

HERITAGE STATEMENT

Proposed installation of a static caravan unit to be used as ancillary accommodation

15 Willington Road, Kirton, Boston, PE20 1EP



1 INTRODUCTION

- 1.1 This Heritage Assessment accompanies a planning application to site a static caravan at 15 Willington Road in Kirton. The siting of the caravan would be permitted development if it was for occasional use. However, as it will be occupied by the applicant's son on a permanent basis (who needs to live with the family for health reasons), planning permission is required.
- 1.2 There are two listed buildings to the south of the application site. 9 and 11 Willington Road is a Grade II listed building whilst the Church of St Peter and St Paul is Grade I. This statement sets out the existing situation and proposed works in relation to these heritage assets.

2 THE PROPOSAL

- 2.1 The proposal involves the siting of a static caravan to be used as ancillary accommodation by the applicants son. The caravan has been sited to the rear/east of the dwelling, where a small storage building will be demolished. The caravan is a standard 40 x 14ft building comprising of an open plan living space, two bedrooms (one ensuite) and a bathroom. Externally there will be a shallow ramp to the entrance door and an area of garden. The existing drive provides ample parking for the parent dwelling and the annex.

3 EXISTING SITUATION

- 3.1 The site is located on the eastern side of Willington Road, backing on to Penny Gardens (at Grid reference TF 30464 38632), which is within the centre of Kirton (Figure 1).
- 3.2 The site currently comprises of a two-storey dwelling and several large sheds (Figure 2) which are used as part of commercial business within the family (Wilsons Motorcycles Ltd). Immediately to the west is an area of open space which has recently been granted permission for the erection of 5 dwellings (app. reference B/20/0310).
- 3.3 9 and 11 Willington Road is a Grade II listed building located on the corner of Willington Road and Penny Gardens to the southwest of the site. The listing describes this building as follows:

Almshouses, formerly 4 now 2. Founded by Robert Hunt in 1664, altered C19 and C20. Red brick with pantile roof and 2 brick gable stacks. Single storey, 6 bay front with plinth. At each end are plank doors with 4 glazing bar sash windows and 2 further blocked openings in the middle. All openings have segmental brick heads. An ashlar datestone with initials RHA and date of 1664.

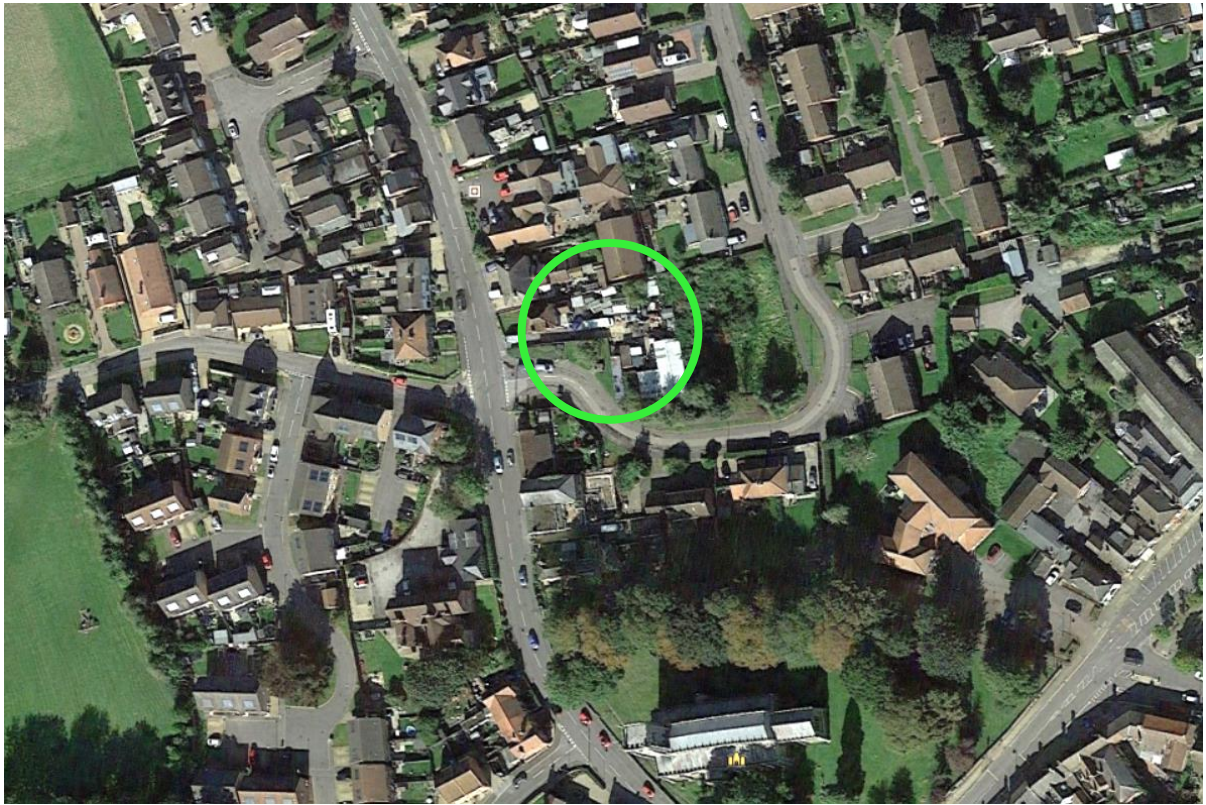


Figure 1: Aerial photograph showing the location of the site.



Figure 2: Aerial photograph showing the site in more detail.

- 3.4 The only opportunity to see this listed building in the same context as the application site is looking east from the Church Lane /Willington Road junction (Figure 3). The proposed caravan will be set some 50m back from the listed building. The existing boundary fence will remain as will several of the outbuildings, including the largest building at the southern end of the property.



Figure 3: View from Church Lane looking east. The application site is highlighted to the left and 9 & 11 Willington Road can be seen on the right.

- 3.5 The Church of St Peter and St Paul is a Grade I listed building located on the corner of Willington Road and High Street, over 100m to the south of the site. The listing describes this building as follows:

Parish church. Mid C12, late C12, C13, C14, C15, c.1500 crossing tower and transepts demolished, and chancel shortened 1805 by William Haywood and stonework used for building west tower and extending aisles. 1900 restoration by Hodgson Fowler, 1907. Limestone ashlar and lead roofs. Western tower, nave and chancel, clerestory, aisles, south porch. Tall 4 stage tower rebuilt in 1805 from materials of former crossing tower, with bell moulded plinth, string courses, quatrefoil frieze to belfry stage, battlemented parapet with gargoyles and corner pinnacles. Stepped set back buttresses with canopied niches containing statues to west. To belfry stage are large 3 light openings with cusped panel tracery and moulded 4 centred surrounds. C14 west door with continuously moulded and pointed surround. Above an ogee headed niche recording church remodelling in 1803-1810. West window of 4 lights, curvilinear tracery and moulded surround. Above is a pair of double lancets with cusped ogee heads, quatrefoils and wave moulded surrounds. In the aisles are blank moulded and pointed window openings, both have embattled parapets and crocketed gablettes to buttresses. North aisle has 6 tall early C14 3 light cusped Y traceried windows in chamfered and moulded surrounds, divided by gabled stepped buttresses. The western

bay is an extension of c.1805. Gabled north porch has early C13 double chamfered outer arch with shafted imposts, octagonal capitals and above an ashlar plaque records the restoration. The inner doorway is also early C13 with collar shafted reveals and deeply moulded pointed head. To left a C14 canopied recess. Elaborate c.1500 clerestorey of 12 triple lights, panelled tracery beneath chamfered triangular arches. Above a frieze of blank shields and quatrefoils with pinnacles to the embattled parapet. In the east wall is a blank window and there is a further blank window in the north wall of the chancel. Beyond a large 4 light C15 window, panel traceried with a hollow chamfered surround. c.1900 east window of 5 lights, panel traceried with hollow surround. In the chancel south wall are 2 windows matching that to the north and in the east window of the aisle a further blank window. In the south wall of the aisle are 6 tall C14 4 light windows with curvilinear tracery and moulded pointed surrounds. The western bay is an extension of c.1805. Panelled parapet with blank shields and quatrefoils matching the nave clerestory. A lead rainwater hopper is dated 1785. Gabled south porch has double chamfered outer arch with shafted reveals, late C12 inner doorway with triple shafted and collared reveals, circular capitals and 3 orders of moulding to the head comprising dogtooth with bead and reel, chevrons, and lozenges; all in high relief. Interior. 6 bay C14 nave arcades with slender circular shafts, annular capitals and double chamfered arches. Above are blank cusped headed panels to the wall surface. c.1500 nave roof retains moulded and brattished tie beams and some principals, all supported on octagonal stone corbels with carved wooden figures. In east wall of the tower a C12 doorway, 2 orders of colonnettes, zigzag and lozenges, above is a tall blank opening with a moulded and pointed head, the original west doorway of the Church. A C14 cusped ogee headed piscina at the west end of the nave, moved from the chancel in 1804. West organ gallery supported on 4 slender fluted Ionic columns with acanthus frieze and dentillated cornice, above a raised and fielded panelled parapet, all of 1761, altered 1907. C14 double chamfered chancel arch supported on C13 filleted shafted reveals on tall moulded bases, to former crossing piers. In the east wall of the north aisle the springing of the transept arch remains. Chancel has c.1900 wooden barrel vaulted roof. Good painted panelled reredos. Early C20 fittings including chancel screen of 1914 with painted rood. In the south aisle a segmental pedimented aedicule with swag contains an oil painting in an eared and shouldered surround. Octagonal font, plain shields to cusped side panels, C19 base,

and inscription round bowl records donation in 1405. Monuments. In the chancel a pedimented marble wall plaque to Vincent Colby d.1756, with escutcheon and urn.

- 3.5 The caravan will be set behind the parent dwelling (No. 15) and could not be seen in any of the views of the Church from Willington Road (see Figure 4).
- 3.6 From within Penny Gardens the Church tower can be seen to the south. However, due to the large trees on the northern Church boundary any views are mainly limited to the winter months. The proposed caravan will be in the north-eastern corner of the site. As the largest outbuildings to the south of the property will remain in place these will block any intervening views between the caravan and the church.



Figure 4: View of the Church looking south on Willington Road. The parent property (No.15) can be seen on the left.

4 IMPACT ON THE LISTED BUILDINGS

- 4.1 Views of the proposed caravan in the same context as the listed buildings are already very limited due to its siting and the intervening buildings and landscaping. Views of the caravan are further limited because several of the large outbuildings will be retained, together with the existing boundary fence. As such it is considered that there will be no harmful effect on the setting of the listed buildings.



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