

DAIRY COTTAGE
2 KINGS LANE, LITTLE HARROWDEN
NORTHAMPTONSHIRE, NN9 5BL

HERITAGE STATEMENT



Ref: 2102.818 | 27 April 2021

Contents

1.0	INTRODUCTION	1
2.0	SITE LOCATION AND CONTEXT	2
3.0	UNDERSTANDING THE HERITAGE	6
4.0	PLANNING POLICIES	10
5.0	ASSESSING SIGNIFICANCE	15
6.0	PROPOSED WORKS AND ASSESSMENT	20
7.0	CONCLUSION	33
8.0	SOURCES	35

Appendices

- HS1 LISTING DESCRIPTION
- HS2 HEATING LAYOUT GAZETTEER

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	23/04/2021	Draft for review	Virginia Gillece Associate	Client	
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1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **heritage** unlimited to support a planning application and Listed Building Consent for internal and external works to Dairy Cottage, 2 Kings Lane, Little Harrowden, Northamptonshire.
- 1.2. As the proposed works affect a designated heritage asset, paragraph 189 of the National Planning Policy Framework (2019) (NPPF) requires a Heritage Statement to support the planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.3. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.4. The Planning Policy Guidance (PPG) provides a definition on what is meant by the conservation and enhancement of the historic environment and defines conservation as an active process of maintenance and managing change. The PPG acknowledges that sympathetic changes will need to be made from time to time to ensure heritage assets remain used and valued as neglect and decay to a heritage asset are best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 1.5. This Heritage Statement should be read in conjunction with other supporting documents, which form this planning application.
- 1.6. This report has been compiled by Virginia Gillece BSc (Hons), MSc Arch Cons, MRICS and is based upon a site visit in February 2021 and desk-based research carried out in April 2021.



2.0 SITE LOCATION AND CONTEXT

- 2.1. Dairy Cottage is located in Little Harrowden, a small village three miles north of Wellingborough in Northamptonshire.
- 2.2. Little Harrowden is a long, linear parish, lying along Main Street that connects the Orlingbury Road with the main road between Great Harrowden and Isham. At its centre is St. Mary's Church, with the manor house opposite. Whilst the settlement can be traced back to the Domesday book, there are few historic properties remaining, and the village mainly comprises properties that have been erected in the 20th century.
- 2.3. The village is located in an agricultural area that is characterised by undulating farmland interspersed with farms and other historic settlements including Orlingbury to the north and Great Harrowden to the south.



Fig.1: Site location within Little Harrowden.

- 2.4. The house is located towards the west of the village, at the junction between Main Street and King's Lane. It is described in the National Heritage List for England (NHLE) as formerly being the dairy farm to Orlingbury Hall to the north and was adjacent to a working farmyard until the beginning of the 21st century when the agricultural buildings were developed for residential use (Fig.9).
- 2.5. Dairy Cottage is an early 18th century house constructed of coursed ironstone with a later 18th century extension to the rear. The roof has been recovered with modern asbestos tiles. A small brick extension to the north elevation with a felt roof was constructed in the 1980s. An original outbuilding in the garden has been mostly rebuilt and extended to provide a modern brick double garage for the property.



Fig.2: Southwest elevation.

2.6. To the southwest of the subject property is King's Lane which is largely characterised by housing built in the 20th century. The exception is 15 King's Lane, a mid-18th century cottage constructed from ironstone that has now been painted white. To the northeast of the property is Pear Tree Farm, a redevelopment of the old farmstead that Dairy Cottage was probably linked to. Beyond this complex is Main Street, the first 100m of which comprises buildings that were constructed in the 20th century.



Fig.3: Northeast elevation.



Fig.4: North elevation.

3.0 UNDERSTANDING THE HERITAGE

Dairy Cottage

- 3.1. The NPPF requires that all heritage assets affected by a proposed development are identified and their significance, which includes setting, is described. Dairy Cottage has been designated at grade II for its special architectural or historic interest on the National Heritage List for England (List Entry Number: 1191052) (see HS1).
- 3.2. The house now known as Dairy Cottage was once the farmhouse annexed to the adjacent farmyard (see Fig.9) which the heritage list describes as being the dairy farm for Orlingbury Hall.
- 3.3. Historically, the villages of Little and Great Harrowden and Orlingbury were part of the fief given to The Bishop of Countances for his part in The Battle of Hastings. Over the centuries, the various manors associated with these villages changed hands according to who was in favour with the bishopric of the time. By 1469, messuages, (dwelling houses with outbuildings and land) in Little Harrowden were held by the manor of Orlingbury.



Fig.5: Ordnance Survey first series 1835.

- 3.4. The Ordnance Survey map of 1884 clearly shows Dairy Cottage to the west of the farmyard, with extensions to the north west of the dwelling. All of the other properties shown on both this map and the Ordnance Survey map of 1926 have subsequently been demolished or redeveloped for modern housing.

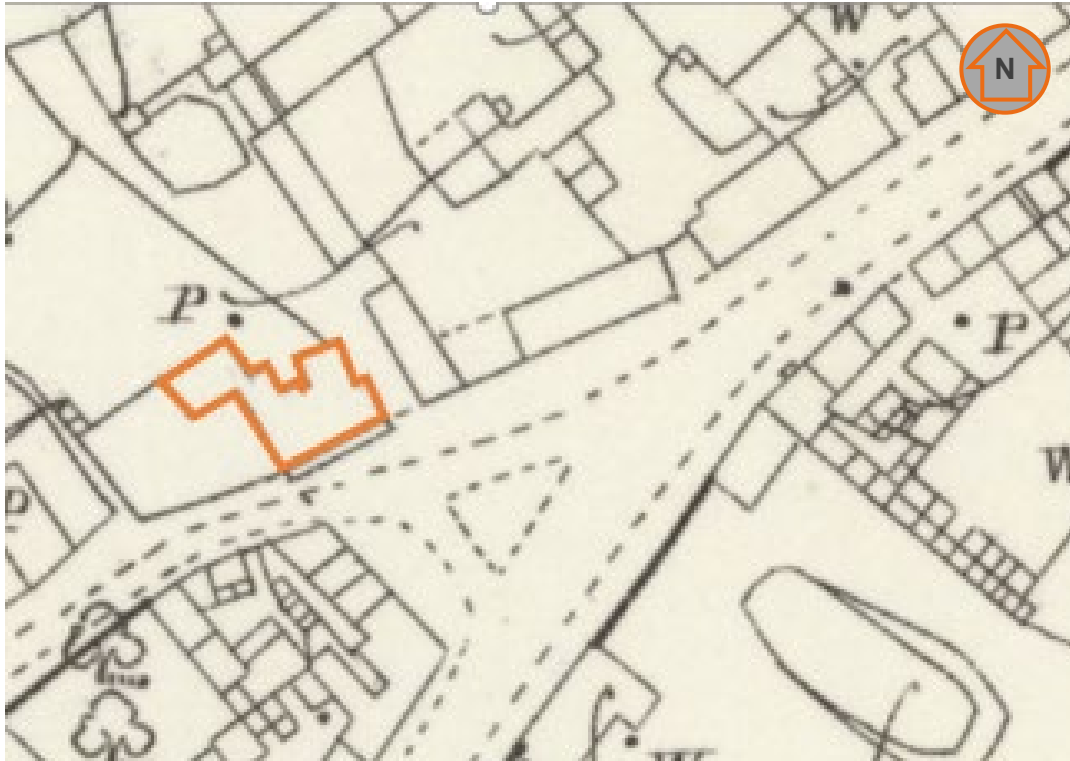


Fig.6: Ordnance Survey map 1884.

- 3.5. By 1926, the built form of Dairy Cottage had been altered and the rear extension to the northeast had become separated from the main house.

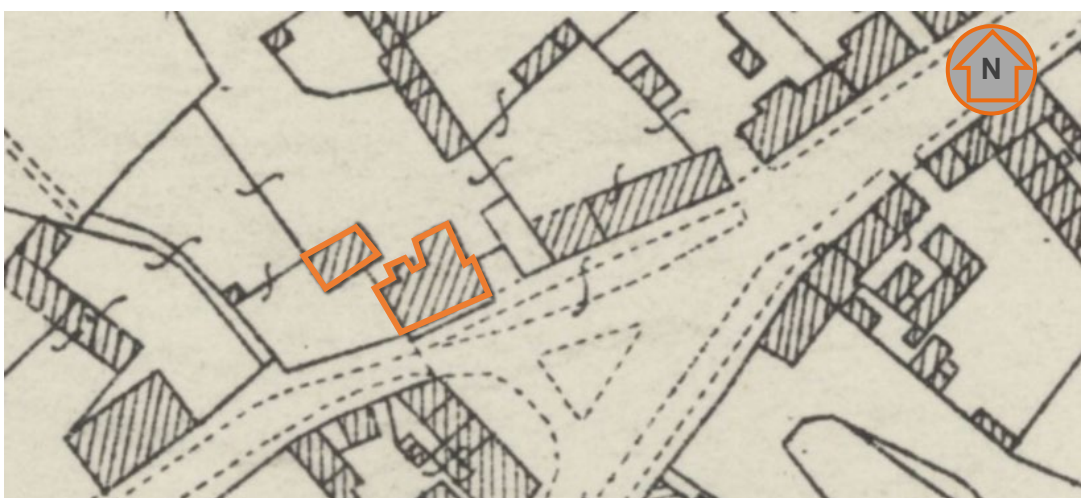


Fig.7: Ordnance Survey map 1926.

- 3.6. Dairy Cottage is vernacular in style and typical of dwellings built in 17th century Northamptonshire, being constructed of roughly coursed ironstone walls with rubble infill and a cruck frame roof. The ironstone has been laid in horizontal courses of uniform height but varying length, with each course being random in height to the one above and below.
- 3.7. Windows are constructed from timber of varying styles and ages. An Historic photo from the mid-20th century shows that the first-floor bathroom window was added at a later date (Fig.8). The windows to the principal elevation have timber lintels. To the left on the ground floor is a small rectangular opening, blocked with ironstone. It is probable the dwelling was once roofed with thatch judging from the pitch of the roof and the brick infill to the north gable elevation (Fig.4).



Fig.8: Historic photograph from mid-20th century showing only 5 windows to the principal elevation.

- 3.8. The dwelling was altered again later in the 20th century. Substantial repointing has taken place with concrete mortar and the roof has since been re-roofed with asbestos tiles. The attic area was converted to living space and two single storey brick extensions were added to the north east elevations. In the last ten years, replastering with a modern gypsum plaster has been undertaken in the hall and dining room and the principal bedroom has been prepared for refurbishment.
- 3.9. The rear (north) elevation is characterised by roughly coursed ironstone walls which were not dressed and jointed as well as the principal elevation and which appear to have been rendered white at some point in the past. These walls have since been repointed with cement strap pointing. Concrete lintels have also been inserted to the later 18th century extension. The staircase projection retains a timber lintel over a blocked opening to its south elevation. This projection was re-roofed with slate relatively recently. Wooden supports to the cornice over the front door were erected in the second half of the 20th century.
- 3.10. Fig.9 shows an historic photograph of Dairy Cottage in context with the farmyard during the mid-20th Century.

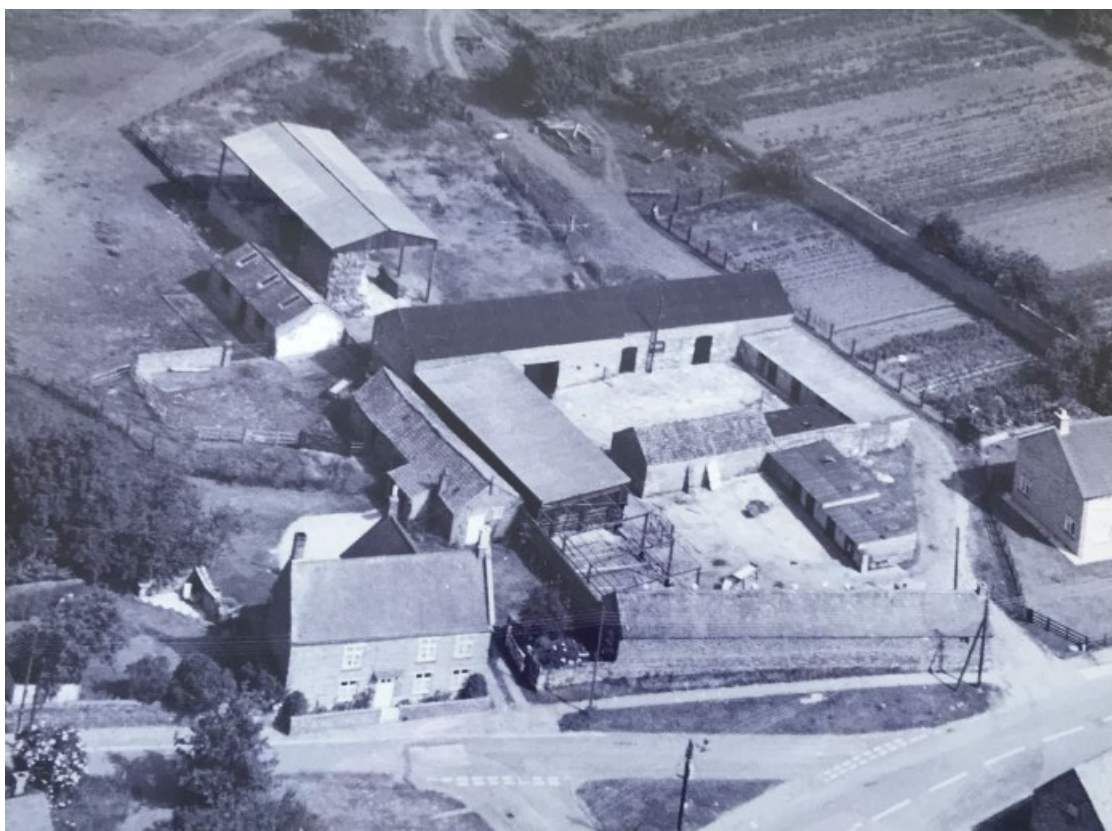


Fig.9: Historic photograph from the second half of the 20th century showing the working farmyard adjacent to Dairy Cottage.

4.0 PLANNING POLICIES

- 4.1. As identified in above the proposed works affect a designated heritage asset, therefore, works which affect the character or the setting of a designated heritage asset should be assessed against the relevant legislation and policies contained in the NPPF and policies contained in the local plan.

Legislation

- 4.2. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.3. In May 2017 a Court of Appeal judgement emphasised the relative importance of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.
- 4.4. These sections of the Act provide the statutory tests against which planning permission affecting designated heritage assets should be assessed by the Local Planning Authority.
- 4.5. As the proposed works seeks listed building consent (LBC), the works need to satisfy the statutory tests provided by sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.6. Section 16(2) relates to a LBC application and states, *'In considering whether to grant listed building consent/ for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.
- 4.7. As a minimum, the test provided in both sections requires the development to preserve the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.8. Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.

National Planning Policy Framework (2019)

- 4.9. As well as addressing the requirements of the abovementioned Act, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the National Planning Policy Framework (2019) (NPPF).
- 4.10. The NPPF sets out the Government's planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.11. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives; economic, social and environmental. Within the environmental objective, sustainable development needs to contribute to *'protecting and enhancing our natural, built and historic environment'*.
- 4.12. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built and historic environment.
- 4.13. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 189), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.14. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.
- 4.15. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 193, states, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm*

amounts to substantial harm, total loss or less than substantial harm to its significance'. NPPF paragraph 194 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II* listed buildings should be wholly exceptional.

- 4.16. NPPF Paragraphs 195 and 196 define the levels of harm as substantial or less than substantial. The Planning Practice Guidance (PPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, 'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. The PPG quantifies substantial harm (NPPF paragraph 195) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The PPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 196) or no harm at all'. However, it is important to consider each development in its own context as the PPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.
- 4.17. Paragraphs 195 and 196 refer to *'public benefit'* as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, *'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'*. Public benefits may include heritage benefits such as:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.



- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

4.18. The three points above relate to NPPF Paragraph 192, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.



Local Planning Policies

- 4.19. As well as legislation and national planning policies relating to the historic environment, the local planning authority (LPA) have relevant policies relating to works to listed buildings. For Wellingborough, the local plan is made up of two parts: The North Northamptonshire Joint Core Strategy (JCS) and The Plan for the Borough of Wellingborough.
- 4.20. Policies relevant to this document can be found within the Local Plan Part 1 (JCS). The relevant section is Policy 2 – Historic Environment.

This policy states that the historic environment of North Northamptonshire will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- Proposals should complement their surrounding historic environment through the form, scale, design and materials;
- Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including church spires along the Nene Valley and across North Northamptonshire;
- Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;
- Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.



5.0 ASSESSING SIGNIFICANCE

- 5.1. To a certain extent the significance of the heritage asset has already been recognised by its inclusion on the National Heritage List for England (NHLE). Therefore, as defined in government policy, grade II listed buildings are of special interest, warranting every effort to preserve them.
- 5.2. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principles (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.3. Part 4 of British Standard 7913:2013 *Guide to Conservation of Historic Buildings* provides information on heritage values and significance. In context, this document states, *'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g. with a particular event, family, community or artist and those involved in design and construction)'*.
- 5.4. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or visual such as its landscape. Also, the value may be intangible through a past event or an association with a person.
 - **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
 - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
 - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.



- **Communal value** includes social, commemorative or spiritual value, local identity and the meaning of place for people.
- 5.5. The assessment of significance draws upon information contained in the section on Understanding the Heritage and uses the values defined above to establish the level of significance detailed below:
- Features of the asset which contribute to the principal historical and architectural interest are considered to be of **high significance**.
 - Features of the asset which noticeably contribute to the overall architectural or historical Interest and may include post construction features of historic or design interest are considered to be of **medium significance**.
 - Features of the asset which make a relatively minor contribution to the historic and architectural interest are considered to be of **low significance**.
 - Features which do not contribute to the historic and architectural interest of the asset, and in some cases may even detract from the significance are therefore considered to be either **neutral or detracting**.

Assessing Setting

- 5.6. The primary guiding document for assessing setting is *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017)*, produced by Historic England is the primary guiding document for assessing setting.
- 5.7. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.
- 5.8. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.

- 5.9. Historic England's Good Practice Advice 3, *The Setting of Heritage Assets* (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (NPPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent and level of the heritage asset's significance.
- 5.10. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development whether beneficial or harmful, on that significance;

Step 4: explore ways of maximising enhancement and avoiding or minimising harm;

Step 5: make and document the decision and monitor outcomes.

Assessing Impact

- 5.11. In order to assess and quantify the level harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the Planning Policy Guidance (PPG), a web-based resource provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The NPPG states, *'in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'*.

- 5.12. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset.
- 5.13. The NPPG advises works that '*are moderate or minor in scale are likely to cause less than substantial harm or no harm at all*'. However, it is important to consider each development in its own context as the NPPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the asset's special architectural or historic interest.
- 5.14. The following part of this section examines the internal and external elements of the building under the four bulleted headings detailed in paragraph 5.4.

Evidential (archaeological) Value

- 5.15. The evidential value of the building is provided by the construction methods, fabric and style of the 18th century vernacular property.

Historical Value

- 5.16. The historic value of the property is derived from its survival as a Northamptonshire ironstone farmhouse dating to the early 1700s with links to the manor of Orlingbury.

Aesthetic (architectural/artistic) Value

- 5.17. Aesthetically, the value of the building is made up by its vernacular character and how it contributes to the nature, morphology, and heritage of Little Harrowden.

Communal Value

- 5.18. The property contributes to a sense of place with regards to the agricultural, social and architectural history of the village and surrounding area.



Setting

- 5.19. The setting of the building to the north east, south east and south west has altered since its construction. The farmyard has been redeveloped into a small housing estate, and the properties located opposite and adjacent to Dairy Cottage have long since been demolished and replaced with modern housing. The aspect to the rear looking north towards Orlingbury manor remains unchanged.

Significance of Dairy Cottage

- 5.20. The significance of Dairy Cottage is defined by its architectural history, character and construction materials. The principal elevation to King's Lane is considered to be of **high significance**. The internal plan form and range to the rear are considered to be of **medium significance** whilst the modern extensions to the rear are considered to be of **no significance**. The setting of Dairy Cottage with regards to the streetscene of Little Harrowden is considered to be of **low significance** whilst the setting of the property in relation to the farmland and views towards Orlingbury manor is considered to be of **high significance**.



6.0 PROPOSED WORKS AND ASSESSMENT

Current Context

- 6.1. Dairy Cottage has been refurbished and adapted to provide better living accommodation in the last 70 years with the result that the historical character of the property has subtly changed.
- 6.2. The internal form of the building is mostly intact although cosmetic changes to fireplaces, flooring and wall treatments mean that the appearance of the house internally has altered over the years.
- 6.3. Externally, despite inappropriate 20th century repairs such as concrete pointing and asbestos tiles, the building has retained its character and attractive appearance.

Proposed Works

Exterior

- Rake out inappropriate cement mortar and re-point the exterior of the property with lime mortar and carry out stone repairs where needed. Removal of the low level concrete skirt.
- Replacement of UPVC guttering with black aluminium guttering and downpipes.
- Replacement of 1980s rooflights.
- Reinstatement of the pedestrian door to the garage.

Interior

- Installation of modern heating system.
- Reinstatement of fireplaces to living room, dining room and master bedroom.
- Replacement of internal doors.
- Replacement of late 20th century metal spiral staircase to attic with timber staircase.



External Works

Re-pointing

- 6.4. Dairy Cottage has undergone many alterations over the course of its history with the result that the external walls display a mixture of ironstone, limestone and brickwork, some of which was rendered and most of which has been patched up and repaired as the need arose.



Fig. 10: North elevation showing brick and stone construction. The brick was probably added when the roof treatment was changed from thatch to tile.



Fig. 11: Example of unsympathetic cement strap pointing on north elevation.

- 6.5. The property has also been subjected to several different phases of unsuitable repointing over the years with the result that the building is suffering from damp and spalling stonework.



Fig. 12: Algae growing as a result of damp on the east elevation.



Fig. 13: Example of spalling stonework, failed pointing and deterioration of wall to south elevation. Note concrete skirt to right of photograph.

- 6.6. The proposed works will rake out the sand and cement mortar to a depth of 25-40mm, clean the joint of debris and then repoint with a lime mortar to match original. All of the external walls of the dwelling will be addressed. This work will remove damaging and unsightly historic repairs (including the concrete skirt around the base of the walls) and replace with materials that will respect the fabric and appearance of the property, allowing it to breathe.

Guttering and downpipe replacement



6.7. The rainwater provision that exists on the property (Fig. 14) is currently inadequate and too small (52 x 112mm). Grey UPVC guttering and downpipes are unsympathetic to the historic context of the property and are broken and leaking in many places causing ongoing water damage and algae growth to the walls of the house.

6.8. It is proposed to replace this plastic, unsightly pipework with black aluminium deep flow guttering and downpipes (75-115mm), which will arrest the problem of water damage and provide an appropriate guttering and pipework alternative that will be sympathetic with the character of the property.

Fig.14 Inappropriate guttering

Rooflights

6.9. The rooflights on the north and west attic roofs were inserted circa 1980 and are now failing and allowing water ingress.



Fig. 15: Rooflights in attic showing signs of wear and degradation. Example of proposed rooflight on building opposite shown on the right.

6.10. Their replacement with modern velux windows of similar dimensions in the same apertures will ensure that the minimum amount of harm is caused to the fabric of the building whilst preventing further weather damage. The proposed rooflights have been used on a building opposite the house, (Fig. 15) and so are in keeping with neighbouring properties.

Internal Works

Heating installation

- 6.11. The cottage's heating system needs to be improved to provide heating to all rooms of the house and to upgrade the old, inefficient electric storage heaters.
- 6.12. It is proposed that the house will be solely heated by a gas boiler and an unvented hot water cylinder system serving a combination of radiators and towel rails in each room. This system ensures that all of the rooms are heated which will prevent cold spots leading to damp.
- 6.13. Fig. 17 illustrates the positions of the new radiators and pipework within the property. Where pipework passes through original walls, a yellow cross marks the location of the work. Where pipework passes down through original ceilings / floors, a blue cross marks the location of the work. As can be seen from the plans below, the impact to the property is negligible. Any loss to historic fabric will be minimal and will use routes already established where possible.
- 6.14. It is intended to install a new boiler and hot water cylinder in the attic adjacent to the bathroom. The boiler flue will exit the external wall of the cottage which will require the removal of a small amount of original fabric (Fig. 16). The significance of Dairy Cottage will not be affected by this work.
- 6.15. A detailed assessment of the types and locations of the radiators is explained more fully in the heating gazeteer in HS2.



Fig.16: Location of boiler flue on north elevation.

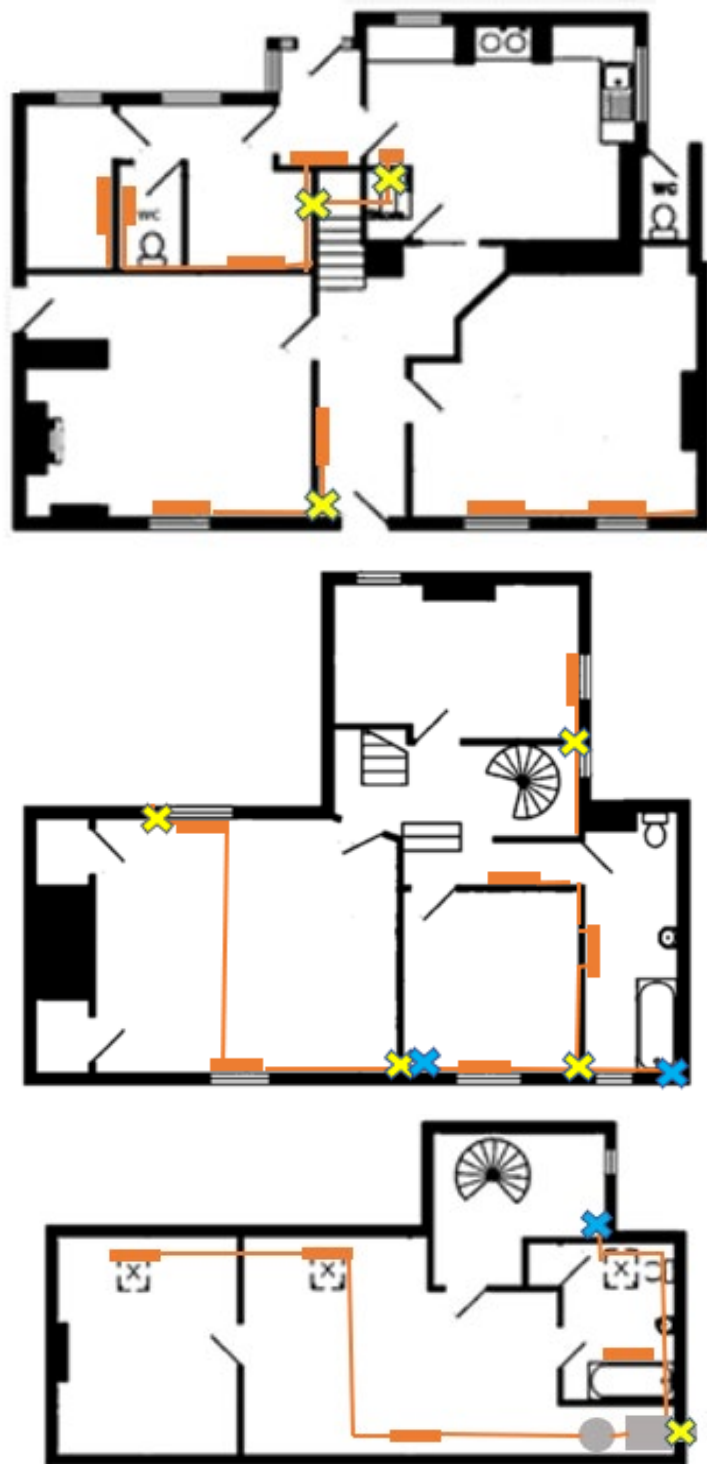


Fig. 17: Location of radiators and pipework in (from top) ground, first and attic floors. Yellow crosses indicate pipe runs through original walls. Blue crosses indicate pipe runs going down through floors / ceilings.

Fireplaces

- 6.16. As is common with many properties of any age, the fireplaces have been adapted and altered according to fashion and need with the result that the original hearths have hidden behind modern replacements. Fig. 18 shows a photograph from the 1950s of the fireplace as it was in the early 20th century, with cupboards built into the inglenook behind.



Fig. 18: Living room fireplace in 1950.



Fig.19: Living room fireplace in 2021.

- 6.17. The fireplaces that exist today are modern and out of character with the property. In the living room, the removal of the late 20th century stone fireplace with gas fire (Fig.19) and reinstatement of the inglenook fireplace will restore this feature and enhance the significance of the property as a result. The proposed works will install a log burner within the restored fireplace.
- 6.18. In the dining room, the proposed work will remove the faux stone detailing and modern fireplace (Fig.20) to reveal the original hearth behind. The gypsum plaster will be removed and any original features found behind the plaster and current fireplace will be retained. The fireplace will then be made good and a log burner will be installed.



Fig. 20: Current dining room fireplace. Lintel of original can be seen behind.



Fig. 21: Dining room fireplace in the context of the room.

- 6.19. In the master bedroom, evidence of a small arched opening and concrete slab set amongst the relatively modern floating floor suggests that the fireplace here was reconfigured to provide a smaller fireplace to this room at some point post construction. It is most likely that a small cast iron Victorian fireplace and grate were installed in this location, and it is proposed to reinstate this feature with a suitable Victorian style cast iron surround as shown in Fig. 22.



Fig.22: Existing blocked up fireplace in master bedroom showing small concrete slab within modern floorboards. Proposed replacement fireplace on the right.

Stairs between first floor and attic.

- 6.20. When the attic was converted in the 1980s, a metal spiral staircase was added to give access to the space. This staircase is incongruous and unsympathetic to the property. The removal of this detracting feature is proposed and a timber dog-legged staircase erected in its place will be more in keeping with the character of the property.
- 6.21. The new staircase will be fixed via multiple methods: the existing metal landing will be utilised as an anchor for the new staircase at the attic level whilst the proposed newel posts will be fixed to the floor and the new stringers will be affixed to the wall. The erection of this new staircase will cause negligible harm to the fabric of the floors and walls and have no impact to the significance of the property.



Fig. 23: Existing spiral metal staircase and proposed timber dog-legged staircase.

Internal and external doors.

- 6.22. With the exception of the two doors that access the dining room and living room on the ground floor, it is proposed that all of the internal doors to the property will be replaced. These doors and their associated ironmongery are of 1950s origin apart from one door in the attic and the back door, which are likely to have been installed in the 1980s. They will be replaced with timber ledge and braced doors painted white, in context with the character of the property. The back door is a plywood modern door which will be replaced with a half glazed, half timber ledge and braced door. None of the alterations will cause harm or have any impact upon the significance of the property.



Fig. 24: Above: examples of internal doors from the 1950s and 1990s to be replaced throughout with the cottage door on the right. Below: existing back door and proposed replacement. Example of proposed pedestrian door to the garage shown below right.



New pedestrian door to garage.

- 6.23. The outbuilding to the rear (west) of the property was once an agricultural building that was adapted and converted into a double garage in the late 20th century. Analysis of an historic photograph together with an on-site inspection of the building clearly demonstrates that a pedestrian door used to exist in the east elevation of this building, which the applicant now wishes to reinstate.

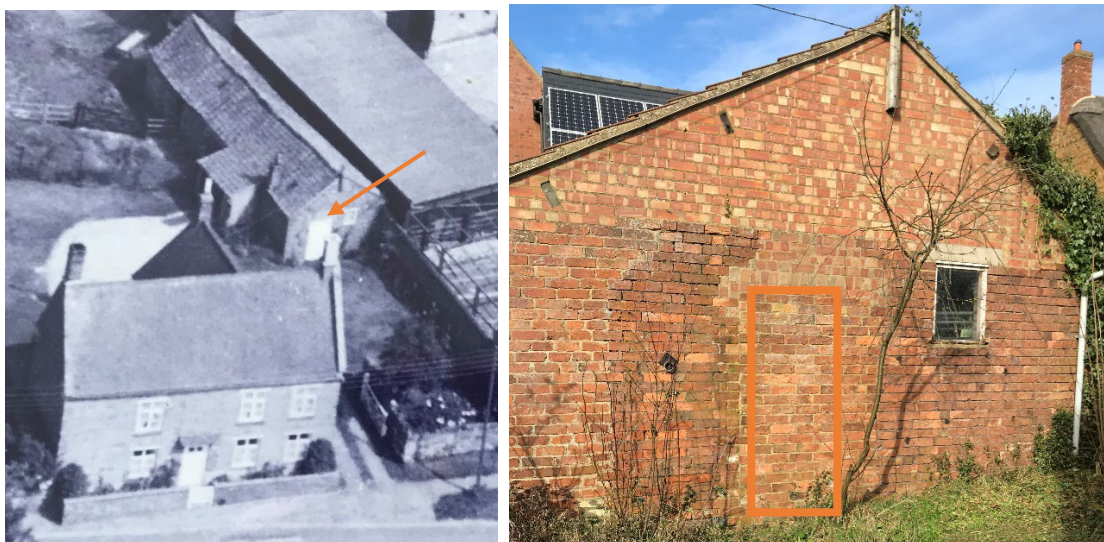


Fig.25: Photograph from 1972 showing door in situ and east elevation of garage in 2021.

- 6.24. It is proposed to have a bespoke door made in timber hardwood and painted white to match the original (see Fig. 24). This work will enhance the character and significance of the property as a lost feature will be reintroduced.

Assessment of Impact

- 6.26. This report has detailed the refurbishment works that are proposed at Dairy Cottage that will repair and remedy previous inappropriate work and which will provide improved living accommodation for the 21st century.
- 6.27. The concrete pointing, low level concrete skirt, rooflight windows and UVPC guttering are now considered to be harmful to the historic character and fabric of the dwelling and their removal and replacement will not only enhance the appearance of the property but will prevent further deterioration of the historic fabric due to water ingress and weathering. The proposed works will also make a positive contribution to local character and distinctiveness of Kings Lane and Little Harrowden.
- 6.28. Internally, the proposed works will install a modern heating system that will not only improve the living conditions in the house but will enable previously damp walls to dry out and prevent further cold spots. This work will involve the removal of a small amount of historic plaster and rubble infill from some of the walls of the cottage and in some cases a small amount of timber flooring and plaster from ceilings for the laying of new pipework. A complete summary of the works to be undertaken can be found in HS2.
- 6.29. Works to the listed building have been planned to create minimal impact to the property. Wherever possible, pipes will be laid in floor and ceiling voids and will use existing routes through the historic fabric so as to cause the least amount of harm and minimise disruption.
- 6.30. Other internal works involve the removal of features that detract from the significance of the property, including the eclectic range of 20th century doors and fireplaces and the metal spiral staircase between the first floor and the attic. Their replacement with carefully chosen cottage-style timber doors, historically appropriate fireplaces and a timber staircase will sustain and enhance the heritage asset.
- 6.31. After the works are completed, the walls and ceilings will be made good with the same material that is in situ. The works will have no impact upon the overall significance of Dairy Cottage.
- 6.32. The reinstatement of the pedestrian timber door to the garage will enhance the character and significance of the property.



7.0 CONCLUSION

- 7.1. Paragraph 190 of the National Planning Policy Framework (2019) advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage asset affected by the proposed works and assessed the significance of the designated heritage asset.
- 7.2. The proposed works will remove a small amount of historic material from the walls to and ceilings to enable the upgrading of the heating system to the property.
- 7.3. The works will be made good and will not harm the significance of the listed building. Therefore, the works comply with the statutory test provided by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.4. With regards to the test provided by paragraphs 195-196 of the NPPF, the NPPG provides the following useful example: *‘in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’.*
- 7.5. It has been identified within this heritage statement that the proposed works will involve the removal of a small amount of original fabric from the property’s walls and ceilings in order to update the heating provision. Where the original fabric is affected, this has been kept to a minimum. At no point are any beams or historic detailing affected by the proposed works. The degree of harm is therefore considered to be less than substantial at the lower end of the scale. The public benefit needed to overcome this harm is provided by updating of the historic building to meet modern living requirements without impacting upon the building’s significance. In addition, the removal of previous damaging and inappropriate repairs and additions to the property and the restoration of appropriate lime mortar pointing, original fireplaces and pedestrian garage door will enhance the significance. Therefore, the works are consistent with the building’s conservation.
- 7.6. As identified in the introduction, the Planning Policy Guidance (PPG) provides a definition on what is meant by the conservation and enhancement of the historic environment and defines conservation as an active process of maintenance and managing change. The PPG acknowledges that sympathetic changes will need to be



made from time to time to ensure heritage assets remain used and valued as neglect and decay to a heritage asset are best addressed through ensuring that they remain in active use that is consistent with their conservation.

- 7.7. It should be remembered that Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 7.8. The proposed works also meets the relevant planning policies identified in section 4 of this document, as follows:

Policy 2 of the North Northamptonshire Joint Core Strategy - The development proposals will conserve the heritage significance of the asset in a manner commensurate to its significance. The proposals seek to minimize harm to the asset and this statement has demonstrated an understanding of the impact of the works upon the property. The works will make good the walls and ceilings by using materials that complement and are conducive with the surrounding historic fabric and environment.

- 7.9. In conclusion, the proposed development meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the proposed development be approved.



8.0 SOURCES

Ministry of Housing, Communities & Local Government (2019), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates) reproduced with the permission of The National Library of Scotland.

Ministry of Housing, Communities & Local Government (2018) <http://planning.guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (NPPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

National Heritage List for England.

The Local Plan Part 1 – North Northamptonshire Joint Core Strategy 2011-2031.

The Local Plan Part 2 – The Plan for the Borough of Wellingborough (adopted 2019).

British History Online



HS1

Listing Description



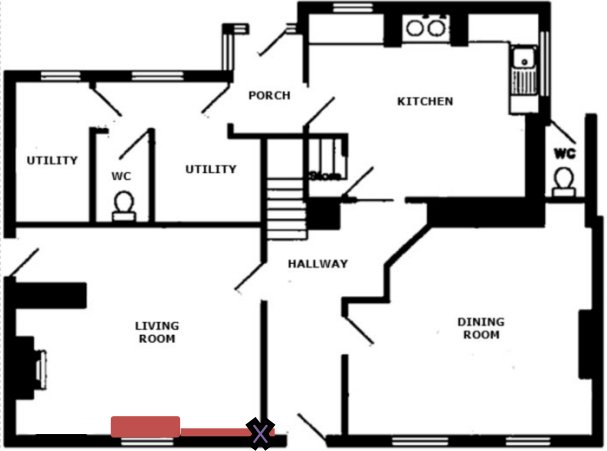



Listed Building Name	DAIRY COTTAGE
Address	DAIRY COTTAGE, KINGS LANE
List Entry Number	1191052
Grade	II
Date First Listed	02 August 1972
Date Amended	13 May 1986
National Grid Reference	SP 86957 71530
Listing Description	



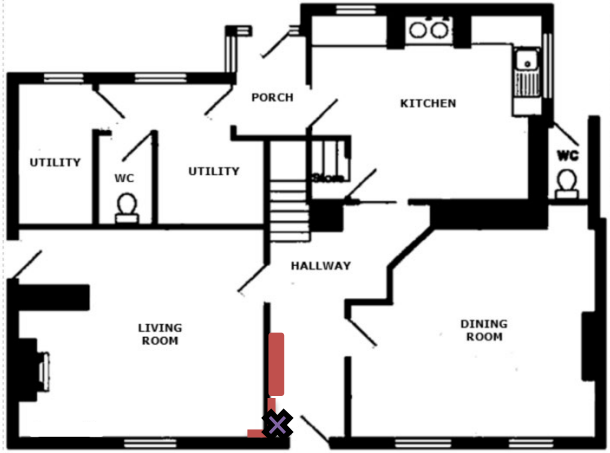


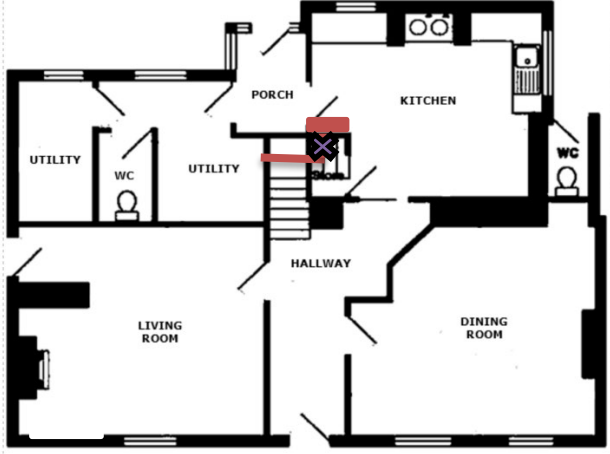
House. Early and late C18. Squared coursed and regular coursed ironstone with asbestos tile roof. Originally 2-unit plan. 2 storeys; 3-window range of C20 cross windows in original openings under wood lintels. Blocked fire window to far left. 6-panelled door with glazed top lights to left of centre has moulded stone cornice over with tile coping; C20 wooden supports to cornice. Ashlar gable parapets and kneelers and brick stacks at ends. Late C18 extension to rear with C20 additions. Interior: room to left of entrance has open fireplace with bressumer and chamfered spine beam. Room to right of entrance has a moulded spine beam. Formerly dairy farm to Orlingbury Hall.



HS2

Heating Gazetteer

Room	Location photo	Proposed radiator	Plan
<p>Living Room</p> <p>A traditional column radiator will be positioned under the window (600 x 1300mm). The pipe supply for this radiator will come from the radiator in the hallway through the internal wall between the living room and the hallway and will be run surface mounted to the radiator. Small loss of original fabric for pipe run through the wall.</p>			<p>Ground Floor</p> 
<p>Dining Room</p> <p>Two traditional column radiators (600 x 1100mm) will be positioned under each of the windows. The pipe supply for these radiators will come from the bathroom above where the supply will be taken through the existing floor boards (not in a joist location) and down the corner of the dining room, surface mounted and then run along low level to each radiator. Small loss of original fabric for pipe run through the ceiling.</p>			<p>Ground Floor</p> 

Room	Location photo	Proposed radiator	Plan
<p>Hallway</p> <p>Traditional column radiator (500 x 1100mm). The pipe supply will come from the first floor radiators within bedroom 1 through the floor boards (not in a joist location) and down the corner of the hallway, surface mounted. This pipework will serve the hallway radiator and the living room radiator. Existing storage radiator to be removed. Small loss of historic fabric for the pipe runs through the ceiling.</p>			<p>Ground Floor</p> 
<p>Kitchen</p> <p>A vertical radiator will be installed in the kitchen to the rear of the entrance door (1800 x 700mm). The pipe supply for this radiator will come through the wall from within the store cupboard under the stairs. Small loss of historic fabric for the pipe run through the wall.</p>			<p>Ground Floor</p> 

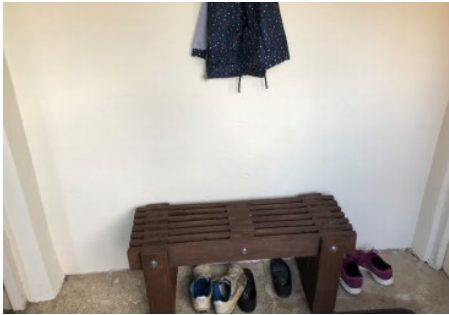

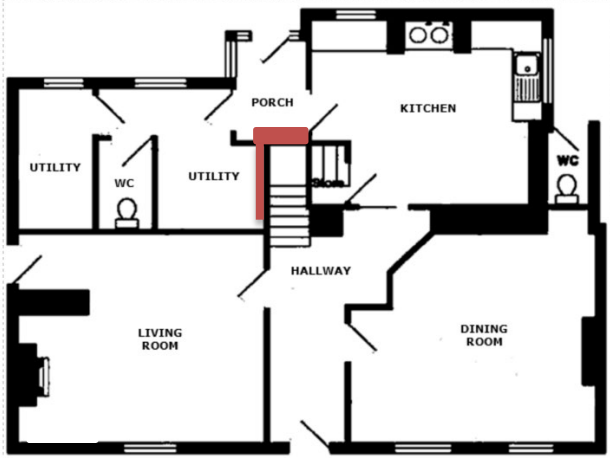


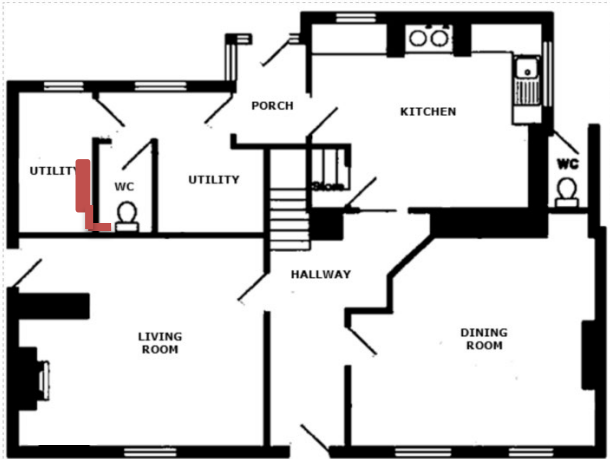


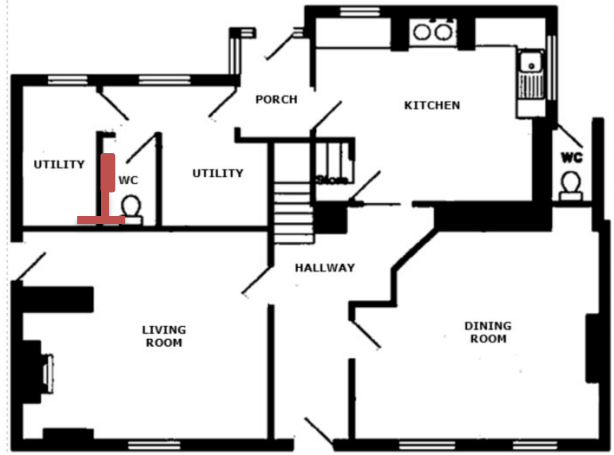


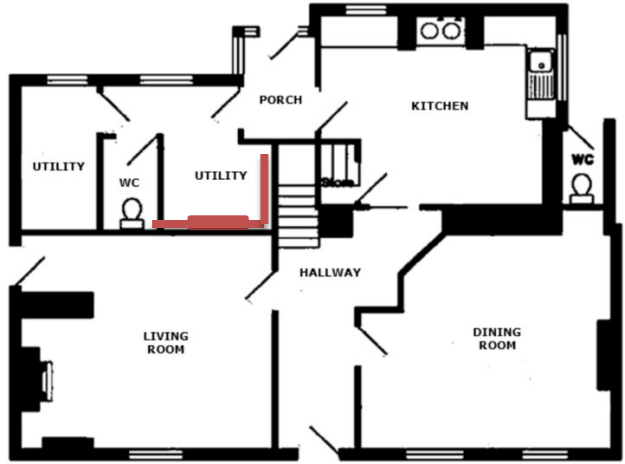


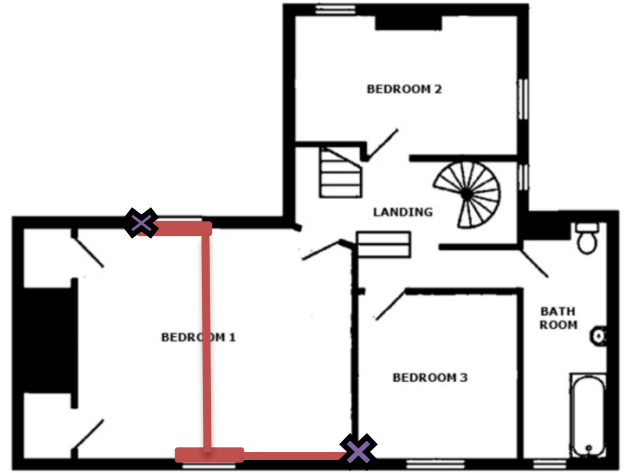





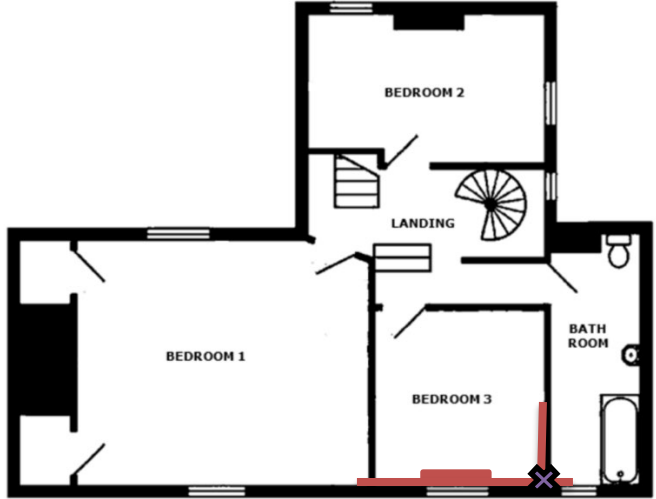








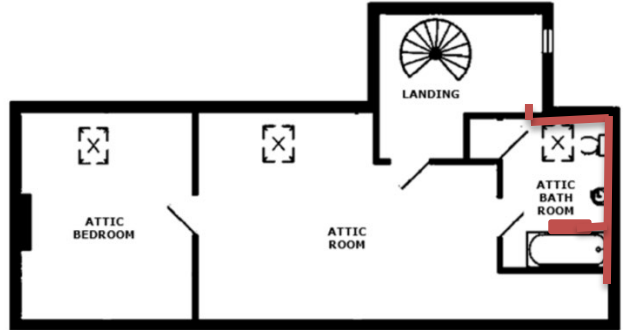


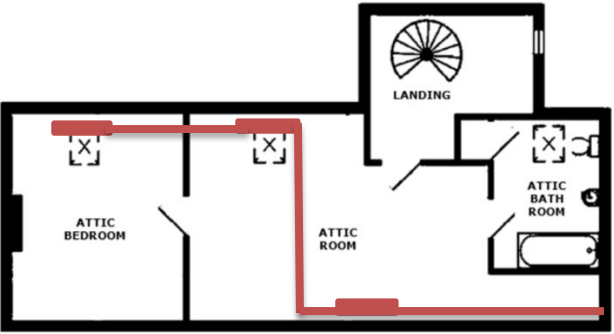

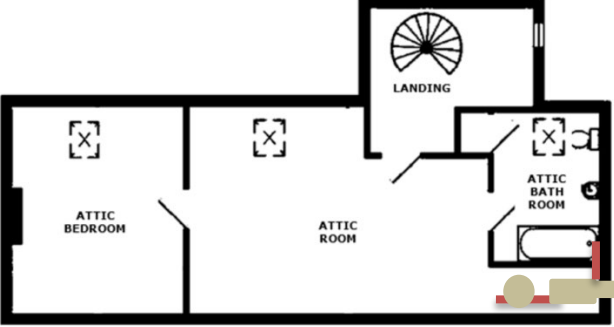
Room	Location Photo	Proposed radiator	Plan
<p>Porch</p> <p>Traditional column radiator (600 x 600mm). The pipe supply will come through the wall from within the utility area. There is no loss of historic fabric here as the wall is modern.</p>			<p>Ground Floor</p> 
<p>Utility Area 1</p> <p>A double panel double convector radiator (600 x 1200mm). The pipe supply will come through the wall from the WC next door through a stud wall. There is no loss of historic fabric here as the wall is modern.</p>			<p>Ground Floor</p> 

Photo	Location photo	Proposed radiator	Plan
<p>WC</p> <p>A double panel double convector radiator (500 x 400mm). The pipe supply will come down from bedroom 1 through the wall and enter into the WC at high level and down the wall sending a supply both left and right to service the WC, utility areas, porch and kitchen radiators. There is no loss of historic fabric here as the wall is modern.</p>			<p>Ground Floor</p> 
<p>Utility Area 2</p> <p>A vertical radiator (1800 x 400mm) The pipe supply will come from the WC via the pipe running through the stud wall and the supply will continue around the room surface mounted and pass through both the wall into the porch to serve that radiator and through the wall into the cupboard under the stairs to serve the kitchen radiator. There is no loss of historic fabric here as the wall is modern.</p>			<p>Ground Floor</p> 

Room	Location photo	Proposed radiator	Plan
<p>Bedroom 1</p> <p>Two traditional column radiators will be positioned under each of the windows with the one to the front of the house (600 x 600mm) and the other to the rear (600 x 1100mm) The pipe supply for these radiators will come through the wall from bedroom 3. The supply between the two radiators will run in the void under the floating floor. A supply will be taken out of the external wall from this radiator to serve the heating within the rear utility area below. Small loss of historic fabric for the pipe runs through the walls.</p>	 <p>Rear Wall</p> <p>Front Wall</p>		<p>First Floor</p> 
<p>Bedroom 2</p> <p>A traditional column radiator (600 x 1300mm). The pipework will enter bedroom 2 through the wall between the landing and the bedroom. The pipework will be run surface mounted to the radiator. Small loss of historic fabric for the pipe run through the wall.</p>			<p>First Floor</p> 

Room	Location photo	Proposed radiator	Plan
<p>Bedroom 3</p> <p>A traditional column radiator (600 x 900mm). The pipe supply for this radiator will come from the boiler within the loft into the corner of bedroom. The supply will also go both left and right to serve the bathroom and bedroom 1 through the wall. The pipework will be run surface mounted. Small loss of historic fabric for the pipe run through the wall.</p>			<p>First Floor</p> 
<p>Bathroom</p> <p>A towel rail will be positioned along the stud wall between bedroom 3 and the bathroom and will be served by the pipework coming from bedroom 3. This pipework will be run within the stud wall to the bathroom and exit at the points for the radiator. The existing storage heater will be removed. There is no loss of historic fabric here as the wall is modern.</p>			<p>First Floor</p> 

Room	Location photo	Proposed radiator	Plan
<p>Landing</p> <p>Traditional column radiator (500 x 1100mm) The pipework will run within the stud wall to the perimeter of bedroom 3 from the bathroom with the pipework exiting the wall at the points for the radiator. There is no loss of historic fabric here as the wall is modern.</p>			<p>First Floor</p> 
<p>Attic bathroom</p> <p>Towel rail to be positioned within the bathroom between the shower and basin and will be served from the supply running from the boiler. The supply will run around the bathroom and exit through the wall to the first-floor landing using the same penetrations as those by the existing hot water supply running to the kitchen. There is no loss of historic fabric here as the walls are modern.</p>			 <p>Second Floor</p>
Room	Location photo	Proposed radiator	Plan

<p>Attic Room</p> <p>Three traditional column radiators will be installed in the attic room on opposite sides of the room, (500 x 700mm). The supply will be provided by pipework from the boiler in these rooms through the void in the timber floor. The existing storage heater will be removed. No loss of historic fabric.</p>			 <p>Second Floor</p>
<p>Attic room</p> <p>The gas boiler and cylinder will be located in an area to the side of the bathroom. The installation of the boiler flue will involve a small loss of historic fabric to the external wall on the north elevation.</p>			 <p>Second Floor</p>