

19 OCT 2015

**PLANNING APPLICATION FOR CONVERSION OF  
OUTBUILDING AT WOODLEIGH HOUSE, 21, MAIN ROAD, AISLABY**

**HERITAGE STATEMENT**

**Heritage significance:-**

The subject of the planning application is a stone outbuilding within the grounds of a Listed Building.

The listed building is a substantial, stone built dwelling with a substantial stone walled garden to the East. The building has traditional stone features e.g. stone lintels and sills with an open stone pillared portico to the entrance.

The outbuilding, that is the subject of the planning application, is also constructed with coursed sandstone walls, has a slate covered roof and stone tabling to the verge at one end.

Over the years the outbuilding has had a variety of uses and been subjected to various minor alterations. For many years recently (more than 40+) it has been used as a domestic garage.

The garage door on the East elevation is a wide up and over relatively modern design. There is a modern concrete lintel over the opening. Masonry has been rebuilt in this area to accommodate the door.

All these works were carried out a very long time ago (dates not known, but to our knowledge over 40 years ago).

As a garage and garden store the whole outbuilding currently has a neglected and poor appearance.

**Impact:-**

The proposed works comprise the conversion of the existing outbuilding into a dwelling.

4 no existing roof lights are to be replaced and re-positioned with similar sized lights as indicated on the submitted plans.

On the East elevation, which faces into the walled garden, a new single door opening is to be formed and one existing opening is to be enlarged to form a window.

The existing up and over garage door is to be replaced with glazing and timber panelling.

Generally existing windows are to be replaced with similar items (as indicated on submitted plans).

Existing first floor is of timber construction, which has deteriorated with age and is currently unsafe due to woodworm, damp etc. This is to be replaced with new timber flooring.

Existing timber rafters are in poor condition due to age and damp and are in need of replacing.

There are no significant internal features to record. Existing masonry walls are to remain and their openings are to remain.

Mitigation Strategy:-

The general philosophy for the design is to retain all the external features as existing. Internal masonry walls and openings are also to be retained.

The relatively recent up and over door, which is out of keeping with the historic architecture of the building is to be removed. The opening will be filled with a timber framed glazing and panelling which will not disturb the existing structure.

Generally all openings and exterior architectural features (except the up and over garage door) are being retained.

A new door to the East elevation is required in order to provide access for the proposed domestic use. This will be of modest size and have minimal affect on the appearance of the elevation. The new door will appear to be in keeping with the nature of the original building.

Repair works to the masonry do not require significant demolition and appropriate repairs have been described in a separate structural appraisal.

Generally the exterior of the building is to remain as existing other than items highlighted above.

Signed for  
**Richard Agar Associates Limited**

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