



HERITAGE IMPACT ASSESSMENT

**PROPOSED ROOF LIFT | BACK STREET | ALKBOROUGH**

## Heritage Impact Assessment

This Heritage Impact Assessment has been prepared by keystone**architecture** on behalf of the applicant, Mr Barnett, to accompany a Full Planning Application for a Replacement Roof to Create First Floor, including Roof Lift and Rooflights at Woodville, Back Street, Alkborough, North Lincolnshire.

The site is situated to the North East of Back Street and to the West of its junction with Front Street in Alkborough and sits within the Conservation Area.

The proposal is to remove the existing roof and build up the height of the wallplate and install new dropped chord attic trusses and rooflight windows to facilitate a loft conversion as indicated on the application drawings.

The following information is taken from the document titled 'Alkborough Conservation Area Appraisal' prepared by North Lincolnshire Council.-

*“Alkborough is a small village in a strategic position overlooking the River Trent where it joins the Ouse to discharge into the Humber. Once the settlement was more accessible by river than by road, an historical fact that is still reflected in the settlements relative isolation on the road network.*

*The village has Saxon origins that are evident in the Church of St John the Baptist, much of the existing fabric of the building however, mostly dates from the enclosures of the late 18th century when Alkbrough was developed as the estate village for the Goulton family of Walcot Hall.*

*The conservation area includes the planned core of the village immediately south of the church, an area of lower density building to the north, and the hamlet of Walcot to the south. This is North Lincolnshire's largest conservation area by area, including, as it does, the emparked landscape laid out for Walcot Old and New Halls.*

*Also included within the area are two nationally important ancient monuments; a turf maze, known as Julian's Bower, and; an extensive earthwork (thought at the time of writing to be of medieval origins), known as Countess Close.*

*The modest buildings within the planned core of the estate village share a common use of limestone and red brick with pantiled roofs. A typical form is the single storey cottage with a window to either side of a central door, though several have since been raised or extended. Links with the*

*countryside are ever present in the form of green verges in the streets, mature trees and farmyards contained within the fabric of the wider village.”*

The Alkborough Conservation Area Appraisal has the following to say about Back Street:

*“Back Street forms the south and west sides of the plan. On the south side is College Farm, a large farmyard with the rubble stone and brickquoined farmhouse at right angles to the road and several stone and pantiled farm buildings. There are more modern brick and steel buildings too, but the yard is contained behind drystone walling.*

*The wall follows the road as it curves and the mature trees of Countess Close form a backdrop to Walks End and Walks End Cottage. These are a pair of red brick and pantile houses going away from the road with tumbling brickwork to the gables, but modern timber and plastic casements instead of traditional sash windows.*

*Beside them and forming an 'L' shape is Watersmeet, a single-storey brick house. Behind them there are two buff brick bungalows and adjacent, a more recent red brick bungalow with Julian's Bower behind it.*

*Here, there are glimpses of views over the Trent valley, while Walks End and Walks End Cottage provide a particularly important stop to southward views in Back Street. An imposing tree in the grounds of the Julian's Bower bungalow also punctuates these.*

*The west side of Back Street continues with an early 20th century rendered and pantiled house set well back from the road overlooking Julian's Bower followed by a recent house in imitation of reclaimed brick.*

*As the road kinks opposite Cross Lane, a single-storey stone house with Edwardian detailing is the former library and next to it are two brick workshops. This was the premises of Frank Drinkall and Sons who were wheelwrights serving the agricultural community until the early 20<sup>th</sup> Century. A drystone wall fronts the site and there is a 1920s timber chalet behind the workshops taking advantage of the view.*

*There are two further properties before Back Street becomes Churchside. The Vicarage is a 1970s buff brick house with large modern windows. High Meadows is more recent, a single storey with a large expanse of pantiled roof. Both are set back considerably from the road.*

*Opposite, the east side of Back Street starts with the two pairs of buff brick Sarah Gaunt bungalows.*

*Next there is the imposing bulk of the Coronation Club giving a solid emphasis to the south corner of Cross Lane. This early 19th century building is of brown brick with a hipped pantile roof and 16-pane sash windows. A more recent porch, supported on yellow brick piers, ties two panels of iron railings. Hallgarth Cottage was originally a pair of limestone cottages with brick quoins and a hipped roof. It has a door at each end and two bays of narrow Yorkshire sashes. The adjacent plot has a range of late red brick farm buildings that are currently vacant.*

*They were poorly converted to residential use with over-large windows detailed by low-grade fletton bricks. The adjoining house at right angles to the road in another example of a single-storey stone cottage raised to two storeys in the 19th century.*

*Behind this is Wellsgate, a substantial hipped roof, stone and brick house.*

*Rivers Mead and Fanthorpe Farm are both set at right angles to the road. The former was a pair of 18th century single-storey cottages with a hipped pantile roof to which dormers were added. The limestone has been painted cream. The latter is an early 19th century stone building with a red brick front. It is in derelict condition, but is currently being rehabilitated with considerable rebuilding. Beyond is a small singlestorey red brick cottage with ornate chimney stacks and Yorkshire sash windows with shutters.*

*After this, Back Street turns southeast. Here, the Tower House has a single bay of yellow brick, rising to three storeys in order to exploit the view. It was built in the late 18th century by a Captain Wilkinson in order to look out over the site where his ship foundered and his family drowned in 1770. It has two sash windows with iron window-guards above a finely detailed square bay, which has fluted pilasters supporting arched window heads and a bracketed cornice over. Three bungalows follow and then the limestone and pantiled Corner Farmhouse appropriately marks the junction with Front Street."*

The Proposals see the roof of the property being lifted around 750mm and fitted with rooflight windows to facilitate a loft conversion. The roof covering is to be in local clay pantiles, replacing existing concrete interlocking tiles.

There are a good number of bungalows with loft conversions and dormers / roof windows around Alkborough, both old and new, so the proposals wouldn't be out of character with the wider surroundings.

Images of the nearby buildings with loft conversions / dormer bungalows:



Traditional dormer bungalow, looking West from Church Side.



Later rendered dormer bungalow, looking West from Front Street.



Later rendered dormer bungalow, at the junction of Cross Lane and Front Street.



Modern bungalow with large flat roofed uPVC dormer, looking West from Front Street



Modern bungalow with loft conversion including dormer, looking North from West Halton Lane



Modern two storey property with loft conversion including rooflight windows looking West from West Halton Lane



Modern bungalow with rooflight windows, looking West from Back Street.

As you can see from the above pictures, buildings with loft conversions and roof windows are not out of character in the Alkborough area. The proposed works at “Woodville” would utilise rooflight windows, rather than the larger, less aesthetically pleasing dormers seen on a number of the above properties, which, coupled with the roof covering being changed from out of character concrete tiles to local clay pantiles and the property having no real value to the Conservation Area in its current form, would cause no harm to the Conservation area as a whole.

You can also see from the above pictures, that even just among houses with loft windows, let alone the village of Alkborough as a whole, that there is a great variation of styles in the area.

The variation in styles is typical of rural developments such as Alkborough. It is often the case that these villages grow sporadically over Centuries, and the properties vary vastly in appearance, scale and position. Alkborough is a prime example of this.

The adjacent properties to “Woodville” vary greatly in appearance, with a number of historic buildings, mostly limestone walls with red brick detailing & pantile roofs with casement windows, along with quite a large number of modern C20th houses in face brickwork (various colours) with uPVC windows and concrete tiled roofs.

The location and setting of the proposed works to “Woodville” are visible from the public realm, hence it is important to ensure the proposals do not detract from the nearby Grade 2 listed property “Methodist Chapel” or the Conservation Area as a whole. The proposed works are not considered to adversely affect the street scene, or the Conservation area as a whole, as the existing property has no historic value and the proposals will see very little change to the aesthetic of the building, aside from adding a modest 750mm in height, rooflight windows to serve the first floor rooms and improving the aesthetic of the roof covering by using local clay pantiles, rather than the existing concrete tiles.

The boundaries shall remain unaltered.

It is considered that the proposal is sympathetic to the existing properties, and wider village and its Conservation Area, and does not have an adverse effect on the character of setting of the heritage asset. The Alkborough Conservation Area protects the village from adverse development which would impact on the Heritage Asset. The Asset is taken as the Conservation Area as a whole, and nearby listed building known as “Methodist Chapel”.

In the context of the significance of the proposals within the Conservation Area, it is not considered to amount to substantial harm to, or loss of significance of the designated heritage asset.