

# PHASE Heritage Statement

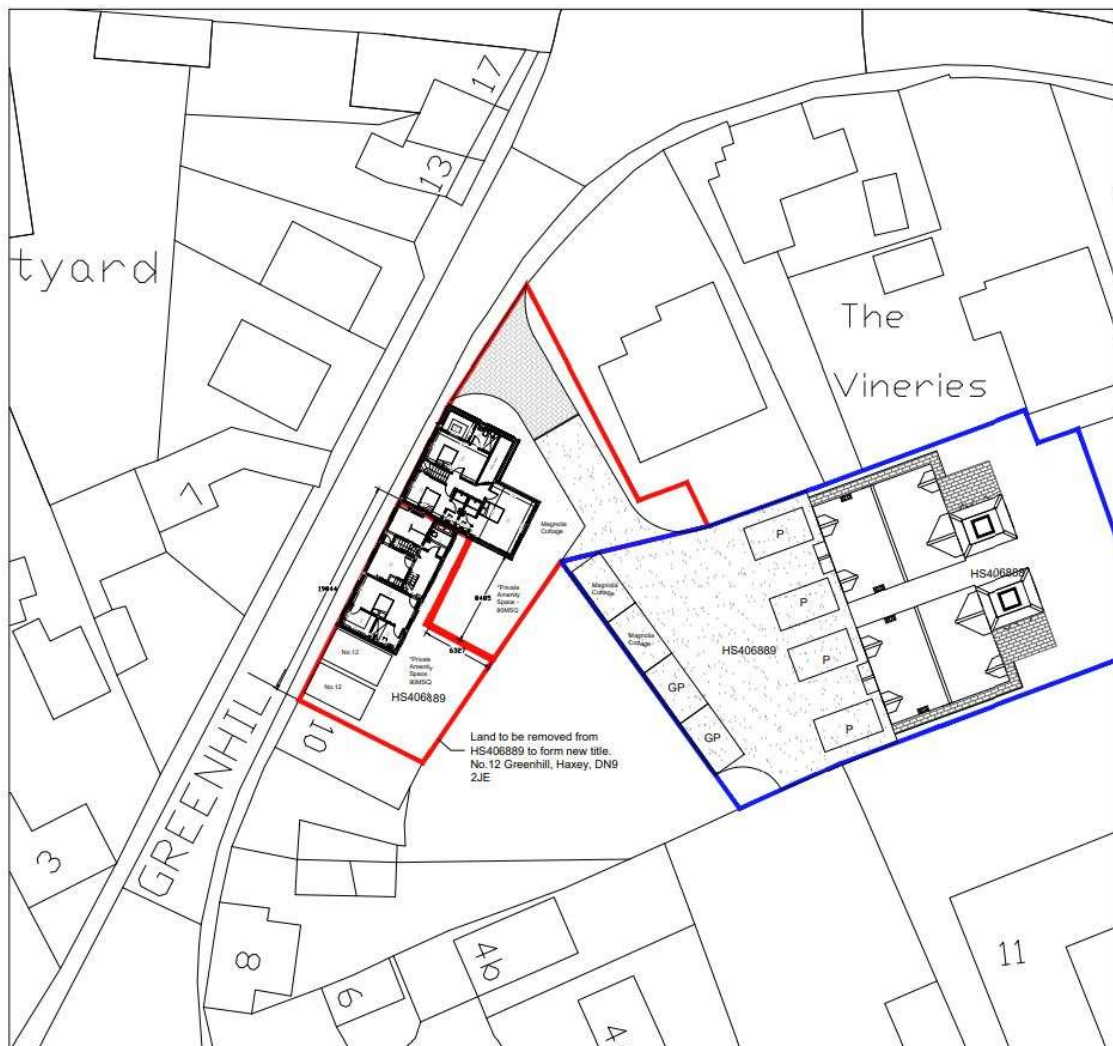
## Architecture

**PROJECT ADDRESS:** 14 Greenhill Road, Haxey, North Lincolnshire DN9 2JE.

**PROJECT OVERVIEW:** Division of the Existing No.14 Greenhill Road into 2Nr Dwellings.

**DATE:** 28/07/2025

**REV:** 0



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## 1.0 Introduction

This Heritage Impact Statement seeks to investigate details surrounding the application for the division of the existing No.14 Greenhill Road. The application does not change the appearance of the dwelling in any way, simply seeks to divide the property to return it to its original proportions prior to the 1970's extension.

## 2.0 Location

### 2.1 Location:

No.14 is a Grade II listed building that is in desperate need of renovation. The building does not reside within a conservation area and is situated on the North Western side of the settlement.

### 2.2 Relevant Previous Applications within 100m Radius

*PA/2014/0862 Planning permission to erect two detached three-bedroom dwellings with associated car parking*

*PA/2018/1327 Outline planning permission to erect a detached chalet bungalow with appearance, landscaping, layout and scale reserved for subsequent approval*

*PA/2012/0969 Planning permission to erect two detached houses (Re-submission of [PA/2011/1099](#)) (AMENDED SITE LAYOUT)*

## 3.0 Assessment of Significance

14 Greenhill is described on British Listed Buildings as the following:

*SK 7699-7799 HAXEY GREENHILL ROAD*

*(east side)*

*22/108 No 14*

*GV II*

*House. Mid-late C18 with later C18-early C19 addition to right. Yellow- brown brick, in contrasting Flemish bond to original section; rendered to lower section of front, and right gable end. Pantile roof. 2-room, central entrance plan, with later single-room addition to right; rear outshut. 2 storeys, 2 first-floor windows to original section, single window to addition. 6-fielded-panel door in architrave beneath segmental stretcher arch. C19 4-pane ground-floor sashes in C18 flush wood surrounds with sills beneath segmental stretcher arches. Double first-floor brick band to original section. Similar first-floor windows beneath segmental header arches. Stepped and dentilled brick eaves cornice. Bracketed wooden gutter. Raised brick-coped gable to right. Corniced end stack to left, ridge stack to right. Adjoining C20 range to left is not included in listing. Interior contains fielded-panel doors.*

No amends are proposed to any elevations. The only amend is internal, which involves the infilling of the aperture that was created in the 1970's to link the two properties, returning the property to the original size and scale.

## 4.0 Visibility

### 4.1 Greenhill Road

The visibility of the development is of significant concern when developing a listed building. The property is only visible from Greenhill Road, although it is very prominent along the road. The footpath abuts the frontage of the building with the façade appearing overbearing when viewed in relation to other properties along Greenhill Road.

Greenhill road is used primarily as access for properties situated on Greenhill or The Nooking. The road is also used as a bypass to get to Epworth Road, but in general it is observed that Greenhill Road is relatively quiet.

### 4.2 Local Architectural Vernacular

Haxey, a rural village situated in North Lincolnshire, England, features an architectural vernacular shaped by its agricultural heritage, local materials, and historical development. Much of the village's character is defined by its traditional brick buildings, often constructed using locally produced red or buff brick. These buildings typically exhibit modest, symmetrical facades with gabled roofs clad in clay pantiles or slate, a reflection of the region's practical and resource-driven approach to construction. Many dwellings in Haxey are either Georgian or Victorian in origin, though some structures date back to the 17th century, particularly in the older parts of the village near the church.

The village's ecclesiastical architecture is prominently represented by the Church of St Nicholas, a Grade I listed building dating primarily from the 14th and 15th centuries. This church stands as a landmark with its Perpendicular Gothic style, constructed in ashlar limestone with fine detailing such as buttresses, a crenellated parapet, and large traceried windows. Farmhouses and agricultural outbuildings—barns, granaries, and stables—also form a key part of Haxey's built environment, often arranged around courtyards and reflecting the village's deep ties to arable farming and animal husbandry.

In recent decades, newer developments on the outskirts have introduced more contemporary housing styles, often with little relation to the traditional vernacular. Nonetheless, efforts in conservation areas and through planning regulations have helped to preserve the historic core's architectural integrity. This blend of old and new gives Haxey a layered architectural identity, with a strong sense of place rooted in its rural and ecclesiastical past.

## 4.3 Listed Buildings

Listed Buildings in Haxey include:

1. **1, Greenhill Road**  
Haxey, North Lincolnshire, DN9
2. **14, Greenhill Road**  
Haxey, North Lincolnshire, DN9
3. **14, Low Street**  
Haxey, North Lincolnshire, DN9
4. **23 and 25, Church Street**  
Haxey, North Lincolnshire, DN9
5. **25, Low Street**  
Haxey, North Lincolnshire, DN9
6. **Burnham Farmhouse**  
Haxey, North Lincolnshire, DN9
7. **Burnham Mill**  
Haxey, North Lincolnshire, DN9
8. **Church of St Nicholas**  
Haxey, North Lincolnshire, DN9
9. **Churchyard Sundial Approximately 25 Metres South East of Church of St Nicholas**  
Haxey, North Lincolnshire, DN9
10. **Croft House**  
Haxey, North Lincolnshire, DN9
11. **Cross Base Approximately 25 Metres East of Church of St Nicholas**  
Haxey, North Lincolnshire, DN9
12. **Cross Base at Junction of Low Street and Haxey Lane**  
Haxey, North Lincolnshire, DN9
13. **Cross Shaft on Green at Junction of Greenhill Road and High Street and Church Street**  
Haxey, North Lincolnshire, DN9
14. **Cumberworth Lodge and Screen Wall Adjoining to North**  
Haxey, North Lincolnshire, DN9
15. **Farmhouse Approximately 660 Metres North West of Sykers Farmhouse**  
Haxey, North Lincolnshire, DN9
16. **Granary Approximately 40 Metres North East of Pond Farmhouse**  
Haxey, North Lincolnshire, DN9
17. **Hall Farmhouse**  
Haxey, North Lincolnshire, DN9
18. **Haxey and Westwoodside War Memorial**  
Haxey, North Lincolnshire, DN9
19. **Hill Top Farmhouse at Junction of Uppertorpe Road and Gollands Lane**  
Haxey, North Lincolnshire, DN9
20. **Langholme Manor Farmhouse**  
Haxey, North Lincolnshire, DN9
21. **Lound House**  
Haxey, North Lincolnshire, DN9
22. **Lound Tree Farmhouse**  
Haxey, North Lincolnshire, DN9
23. **Manor House**  
Haxey, North Lincolnshire, DN9
24. **Park Farmhouse**  
Haxey, North Lincolnshire, DN9
25. **Stable Block and Adjoining Wing Walls Approximately 30 Metres West of Number 2 High Street (Green Hi**  
Haxey, North Lincolnshire, DN9
26. **The Old Vicarage**  
Haxey, North Lincolnshire, DN9

It must be noted that 3 of the above listed buildings are located within a 100m radius of 14 Greenhill.

## 5.0 Design

As noted above, the works required in order to facilitate the proposal extend to erecting a fence in the rear garden and infilling a recently created aperture into the 1970's extension. There is nothing of note that requires a detailed assessment as far as proposals are concerned.

The infilled aperture will be done so using materials to match the substrate of the existing wall which is being filled in, with matching plaster coating. The fencing will not be attached to the building, being supported independently via posts.

## 6.0 Conclusion

The development proposed, when all factors are considered, is deemed to be of 'low Significance' to the architectural vernacular of Greenhill Lane. The proposal neither detracts nor is of detriment to the original asset, but instead seeks to re-instate the original property and the reason for its listing. The current owner has done miraculous work to save the asset at tremendous cost, the desire to split the building must be understood.

From a practical standpoint, long linearly arranged properties often lead to poor use of space, due to the requirement to pass through rooms in order to reach other areas of the property. This creates a multitude of 'through rooms'. Dividing the property does away with these through rooms and actually leads to a more efficient use of space.