

**HERITAGE STATEMENT FOR WORKS TO
THE OLD FARMHOUSE, JUBILEE TERRACE
LAVERTON BA1 2HX**



1. Location

Laverton is a small village some 12 miles south of Bath in a rural setting just off the main A36 trunk road. The Old Farmhouse forms part of what was once were four cottages known as Jubilee Terrace on the edge of the village.

2. HISTORY

- 2.1 dating from the late C18th/early C19th century the property was originally a pair of two storey cottages. Their north elevation had two pairs of six over six double hung sash windows and a central doorway set in a natural rubble facade. Under a clay double roman tiled roof this expressed a simple Georgian vernacular appearance.
- 2.2 In 1887 two cottages were added to the western end of the property, a third storey was added at this time which included the addition of casement windows under roof bonnets.
- 2.3 A rear extension under a cat slide roof was also added at about the same time as the above changes.
- 2.4 A builder/developer acquired numbers 1 & 2 Jubilee terrace from the Duchy of Cornwall in 1969 and converted into one house, The Old farmhouse.
- 2.5 Externally the only alteration to the principle north elevation was the replacement of the left-hand entrance door with a six over six casement windows.
- 2.6 Replacement of the seven modern windows to the south elevation with side hung casements was carried out in 2020.
- 2.7 The property was listed on the 16th November 1984 Grade II a copy of the listing is below:

ST75SE LULLINGTON CP

LAVERTON 4/174 The Old Farm House -

GV II

House, formerly 2. Early C19. Coursed rubble, flush dressed quoins to left, double-Roman tile roof, end rubble stacks capped with brick, decorative ridge tiles. Part of a rank of 4 houses. Two storeys and attics, 2 bays, paired sash windows with glazing bars in plain stone surrounds, plain dividing mullions; 2 gabled semi-dormers to roof, casements in brick surrounds. Paired door openings to centre in plain stone surrounds, that to left blocked, now containing a 6-light casement, C20 half glazed door to right; slab hood on 3 cut stone brackets.

Listing NGR: ST7762353409



2. Wall in Kitchen to be removed



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3. ASSESSMENT OF SIGNIFICANCE

- 3.1 The significance of a property can be defined as the value of the heritage asset because of its heritage interest. Conservations aims to manage the change to a place to protect its significance and to enhance it wherever possible.
- 3.2 Site investigation and archival research results in the conclusion that the property has evolved through two phases. The original C18th/C19th modest farm workers cottages to the combination into one substantial farmhouse.
- 3.3 The listing mentions the change from two cottages to one house and notes the property as being early C19th. It was clearly not considered to be of architectural significance and of little merit.
- 3.4 It is nevertheless considered to be of significance in relation to its place.

4. CONCLUSION

- 4.1 The Old Farmhouse is recognized as an attractive property which with its neighbours adds to the pleasant rural village of Laverton.
- 4.2 It is significant to note that the listing makes no mention of internal features and refers only to the principle north elevation.
- 4.3 Proposals are the insertion of a partition at 2nd floor level that will have no impact on the historic fabric and could be removed in the future, again without harm. Removal of a section of wall in the kitchen at ground floor level in the rear extension.
- 4.4 Insertion of two conservation roof lights in the rear southern slope do not result in a significant visual intrusion. They will however allow light to the landing and rear space of bedroom 4. Similar roof lights already exist on the rear roof slope and side extension to the adjoining house number 3.
- 4.5 Roof lights and a 2nd floor partition had previously been approved under a 2002 consent 116012/000
- 4.6 Listed building consent is therefore sought for the above works..

Ashley Design

December 2020