



HERITAGE STATEMENT 1.0

**CHIMNEY REBUILD | WALCOT OLD HALL | WALCOT**

## 1.0 Introduction

This Heritage Statement has been prepared by **keystonearchitecture** on behalf of the applicant, to accompany a Listed Building Consent Application for a Rebuilding of 2no. Chimneys at Walcot Old Hall, Walcot Road, Walcot, North Lincolnshire, DN15 9JT.

The Local Planning Authority is North Lincolnshire Council.

The site is located within the Alkborough Conservation Area and is within the curtilage of the Grade II\* Listed Walcot Old Hall.

## 2.0 Site Description

The proposed site sits to the South off Walcot Road, Walcot, North Lincolnshire, DN15 9JT, located in the hamlet of Walcot, just South of Alkborough. The hamlet of Walcot is sited approximately 8 miles North of the town of Scunthorpe.

The immediate area surrounding the site is predominantly private domestic dwellings, which originate from over the centuries, and extensive open countryside.

The site itself currently consists of a single large house, known as Walcot Old Hall, which is a mid-17th Century Grade II\* Listed building, along with outbuildings, driveway and extensive gardens.

The works shall be to two existing chimneys on the main house (the only chimneys on the house), which have been reduced, extended, rebuilt and patched up over the years, in unsympathetic materials and methods. The chimneys are in disrepair and require rebuilding to secure their continued use and to protect them from further deterioration, or collapse.

Below are photographs of the existing chimneys from ground level.



Chimney A

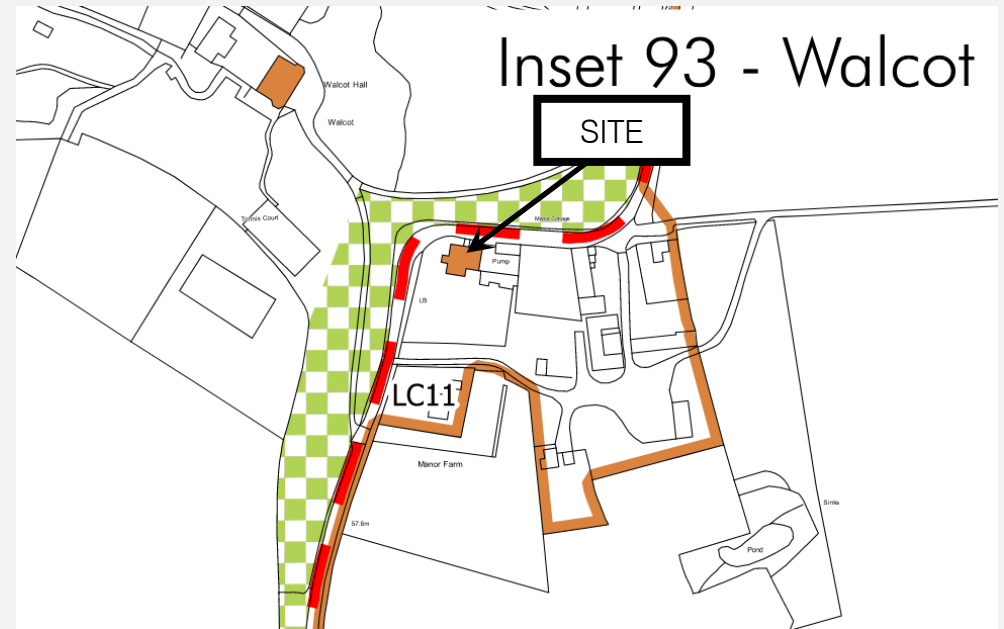


Chimney B

Chimney A, the largest chimney, sits within the valley of the house, and consists of a cross shape, currently with 4no. pots, including a modern metal cowl. The chimney would have originally had up to 7no. pots.

Chimney B sits to the Southern side of the house, and currently has 1no. pot on top of a single modern rebuilt chimney stack. This stack was rebuilt from the original stack which would have housed up to 3no. pots.

The map below shows the location of the site in relation to the North Lincolnshire Council Local Development Framework Inset Map. The site is identified as within the Development Boundary of Alkborough.



### 3.0 Description of Heritage Asset

To assess the impact of the proposed chimney rebuilds on the character of the Conservation Area and the Grade II\* Listed property itself, an analysis of the character is identified below.

The proposed site is known as Walcot Old Hall, Walcot Road, Walcot, which is a mid 17<sup>th</sup> Century Grade II\* Listed building. The site is located in the hamlet of Walcot, around 1-mile South of the village of Alkborough. The site is located within the extensive Alkborough Conservation Area.

The site is relatively visible on the side of the road, but the chimneys locations are quite concealed, and are generally surrounded by host property.

Buildings locally comprise of 18th and 19th Century houses, both single and two storey, in local limestone or red face brickwork, with clay pantile or blue slate roofs.

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

Below is an extract from the Local Authority Conservation Area Appraisal, identifying the character of Walcot, Walcot Old Hall and the buildings adjacent:

*"5) Walcot.*

*To the south of Countess Close, the conservation area is characterised by mature trees and parkland associated with Walcot Hall, which is in a small hamlet about half a mile separate from Alkborough village.*

*...as the road zigzags past the Hall, Walcot Old Hall fronts onto a corner. This is a mid-17th century red brick house with a double-depth pantiled roof. It has a full height gabled porch with an ornate pedimented brick doorway and a three-light mullion and transom window above. To either side there are similar windows with pediments also to the ground floor.*

*The other elevations have mullion and transom windows too, all with leaded lights.*

*A brick boundary wall has an elegant wrought-iron gate.*

*Behind the Old Hall, there are several ranges of stone and brick barns and other agricultural buildings, including a long slate-roofed cart shed and a much-altered brick farmhouse."*

Whilst the location and setting of the proposed chimney rebuild works are not highly visible, it is important to ensure the proposals do not detract from the Grade II\* Listed property "Walcot Old Hall" or the Conservation Area as a whole.

Walcot Old Hall itself falls under listing reference 1260341, which states:

*SE ALKBOROUGH WALCOT ROAD (east side) 1/6 Walcot Old Hall (formerly listed as Manor Farmhouse)*

GV II\*

*House. Mid C17 with later internal alterations and c.1980 restoration. Red brick, with front in English bond; rendered brick mullion windows. Pantile roof. Approximately square, double-depth plan: 2-room central entrance hall front with projecting porch; slightly narrower rear section with 2 rooms and stair hall. Artisan Mannerist Style. 2 storeys with attic, 3 bays; symmetrical. Plinth with 3-course chamfered brick band. Pedimented full-height porch with central section breaking forward has stone step to recessed round-headed doorway in square-headed reveal flanked by pilasters with moulded bases supporting a flat rubbed brick arch and plastered moulded brick pediment above. Recessed C19 part-glazed panelled door in keyed architrave. Full-height bays breaking forward to either side have 3-light chamfered mullion windows with transoms in chamfered reveals beneath flat arches and moulded brick pediments. 3-course first floor band links bays. Further similar windows to first floor. C19 wooden frames and glazing bars to windows on left; c.1980 leaded lights to remainder. Modillion and dentil brick eaves cornice to porch sides and between bays; 2-course brick cornice bands to side bays. Porch has a similar band linking a pair of projecting brick corbels with moulded caps, each supported on 3 moulded brackets. Plain brick-coped open-pedimented gable above. Double-span roof with stone-coped gables. Massive mid-roof stack to left; lateral stack to rear right. Left and right returns have plinth, first and second floor brick bands, window bays breaking forward and chamfered mullioned windows similar to front. 2-light windows to rear section of right return, including 3 cross-mullioned stair windows. Later attic casements to gables, one to left return with leaded lights. 4-centred arch to rear entrance with original panelled and studded oak door and beaded frame in reveal. interior. Basket-arch chamfered brick fireplaces to front rooms. C17 wooden screen between ground floor left and entrance hall has pair of round-headed panels in keyed architraves with moulded imposts and moulded cornice above; marks of former pilasters and strapwork frieze are visible. Wide chamfered basket-arched fireplace and ovolo-moulded ceiling beams to rear left. Original closed string staircase with C19 balustrade. Roof has curved brackets to collars, clasped and butt purlins and housings for former through purlins.*

#### 4.0 Proposed Development

The proposals for the rebuilding of the chimneys are required to maintain their stability and reinstate the chimneys in a more traditional appearance, ensuring their continued use.

Below are a series of photographs of the existing chimneys, showing their current condition:



Chimney A – Southern face



Chimney A – Eastern face



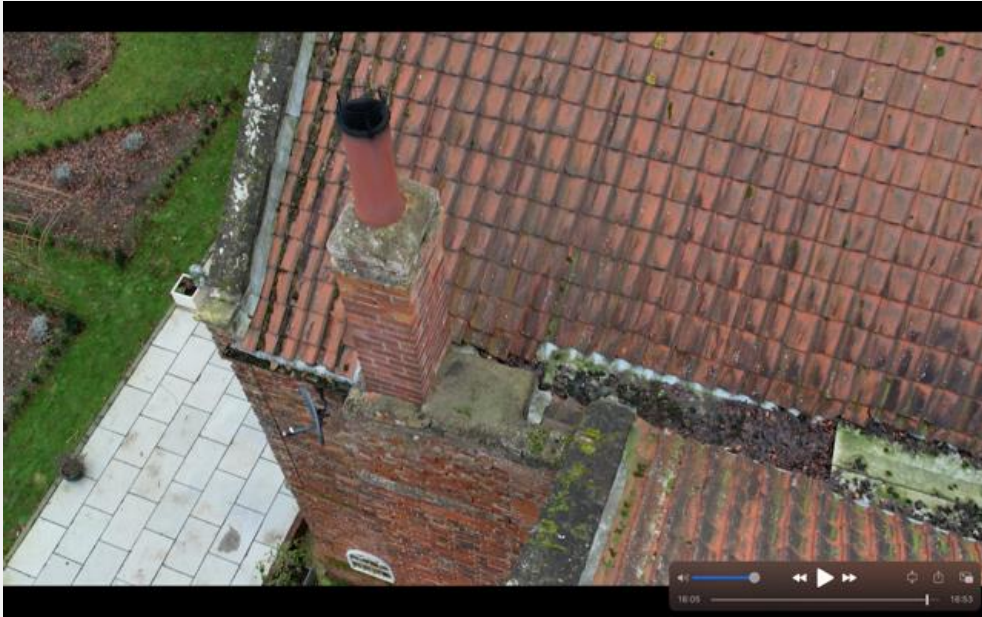
Chimney A – Western face



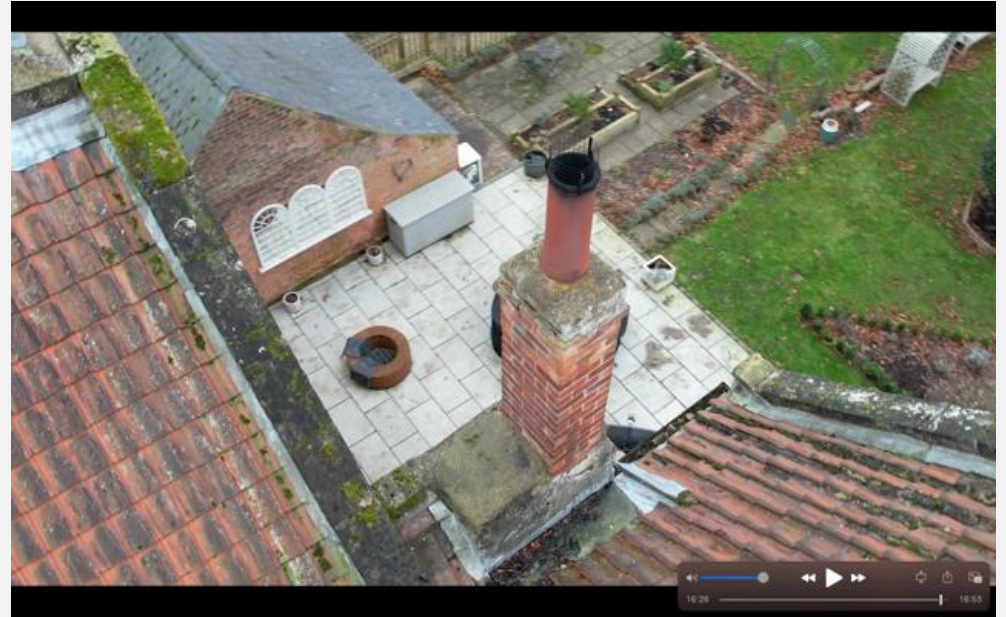
Chimney A – Northern face



Chimney A - Southeastern corner



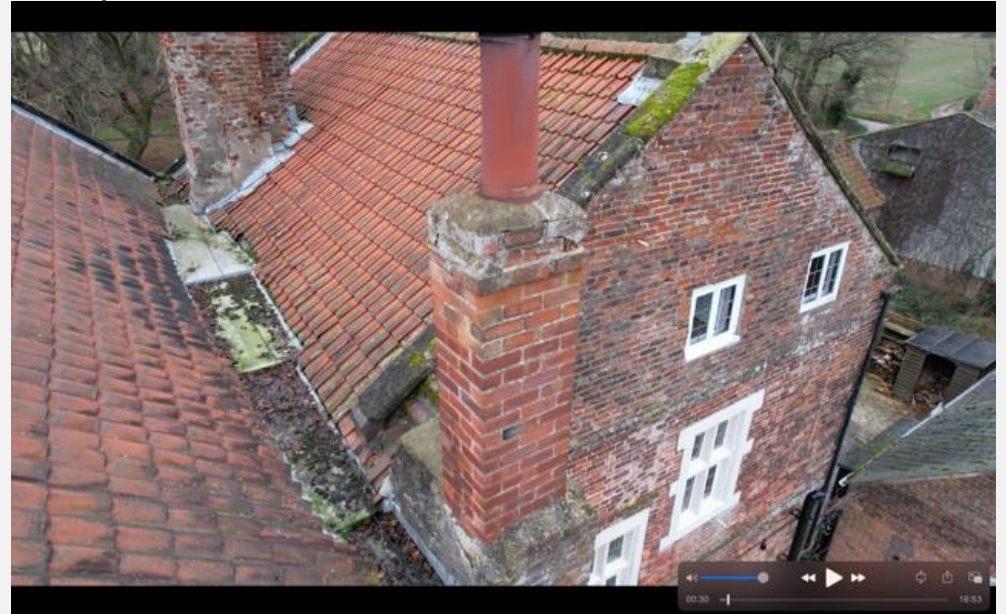
Chimney B – Eastern face



Chimney B – Northeastern face



Chimney B – Southern face



Chimney B – Southwestern face

The proposals are designed in a traditional simple, rural style, utilising traditional or reclaimed materials, such as matching red brickwork, lime mortar and clay pots.

The brickwork detailing consists of a single projecting stretcher course 1no. or 2no. brick courses below the flaunching.

The chimneys shall be rebuilt in exactly the same size and shape as the existing, to the same heights, the only exception being the removal of the varying heights of pots and later added plinths to chimney A, and the reinstatement of the wider 3no. pot chimney to chimney B.

It is important to retain the character of the Listed Building and wider Conservation Area, and the rebuild works will not have a negative impact overall, improving the aspect of the Listed house, and only minor changes visible within the Conservation Area.

The development plan for Walcot consists of the Core Strategy and the Saved Policies of the North Lincolnshire Local Plan 2003.

## CS6 Historic Environment

All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

The external changes are designed to respect the appearance and character of the Conservation Area of Walcot and the character of the Listed Building, through carefully considered materials and details for the replacement chimneys. Additional key elements including the careful selection of local style materials and mortar, to help retain the character and link the works to the Listed house and wider protected area.

The replacement chimneys will not have a negative impact on the street scene or important views along Walcot Road or wider aspects in the hamlet. The works will not have a negative impact on the existing house, and are considered to reinstate the original chimney formats, to offer a sympathetic improvement to the house.

As previously mentioned, the materials chosen are taken from the local style and palette, including local style red facing brickwork, and lime mortar.

## 5.0 Conclusion

The works to rebuild the existing chimneys are not considered to adversely affect the street scene as they will see only minor in physical changes visible.

The rebuilt chimneys shall see the existing chimneys reinstated and improved by removing damaged and modern brickwork and pots, shoring up the chimneys for their continued use and protection against continued deterioration.

The completed works shall be subtle and barely visible from the public realm, but are important to see the original chimneys profiles reinstated in a sympathetic style.

The proposed works are small in scale, and the design does not detract from the existing Grade II\* Listed property, as it have been designed to be viewed in line with the existing building.

It is considered that the proposal are sympathetic to the existing property, adjacent buildings and wider Conservation Area, and do not have an adverse effect on the character of setting of the Heritage Asset. The Alkborough Conservation Area protects the area from adverse development which would impact on the Heritage Asset. The Asset is taken as the Conservation Area as a whole, and the Grade II\* Listed building known as Walcot Old Hall.

The appearance of the rebuilt chimneys shall be considered an improvement over the existing damaged chimneys, which also include modern brickwork and pots.

In the context of the significance of the proposals within the Conservation Area and adjacent to the Grade II\* Listed Walcot Old Hall, it is not considered to amount to substantial harm to, or loss of significance of the designated heritage asset.