

## HERITAGE & DESIGN STATEMENT

### PROPOSED WINDOW REPLACEMENT TO BRAMBLE COTTAGE

Date: MAY 2020

#### Building Details for Listed building:

Building Name: 7 and 9 Bradford Lane

Postal Address is 9 Bradford Lane

Parish: Belbroughton

District: Bromsgrove (District Authority)

County: WORCESTERSHIRE

Postcode: WR10 2NY

#### Listed Details:

LBS Number: 1100144

Heritage Category: Listing

Grade: II

Date Listed: 17-Jul- 1986

Date Delisted:

NGR: SO 9196476763

#### Listing Text:

Pair of houses. C17, altered and extended mid-C18 and mid-C19. Part timber-framed with brick infill, brick refacing and replacement walling, part brick; plain and machine-tiled roofs with parapet at south gable end and end stacks. Two storeys, partly with two-course band between storeys. No 7 has a 3-light casement on both floors, (the ground floor one has a cambered head), a rectangular ground floor light and a ledged and battened door with a lean-to canopy on shaped brackets. No 9 has two ground floor 3-light casements with cambered heads and two first floor 2-light casements; entrance to right has a 6-panelled door with a gabled canopy on moulded brackets. At the roof junction between the two houses part of a former gable-end parapet projects through the roofline and there is also a tall chimney stack. Some framing visible at left gable end; mainly two panels form sill to wall-plate with short straight braces in upper corners. The roof appears to have been raised and altered in C18. Interior not inspected. There is a two-storey single-bay C19 wing to rear left.

## **Significance of Site and Setting**

### Historic Significance

This application refers to No. 9 Bradford Lane, but as both cottages (7 & 9) are semi-detached, their listing reference is the same.

No. 7 & 9 Bradford Lane are two grade 2 listed semi-detached houses within Belbroughton Village. Both Cottages face the street with a small driveway to the front. The buildings are one of a number of listed buildings within the vicinity including Church house, Barn and Cow house and The Church of the Holy Trinity with surrounding wall and memorial features.

No. 7 & 9 are used as houses and there has not been any change of use since their construction. No. 9 to which this application applies, was extended to rear in the 1980's.

### Cultural Significance

The buildings are one of a number of listed buildings within the vicinity including Church house, Barn and Cow house and The Church of the Holy Trinity with surrounding wall and memorial features.

Although there are a number of listed buildings within the area, they are not of the same architectural style or cultural significance.

### Aesthetic Significance

The construction is Timber frame with whitened brick infill to the front of the property and brick construction to the side and rear to the previous extension. The windows to the front are original wrought iron to imperial measurements. The newer windows and doors to the rear are timber frames to metric dimensions. These windows/ doors were not specified correctly by the previous owner (internal grade has been used) so they have started to rot in places. The listed building is set back from the road and has a small driveway and planting.

### Archaeological Significance

It is not considered appropriate to carry out any further archaeological study; no evidence has been found or discovered in local historical documents to highlight any interesting previous history on this site.

## Impact of Proposals and design

It is acknowledged that the proposed building is a grade II listed cottage and is sited within the context of other listed buildings and heritage assets. However this proposal involves the replacement of the rear windows of the property within the 1980's extension due to rotten timber elements. None of the new windows will be seen from the front of the listed property or the aforementioned contextual listed buildings.

Due to the nature and age of the property, the new windows are of a timber construction but with a composite aluminium element. This provides efficiency, durability and security to the rear of the property which is currently lacking due the poor grade of windows and doors that have been installed. The aluminium provides a smooth white finish to the windows that is low maintenance, which will allow the property to be developed to a higher standard whilst respecting its heritage status. These windows also have a lower profile than standard timber or UPVC window styles, which is more in keeping with the original style to the front of the property.

The proposal provides a coherent design to the rear that is in keeping with the existing property. The new windows will be of a high quality and its scale, siting and materials used in the proposal are all sympathetic to the building. As a result it is considered no harm will be done to the setting of the listed building.