

**3-4 Main Street, Shalstone**  
Listed Building Application No 2  
Design and Access Statement

Issue 1 – 19<sup>th</sup> January 2021

# Contents

Page No.

<b>1</b>	<b>Purpose of Report</b>	<b>3</b>
<b>2</b>	<b>Design Proposals</b>	<b>4</b>
<b>3</b>	<b>Impact Assessment</b>	<b>9</b>

Issue 1 – 19.01.2021

# 1. Purpose of Report

This design and access statement has been prepared in support of a second listed building application relating to the works currently underway at 3 and 4 Main Street, Shalstone.

Planning Permission and Listed Building Consent was granted under references 20/01461/APP and 20/01461/ALB dated 6<sup>th</sup> July 2020. Works commenced on site to implement the works covered under these approvals in October 2020.

This work has involved strip-out works, re-roofing works and timber repairs. As a result of this work an increased understand of the building has been formed. Since approval two site visits have been held with the Bucks CC Heritage Officer and this has offered an opportunity to discuss and consider some alterations and improvements to the previously approved scheme. This Listed Building application is therefore to seek approval for adaptations to some internal fabric elements of the building based on these discussions and findings. The revisions to the previously approved scope generally includes:

1. Removal of more recent 20<sup>th</sup> Century ceiling installations at first floor level and to the rear ground floor study.
2. Altering the position of the bathroom and bedroom 2.
3. Removing a section of 1950's walling at first floor level to offer a more airy landing space to the head of the stairs
4. Removing the 20<sup>th</sup> Century wall enclosing the WC in the rear extension of No 3
5. Removal of a 20<sup>th</sup> century chimney to the rear extension of No 4
6. Replacing all ground floor areas with a new breathable built up limecrete floor with underfloor heating and to combat radon concerns.
7. Minor adaptations to the rear window openings into the garden room.

The design has been progressed making reference to the Heritage Statement previously issued by Purcell and have been discussed in principle with Joanna Horton, Heritage Officer during her site visits in December 2020.

## 2. Design Proposals

### 2.1 Removal of Ceilings

Following investigation during the strip-out stage and removal of damaged sections of existing lath and plaster ceilings, it was evident that originally, at first floor level, the bedroom ceilings were open to the ridge. This is evident both from the existing lime plaster on the gable walls continuing some way above the existing ceiling line, and also as one of the existing partitions between the new bathroom location and the landing was found to extend full height as the photo below, implying that there was no ceiling originally to these areas. The removal of these ceilings offers rooms with better proportions and aid to expose the large oak purlins and oak 'A' frame trusses. The philosophy of the removal of these ceilings was discussed with the Heritage Officer on site and deemed to be acceptable in principle.



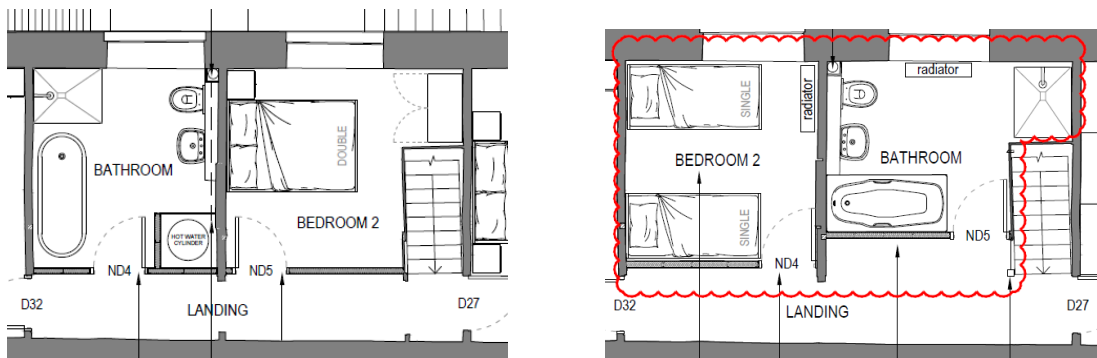
In addition to the removal of the ceiling joists to the first floor, this application requests the removal of the ceiling joists to the rear extension of No 3, as was approved under the first application for the rear extension of No 4. Note, as a result of this change the wood fibre insulation will be



used in lieu of the previous sheeps wool loose lay insulation.

## 2.2 Altering the position of bathroom and bedroom 2

This change is proposed having further considered the layout of the two rooms. On reflection the bathroom better fits the more awkward layout of the room which is cut into by the staircase. It is believed there is no material difference or harm to the fabric of the building from this change.



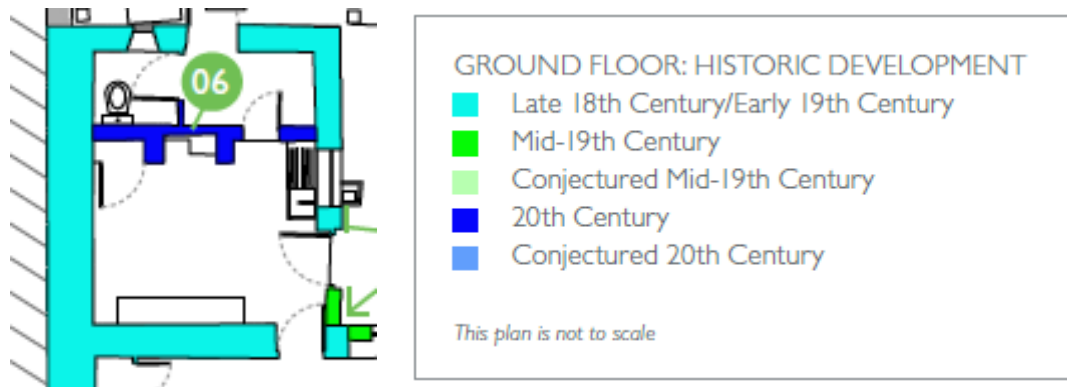
*Previous proposal for first floor layout (left) compared to new proposal for first floor layout (right)*

## 2.3 Removal of section of 1950's walling

Linked to the change in bathroom location above, due to the discovery of the original section of dividing wall between the new bathroom location and the landing, it is logical to reinstall the dividing wall in its original set back location. By doing this, it enables some of the 1950's tongue and groove lining to the stair at first floor level to be taken back to that partition line. This assists with the opening-up of the landing and the staircase. The staircase itself is a 20<sup>th</sup> Century addition and is considered of relatively low historic value.

## 2.4 Removing 20<sup>th</sup> Century dividing wall to Rear extension of No 3

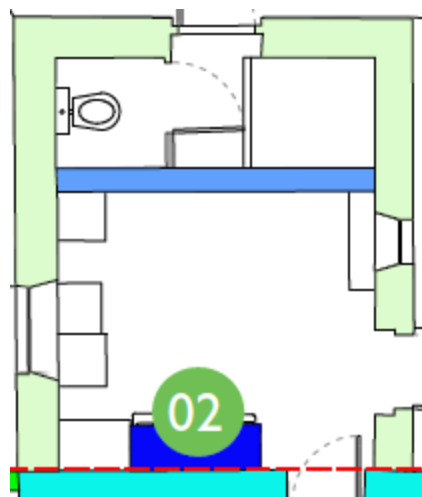
The original heritage statement from Purcell identified the wall dividing the rear WC of No3 as a modern 20<sup>th</sup> Century addition, as marked 'item 6' in the below plan.



The chimney portion of this wall has already been removed under the previous approval, the wall does not run full height and it is not considered of any heritage value. This is corroborated in the Purcell report, and the heritage impact of its removal was considered by them to be none.

### 2.5 Removal of 20<sup>th</sup> Century chimney to rear extension of No 4

As with the proposal above, the chimney within the rear extension of No 4 is of 20<sup>th</sup> century origin and is not considered by Purcell to have any heritage impact if it is removed. This was captured in their original heritage statement, although the original plans had it retained. This proposal seeks to remove this chimney in its entirety.



### 2.6 Replacing ground floor areas with a limecrete insulated floor

The existing ground floor areas are made up of different types of construction including:

- Timber raised floor to dining room and part of the sitting room

- Quarry tiles on a sand and cement bed within the two rear extensions and the hallway.
- Historic clay tiles to the newly exposed inglenook fireplaces and under the old staircase of No 3.
- A concrete slab to the two rear WCs.

The condition of these floors are in a relatively poor state, with the dining room floor being rotten and unsalvagable.

In addition to the above there has been significant dialogue with the Heritage Officer regarding elevated risks of radon in the building and some initial, though inclusive testing has indicated radon could be a problem on the site. Given the state and condition of the building it has not been possible to complete conclusive testing in this regard. However, ignoring the problem could give rise to significant works at a later date.

The proposals in this application include the removal of the existing floor finishes throughout and the provision of a 170mm breathable glasscrete insulation, with a limecrete slab above, with integral underfloor heating pipework. As per the below details courtesy of Mike Wye.



In addition to this it is proposed to install three radon sumps. These sumps are excavations approximately 1ft square with 110mm plastic sub floor ventilation which run through to outside. The location of these are as shown in the proposed plans. The ventilation pipework will terminate away from the building in the hedge adjacent to the Reading Room.

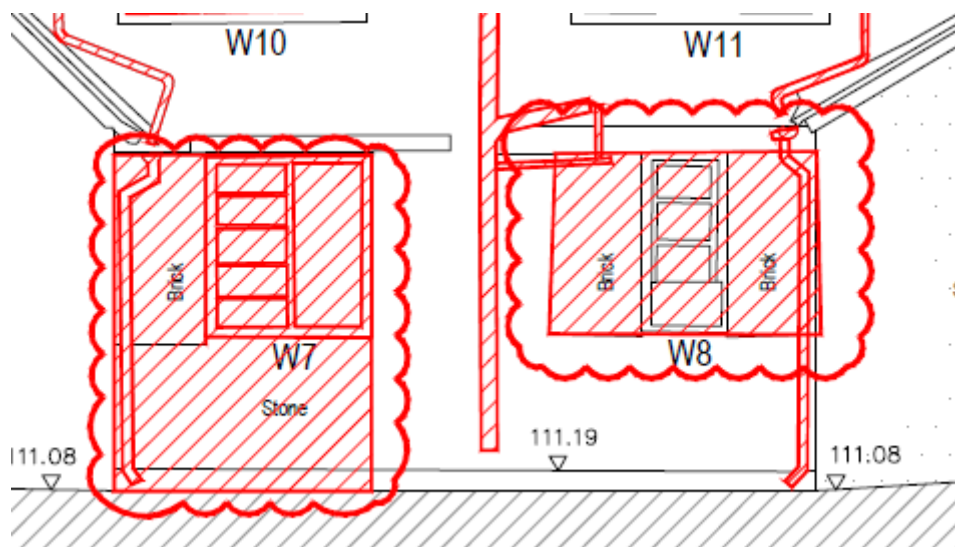
These sumps will be located such that the ventilation pipework passes through door openings, thus avoiding the need to penetrate through foundations.

Note, after discussion with Public Health England and the Heritage Officer it is proposed that a radon barrier **will not** be installed as this would make the floor non breathable and could harm the transfer of moisture through the slab.

The historic clay tiles in the the newly exposed inglenook fireplaces will be carefully lifted and rebedded on a lime bed. It is not proposed to install the underfloor heating within the fireplaces themselves. Where tiles are missing they will be replaced with the matching tiles which were located under the old staircase of No 3.

## 2.7 Minor adaptations to the rear window openings into the garden room

These proposals seek to reinstate the original window opening widths to the rear at ground floor level. To the rear window of No 3 this will entail removing a section of brick infill either side of the existing casement window. To the rear window of No 4, which already has permission to convert to a door, it is proposed to reinstate this door to full width.



These proposal reinstate the original window aperture sizes.



## 3.0 Impact Assessment

Proposal	Discussion	Level of Impact
1. Removal of more recent 20 <sup>th</sup> Century ceiling installations at first floor level and to the rear ground floor study.	As a 20 <sup>th</sup> Century addition the removal of the existing ceiling joists reinstates the rooms back to their previous proportions and it seen to have a minor benefit to the heritage of the building	Moderately beneficial
2. Altering the position of the bathroom and bedroom 2.	This change is considered to have no material change impact from that previously approved, and enables the reinstatement of one of the first floor walls in its original location which could be seen as marginally beneficial.	None / marginally beneficial
3. Removing a section of 1950's tongue and groove panelling at first floor level to offer a more airy landing space to the head of the stairs.	This proposal does not affect any of the historic fabric in the building	None
4. Removing the 20 <sup>th</sup> Century wall enclosing the WC in the rear extension of No 3	The wall is constructed of brick laid in a stretcher bond and as previously determined by Purcell is consequently not considered significant.	None
5. Removal of a 20 <sup>th</sup> century chimney to the rear extension of No 4	The previous heritage statement from Purcell identifies this chimney as a 20 <sup>th</sup> Century addition and not a historical feature.	None
6. Replacing all ground floor areas with a new breathable built up limecrete floor with underfloor heating and to combat radon concerns.	This proposal will result in some minor loss of fabric but for the most part this is of 20 <sup>th</sup> Century original. The proposal will however improve the breathability of the floor, particularly to those areas which are currently laid with a cement bedded	Minimally harmful in terms of fabric loss, but minimally beneficial with regard to improved breathability of the floor

	quarry tile, or concrete floor. The proposals will also enable the management of radon measures in a passive manner without the need to install a non breathable radon barrier.	
7. Minor adaptations to the rear window openings into the garden room.	The fabric loss associated with these works relate to 20 <sup>th</sup> Century brick infills. And takes back these openings to the original stone walled reveals.	Minimally beneficial