

## Hollybank, Wootton – 19/03512/PREAPP

<https://historicengland.org.uk/listing/the-list/list-entry/1367977>

Grade: II

List Entry Number: 1367977

Date first listed: 29-Jun-1988

Statutory Address: HOLLYBANK WOOTTON SP42SW 3/289 Hollybank - II

*House. Built 1862 by William Wilkinson. Squared and coursed limestone; gabled Welsh slate roof with moulded stone coping; stone stacks. Double-depth plan. Domestic Gothic style. 2 storeys; 3-window range. Front has 2 gabled bays to left; left bay has 2-storey canted bay window with dogtooth-carved eaves. Canted bay window with similar eaves and C20 French windows to right. Pointed tympanum arches and pelmets over plate-glass sashes; central bay has 2-light Gothic window, with foliate capital to shaft, over C19 French windows. One-storey range with canted bay window to left. Right side wall has panelled door set in moulded pointed-arched doorway, and similar Gothic windows to square bay window canted on first floor. Interior not inspected but noted as having Gothic-style features, including stone fireplaces and panelled doors.*

### Proposed changes:

The external elevations of this building have remained largely untouched, the architectural detailing is clearly legible as Wilkinson's original building; this is aside from a few alterations undertaken in the early 20<sup>th</sup> century.

Whilst we acknowledge that change can sometimes be acceptable in achieving public benefit and ensuring the preservation of a heritage asset, we are guided to manage that change in such a way that prevents undue harm to character, significance and historic fabric. Because this is a remarkable example of a Gothic Victorian building retaining most of its original features both externally and internally, we should be looking for only very minor / or light-touch alterations that are clearly and convincingly justified, because once any of the significant features are lost, they are lost forever.

### The Proposed Extension:

The proposed wraparound extension including the alteration to the roof of the 1911 extension is insupportable – the current elevation of this building is remarkable, with a characterful architectural detailing, this includes the small later extensions that adds to its character, and provides a story to the building's development. The proposed extension – a prominent feature that will transform this south west elevation affecting the current setting of the building, has a rather large footprint, and obscures and detracts from the form and architectural detailing of the original structure, having a deleterious impact on the character and architectural significance of this listed building.

Option: The current c.1911 extension appears to have been used as a library by previous occupants – could this be turned into a kitchen with a small stone / glazed / timber extension where the latest extension is situated – although this will require some opening up of historic fabric, it can be kept to a minimum with a smaller, and much more subservient extension – (this is all subject to design, materials and detailing) - (see rough sketch below)?



## Internal Changes:

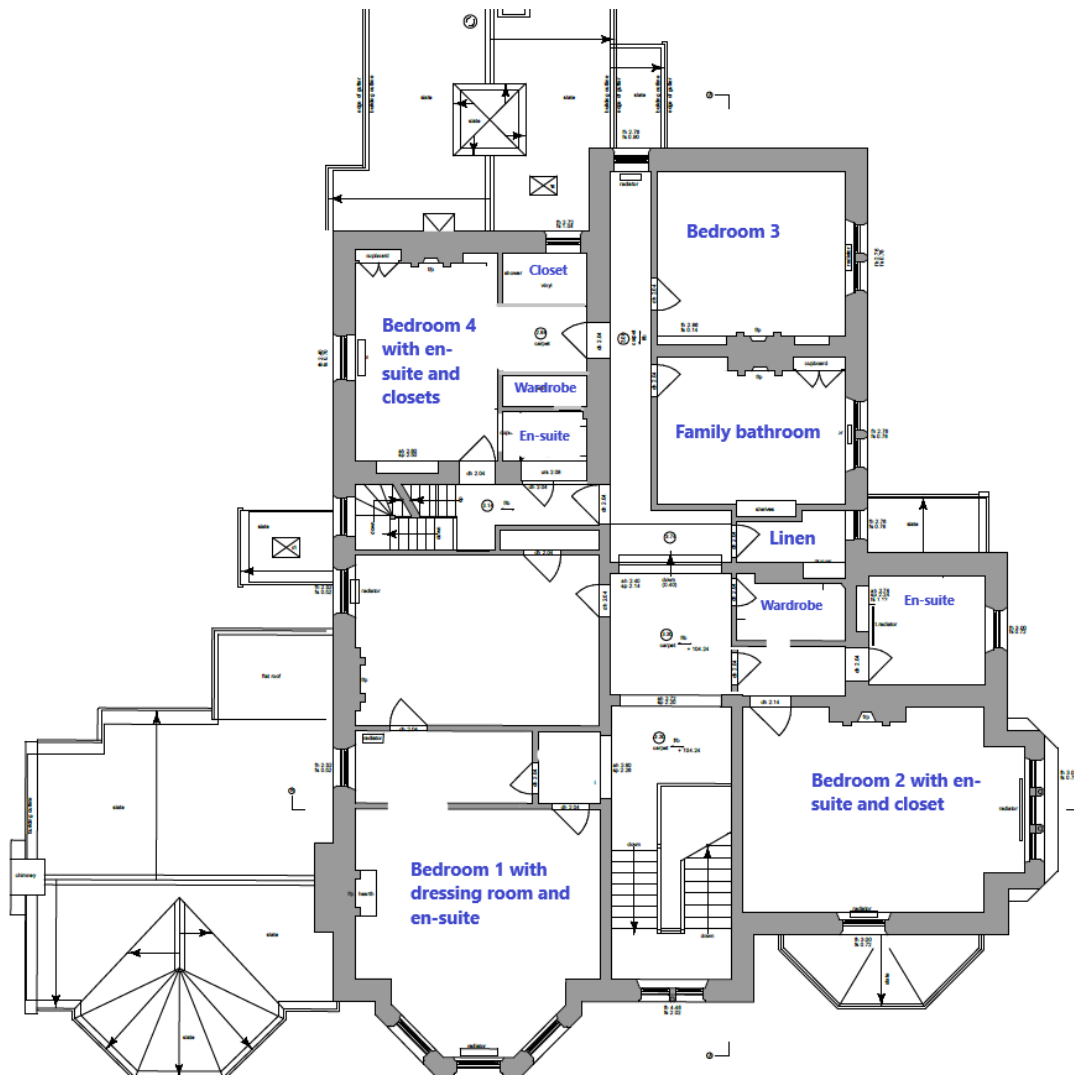
The interior of this building is quite remarkable. It retains its kitchen, floor tiles / timbers, units and sinks, marble counter for the larder, cupboards in the butler's pantry; also radiators, staircases, windows, doors / screens, and panelling, its architraves etc. It also, retains its legibility / function as a Victorian country house including, butler's pantry, kitchen, scullery, servant quarters (in line with Wilkinson's original floor plan). Whilst there may be some scope for change, our main aim is to ensure we protect the important interior elements that are part of the significance of this listed building.

## Ground Floor:

- The existing kitchen converted to a playroom – *if the kitchen cannot be used for its original purpose, then a playroom may be acceptable, however, all the original features should be retained this includes the cupboards / units and sinks (and drainers), flooring (tiles and timber), they are part of the significance of this building.*
- The existing scullery to be converted to boot hall – *significant features that are currently in situ including brick / sinks should be retained*
- Two service rooms (*larder and butler parlour*) – *should be retained as they are and not combined into one room – the original function and integrity would be eroded and significant features (including cupboards and marble work top) would be lost – so original features should be retained in situ.*
- The area between the current sitting room and main staircase will be opened up to be accessed via the entrance hall, with an arched opening to match adjacent openings and to create a straight access into the kitchen. *This would be dependent on the proposed extension, the current extension is not supportable – so this aspect may need rethinking.*
- The main reception rooms, and extant architectural features, will remain – *this should include all ground floor - floor tiles, radiators, windows, doors inc. any original pelmets, and panelling etc. (i.e. all 19<sup>th</sup> and early 20<sup>th</sup> century features).*

## First Floor

- The proposed conversion of the roof of the extension and addition of dormer structure to rear would form a master en-suite bathroom, which is accessed off a new opening within the master bedroom. *This aspect was dependent on the proposed extension which is insupportable; notwithstanding, this proposal also includes changing an original window to a door – thereby it will harm original historic fabric, and an interesting and historic architectural roof-scape on the 1911 extension.*
- An opening through an internal wall would facilitate an improved flow to the master bedroom suite. *A much smaller opening only from the master bedroom may be acceptable – the proposed dressing room could easily house an en-suite (see rough sketch below).*
- There will be two new doors on the main landing to close up the access to bedroom 3 and bedroom 2 to improve the spatial layout of the hallway. These are reversible alterations. Minor works will be undertaken to bedroom 4 to facilitate the creation of an ensuite. As per the ground floor, the loss of fabric minimal, and the changes throughout to minimise work whilst allowing a far more flexible layout. *I have included a rough idea of a first floor which has minimal fabric lose, which will achieve at least four decent size bedrooms most with en-suite (or access to family bathroom), dressing room / closet / wardrobe, and a linen cupboard. I would recommend keeping the layout as close to original as possible, with least amount of fabric. The second floor will create another four / five bedrooms (see rough sketch below), but again should resemble as close as possible, its original floor plan.*
- Second Floor The second floor was previously four bedrooms with storage. The revised proposal is to retain the current accommodation unchanged, but also to covert the storage rooms to form an additional bedroom, a shared bathroom to serve the existing bedrooms and an ensuite. *This seems okay – apart from two items – alteration of truss is referred to on one of the drawings – this is insupportable and is not clearly justifiable, also on-site I was asked about whether we would support opening into the loft space to create more rooms – again it seems unjustified, considering the size of this house with 9/10 bedrooms, there are also aspects of services, light etc. to consider – e.g. adding more roof-lights, which will inevitably be required, is not acceptable on the largely untouched roof-scape.*



**Proposed Pool Building** – *this is supportable – I would suggest that the wall is retained in-situ. Also, if any original features are still in-situ, they should be retained and incorporated into a design where possible.*

**Proposed Garaging and Works to form Courtyard to Rear** - *this is supportable because there is currently no garages associated with this property, the building design and materials are okay. Also, the use of the single storey building for plan, stores is acceptable. I have not seen inside this building, so I would recommend that any features with this building are recorded (photographs) as part of the full application.*

**N.B.** Historic England and the Victoria Society have expressed an interest in this building, and Historic England has offered to assist you (free of charge) where necessary, and due to the significance of this building they will both be consultees for the full application. So, although I have provided comments based on what I have assessed so far, and seen during the site visit, however, I will where necessary take guidance from these heritage agencies when the full application is submitted.

**Regards**

**Tara Hayek** BA(Hons), MSc, IHBC  
**Conservation and Design Officer**