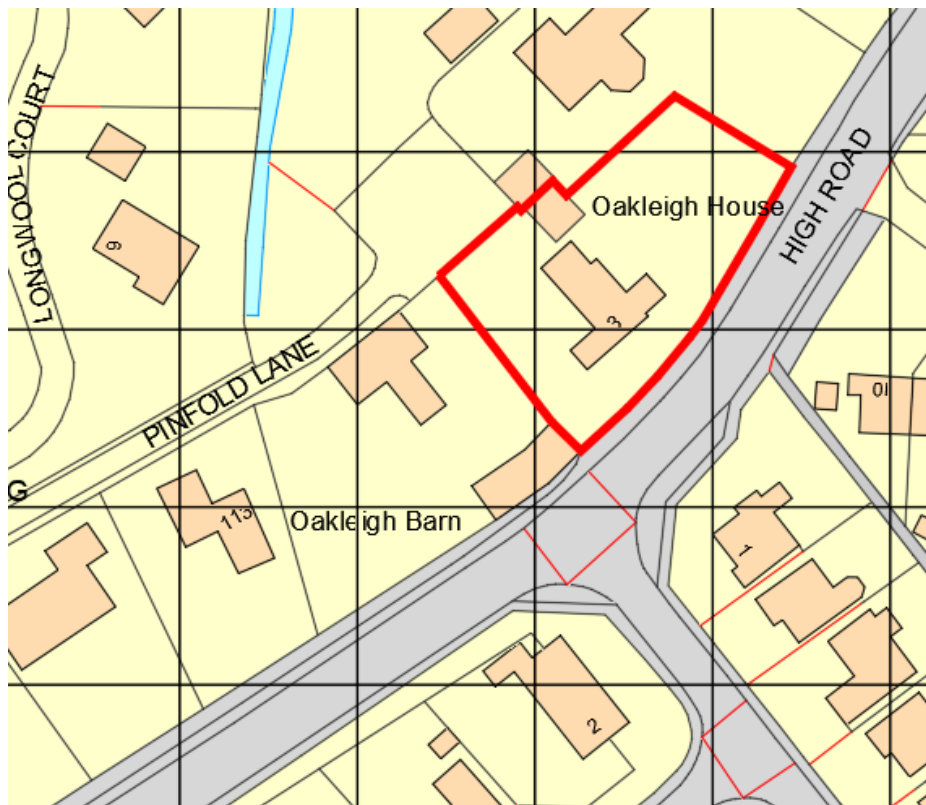


Figure 1- Site location

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The site

The site is roughly rectangular in shape, approximately 56m frontage to High Road and approximately 28 deep, the site is level.

Vehicular access is from Pinfold Lane and there is also a pedestrian access off High Road.

The building is a former farmhouse dating from the early eighteenth century and is currently in residential use, the house is listed grade II (see listed building entry below). The main part of the house is two storey with a rear single storey projection with attic rooms and a further modern single storey addition to the north west.

Proposals

The proposals are for the construction of a single storey extension to provide a dining room and improve the layout and function of the existing kitchen and utility rooms.

The extension is to be built off the rear of the dwelling, which is a modern addition, so as not to impact directly upon the older historic parts of the house. It will be constructed of brick cavity walling with a brick to match as closely as possible the existing building, there is to be a flat roof behind a parapet wall, this ensures the minimum intrusive impact upon the existing external walls of the house and the pitched roof. Fenestration is to match as closely as possible that of the existing house. Refer to figures 2 and 3.

A new dormer window is to be constructed to the north-west elevation to improve headroom in an en-suite bathroom, this dormer will have timber cladding to the front and the cheeks and a lead roof to match the existing adjacent dormer window.

It is also proposed to replace the glazed roof on the existing conservatory with a slate roof to match the roof of the main house.



Figure 2



Figure 3

Statement of Significance

The listing description is included with this text and indicates that the original building is early C18 and early C19. The earliest Ordnance Survey map available during this study was from 1887 and this confirms 'Oakley House' existed at that stage. The map clearly indicates the frontage block, as well as a rear wing that appears to be greater in length than that which now exists. From the map and site observation (materials and construction detailing) the north-west end of the rear projection appears to have been demolished and rebuilt at some time after 1887.

Clearly the frontage block is of the greatest value both historically and architecturally. It is the highest in terms of design status and it appears, at least externally, to be the least altered element. The south-east section of the rear block is again clearly of considerable age and the materials, construction detailing and indications of movement would confirm that there is historic and architectural interest, albeit at a lower level than the frontage block. This block has been altered, and the windows and doors all appear to be of lower quality design and finish. The north-west end of the rear block is clearly a much later addition and has such offers little in terms of historic merit. The design is respectful of the older elements of the house, but it is not outstanding. There is also a detached garage block immediately north-west of the dwelling. This is of no value historically or architecturally.

The Impact of the Proposals

There are no works proposed to the frontage block and therefore further comment is unnecessary.

The proposed change of materials to the conservatory roof is considered to have limited impact because its intersection with the gable wall of the host dwelling already exists and dates from relatively recently. The existing glass roof is therefore of no value. The proposal seeks to replace this with slate, this would be sympathetic to the existing dwelling. Given the limited height of the conservatory, the impact is considered minimal.

There are very limited works proposed to the south-east section of the rear wing, and these comprise the addition of a single dormer window. This has been designed to match the existing adjacent dormer in all respects. The impact is therefore considered to be limited.

The proposed extension links physically with the north-west section of the north-west block, but this is the block that has the lowest value. Interfacing with it in this manner is considered to have minimal impact. There are changes proposed to the interior of this block, but the interior is modern and is of no historic value. Therefore, the internal alterations are considered to have no meaningful impact. The proposed extension is to have a flat roof because it is considered that the impact of this is far less than would be the case for a pitched roof. The roof slope of the existing block is to a very shallow pitch and the geometry of connecting to it is awkward. The flat roof also avoids the need for a high ridge line. Overall, it is considered that the massing of the proposed extension minimizes the impact of views to the original building. The material choice for the extension has been made to complement the existing to ensure that the overall appearance remains traditional, and brick dominated.

Overall, it is clear that the proposed extension physically impacts only upon the lowest value section of the existing building, one which arguably has no historic value. The design has been prepared to minimize impact on the oldest section of the host dwelling, and the roof level has been limited to ensure minimal impact upon the setting of the listed building. The reroofing of the conservatory will have minimal impact overall. In summary it is considered that the proposals are appropriate for the site and do not have any detrimental impact upon either the listed building or its setting.

Listed Building Entry

Oakleigh House is listed grade II
The official list entry is:

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1261851**

Date first listed: **24-Sep-1990**

List Entry Name: **OAKLEIGH HOUSE**

Statutory Address 1: **OAKLEIGH HOUSE, 111, MAIN STREET**

Location

Statutory Address: **OAKLEIGH HOUSE, 111, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Lincolnshire**

District: **South Holland (District Authority)**

Parish: **Weston**

National Grid Reference: **TF 29109 24978**

Details

The following building shall be added:

WESTON TF 22 SE MAIN STREET

8/146 (North West Side)

OAKLEIGH HOUSE

No. 111GV II

Farmhouse. Early C18 and early C19. Red brick, partly rendered, with slate, pantile and C20 concrete tile roofs. 4 gable stacks. L-plan. Front range, to street, 2 storey, 3 bay, with central doorway with painted surround and C20 glazed door, either side are single plain sashes. Above 3 smaller plain sashes. Rear wing now rendered. 3 bay, single storey plus attics, with central C20 glazed door flanked by single plain sashes, above a tripartite plain sash in a through eaves dormer window, and to the right a 3 light fixed light under wooden lintel. To the left a single storey extension with a plank door and a casement window both with segment heads. North East room on ground floor has early C18 dado panelling. Rear wing has stick baluster staircase.

Listing NGR: TF2910924978

END