

Heritage Statement

Proposed Alterations at Churchill Old Farm, Churchill, Kidderminster DY10 3LZ

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1. Introduction

This heritage statement is prepared in accordance with guidelines laid down in the National Planning Policy Framework (NPPF) introduced in 2012 and is to accompany an application for listed building consent.

It will assess the significance of this heritage asset and its setting affected by the proposed internal alterations and the impact of such alterations upon it.

Reference has been made to historic environment records. It is not considered at this stage that the proposed works would have the potential to provoke any archaeological interest.

As such, the aim of this document is to provide a practical tool to guide the applicant in developing this proposal and will seek to describe and explain the process by which the applicant has arrived at the following proposal.

2. Significance of the Site

Old Churchill Farm is a listed building of Heritage Category Grade II and set in a designated conservation area in the parish of Churchill and Blakedown. The building was first listed on 18 March 1987, for its special architectural and historic interest.

Listed entry number: **1100691**

Georgian Architecture

The Georgian style is based on the classical order of ancient Greek and Roman architecture, prevalent during the reigns of the monarchs George I-IV from 1714 to 1830.

While having the symmetry and proportions of classical architecture, externally the buildings tend to be of a more simple and restrained appearance and generally ornament-free. Regularly occurring windows, laid out on grid-type basis. External materials used would be a red brick with either a stucco finish or a well-balanced mixture of the two.

Pitched plain tiled or slate roof, usually raised at the centre to create the feeling of balance.

Generally, buildings would be wide in front elevation but shallower from front to back, to create a greater impression of size, particularly when viewed from a distance.

Internally there would be more of an emphasis on ornament and grandeur, with large deep rooms high ceilings. Particular attention was paid to cornicing at ceiling/wall junctions and architraves at door and window openings, generous skirtings, with these taking decorative influence from the classical order.

Historic England Description

"Late 18th century with some mid 20th century alterations.

Brick with tiled roof, stone coped verges and gable end stacks. Three storeys with moulded plaster cornice. Three windows: boxed glazing bar sash to centre, others are tri-partite sashes all under plastered wedge lintels with keystones. Second floor two 8-pane boxed sashes flank a 6-pane boxed sash under similar heads. Ground Floor central entrance has open pedimented doorcase with fluted pilasters and glazed door." (HistoricEngland.org.uk)

Listing NGR SO8778379229

3. Impact of the Proposal

The proposed alterations have the potential to detract from the character of the original house and subsequent modifications. Further alteration without careful consideration, could adversely affect the asset that is listed.

Preliminary enquiries outlining the extent of the proposal with Wyre Forest District Council's Conservation Officer Mr Peter Bassett was well received (response dated 8th March 2021) and no particular objection to the proposed alterations was expressed.

The proposal consists of the following three minor repairs and alterations:

- i. Waterproof lining/tanking of the existing Cellar external walls
- ii. Part removal of existing wall between the Kitchen and Sitting Room
- iii. Construction of dividing wall between Bedroom 7 and landing, with opening formed between Bedrooms 4 and 7

Drawings have been submitted outlining the location and extent of the proposed works and these plans are appended to this statement.

4. Mitigation Strategy

The proposed alterations are quite minor in nature and will assist the homeowner in being able to adapt the building to its maximum potential, without causing unnecessary damage to its inherent quality and historic value.

As a result, this will assist in prolonging and preserving the building for the future.

Following the Case Officer's advice where the walls are to be removed the existing plaster will be stripped to determine if there is any evidence of concealed openings in this wall, which may point to a previous use and also catalogue the history. Findings will be recorded, photographed and provided to the Conservation Officer, before any further works take place.

When demolishing the walls any cornicing and skirting detail is to be carefully removed and reinstated, either with the salvaged item or a closely matching replica, subject to approval by the Conservation Officer.

All materials specified and used will be to the approval of the Conservation Officer

i. Cellar Waterproofing

This works is considered necessary to make this area of the house usable by the owner for storage. Works are to be carried out by a specialist tanking installer and will be carried out in full consultation with the Conservation Officer and with the minimum of disruption to the existing structure and finished in a sympathetic and appropriate construction to the original building.

ii. Removal of Existing Wall between Kitchen and Sitting Room

It is proposed to remove part of the existing wall between the kitchen and sitting room to the extent shown. The existing plaster will be removed and construction and nature of the existing wall will be photographed and recorded. Evidence of any previous features such as door openings will be photographed and documented.

The retained nibs either side of the proposed opening are to be symmetrical to both reflect the existing architecture and to clearly define this alteration. The downstand formed by the steel support beam and support piers will have a similar treatment at skirting and ceiling level to match the existing.

iii. Construction of new partition and Forming of opening at Second floor

The partition wall shown hatched red will be of a lightweight construction, as no support is evident at this level. The door type will be of a construction and finish to match the existing in style and size. Skirtings and cornicing will also be of a type, size and style to compliment the existing.

The opening formed in the existing wall, will again be undertaken using the same principles as the proposed wall removal at ground floor.

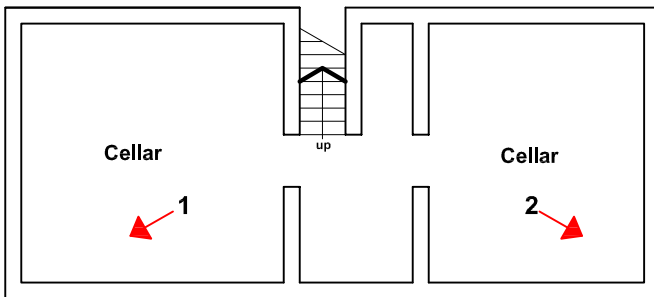
5. Photographs



Photograph 1



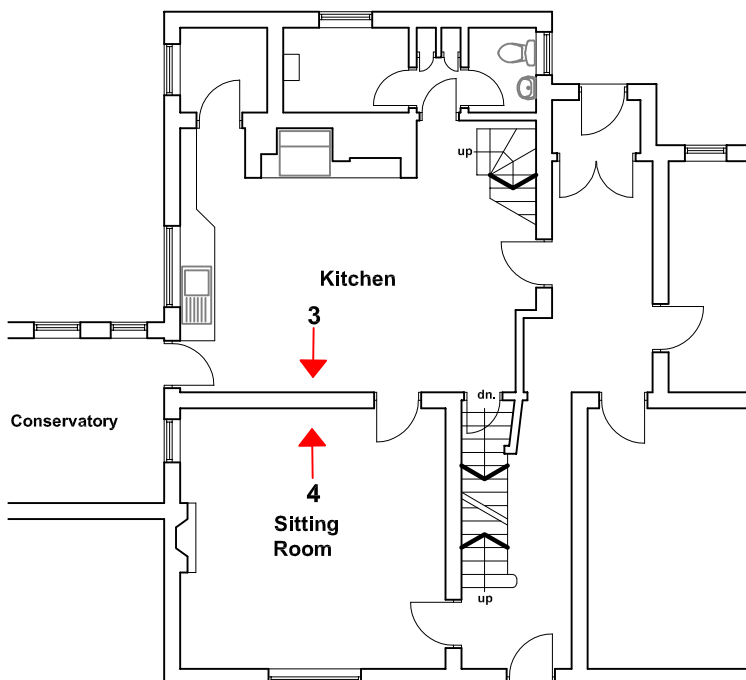
Photograph 2



Existing Basement Plan



Photograph 3



Existing Ground Floor Plan



Photograph 4

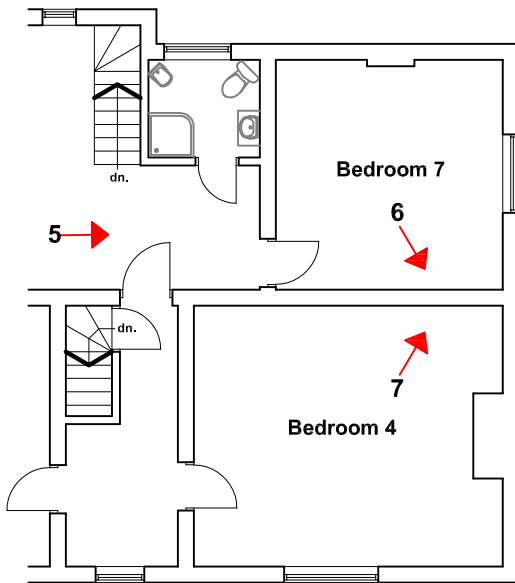
5. Photographs (cont.)



Photograph 5



Photograph 6



Existing Second Floor Plan



Photograph 7

6. Drawings - proposed plans

All drawings are preliminary for further discussion with the Conservation Officer and subject to detail development

Walls - existing removal

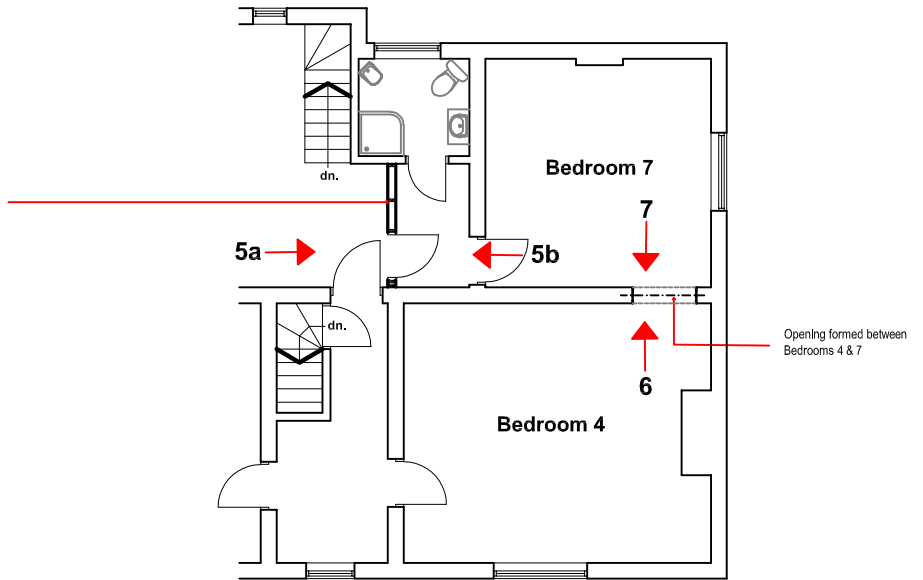
Existing plaster to be stripped off the face of the wall on both sides. The walls are to be then photographed for evidence of any previous features. these are to be documented and results provided for the Conservation Officer. Existing portion of wall to be fully supported and the masonry removed to the extent shown. A concrete lintel as noted to be inserted to support the walls and first floor above, to comply with building regulations

Wall - new partition

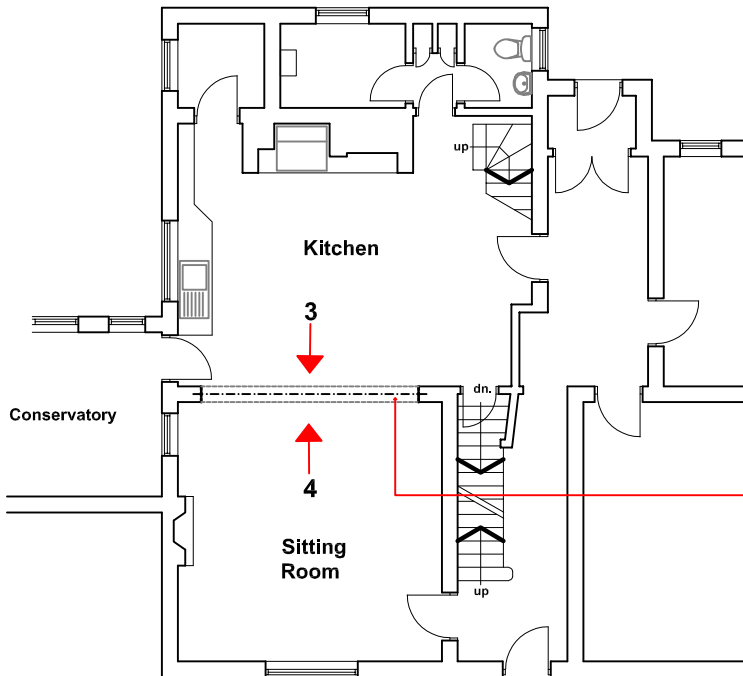
New stud partition formed using softwood timber members with plasterboard and skim finish to both sides as shown. New door and furniture to match existing panelled style. Skirtings and architraves to match existing in size, type and profile.

Floor

The portion of exposed floor is to be made good and the timber flooring extended to the existing timber floors within the bedrooms.



Proposed Second Floor Plan



Proposed Ground Floor Plan

0 1 2 3 4 5 metres



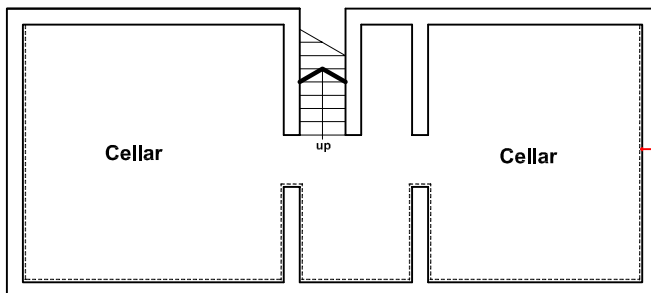
1cm = 1m

Walls

Existing plaster to be stripped off the face of the wall on the sitting room side. The walls are to be then photographed for evidence of any previous features. these are to be documented and results provided for the Conservation Officer. Existing portion of wall to be fully supported and the masonry removed to the extent shown. A steel beam is to be inserted to support the walls and first floor above. The steel beam is to be suitably encase in plasterboard and skim to comply with building regulations.

Floor

The portion of exposed floor is to be made good and the timber flooring extended to the existing tiled finish within the kitchen.



Proposed Basement Plan

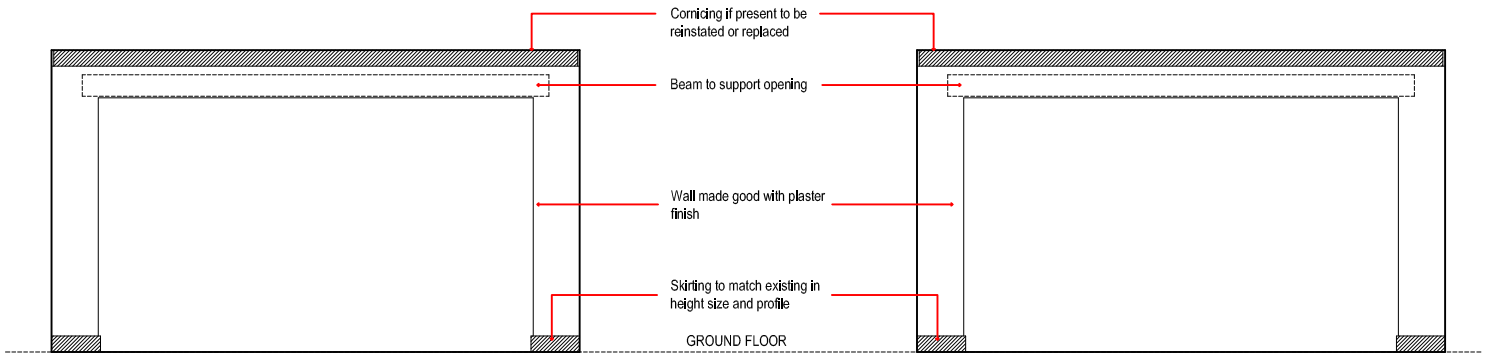
Walls

Cellar walls to be prepared, existing coatings removed and joints to be raked to a depth as recommended by manufacturer. All holes cracks and joints to be sealed. A 2-coat proprietary pre-mixed waterproof cementitious slurry (Permaseal or similar) to be applied to a depth as recommended and in strict accordance with manufacturer's instructions. Form a fillet joint at wall and floor junction. Once dry walls can be decorated with a suitable masonry paint.

Floor

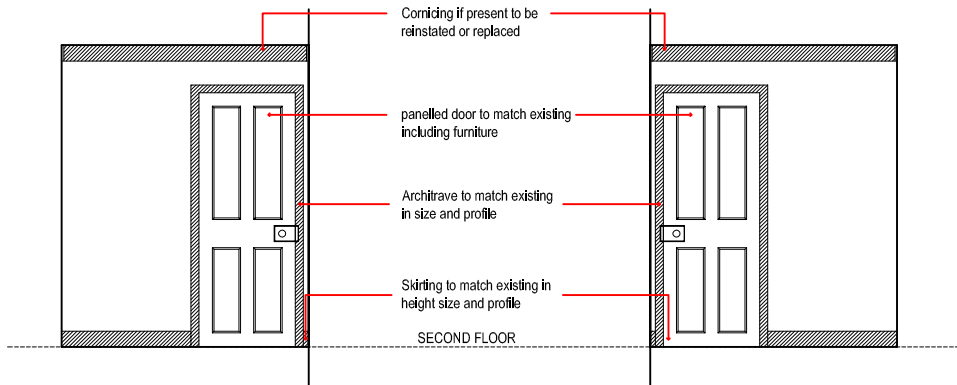
Granite sets to be removed and a new impervious slurry coat as above laid over existing subfloor. Sets to be replaced on firm dry sand bedding once the slurry coat has cured.

6. Drawings - proposed elevations



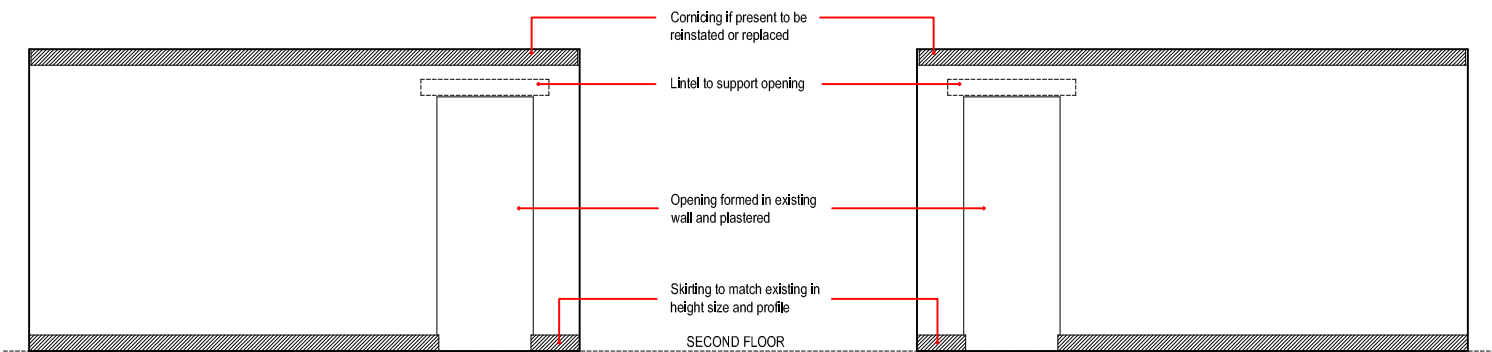
View 3

View 4



View 5a

View 5b



View 6

View 7

