

## **Design Access Statement / Heristage Statement /**

Project: Conversion of ground floor and replacement stairs

Site: 20 Duke Street, Haugley

Date: August 2021



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File ref :1404

## 1. INTRODUCTION

On behalf of the owner-occupiers of the property, Steve & Donna Brown, the report has been prepared in support of an application for listed building consent. The building known as '20 Duke Street' is partly of around 1500 with later additions and was listed as a building of special architectural or historic interest in 1988.

This Statement accompanies an application for Listed Building consent for alterations. As this is a proposal for alterations in the curtilage of a single dwelling, some aspects such as the social and economic context are of limited applicability.

## 2. Site analysis and Evaluation and description of proposals

20 Duke Street is a grade II listed building.

The proposals are for the following:

- Conversion of the ground floor store room to be used as a study.
- Replacement staircase.
- Addition of a new first floor bathroom

The following is the listing description:

House, c:1500. A 3-cell open hall house. 2 storeys. Timber-framed and plastered. Glazed pantiled roof, formerly thatched; an axial chimney with rebuilt mid C20 plastered brick shaft. C18 or C19 casements at 1st storey, one light of each window having leaded glazing. Mid C20 casements at ground storey. A C20 boarded entrance door with glazed panel. The 2-bay open hall has an open truss with an arch-braced cambered tiebeam (one brace is missing). The smoke-blackened roof remains, but the crownpost at the open truss and the collar purlin are missing. Close-studding with evidence for doorways and diamond-mullioned windows in conventional positions for date. Unchamfered floor joists remain above the service cell, which was of 2 bays. Similar heavy joists, also, above the hall; an insertion of mid C16 together with a large chimney placed in the cross-entry. This has an open fireplace with a cambered lintel; the fireplace backing against it is a C20 alteration. A rear range of plastered clay lump was added in C19. Much mid C20 internal remodelling and a rear extension.

## 3. Design approach

The applicants brief was to create convert the ground floor store room for use as a study. This requirement has come broadly from Covid 19 restrictions and the need for greater amounts of working from home. They would also like to access the study from inside the house which means that the stairs need to move. In addition to add a new first floor bathroom.

The proposals have been carefully designed to minimise any harm. The structure that is the subject to the proposals is a 19<sup>th</sup> Century addition and of less historic fabric interest than the main Hall House itself. There would need to be trimming of some existing floor joists but these are of little historic value. The external appearance of the building would not be changed.

## 4. SCALE

N/a

## 5. LAW, POLICY AND GUIDANCE

Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Secretary of State (SoS) to compile a list of buildings of special architectural

or historic interest as a guide to the planning authorities when carrying out their planning functions.

The SoS uses the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

*Architectural Interest - To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.*

*Historic Interest - To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

When considering whether to grant listed building consent for any works, or whether to grant planning permission for development that affects a listed building or its setting, the local planning authority (in accordance with sections 16(2) and 66(1) of the 1990 Act) 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.*

Local planning authorities are able to protect areas which are valued for their special architectural or historic interest through the designation of conservation areas under the provisions of the 1990 Act. Section 69(1) of the Act defines a conservation area as ...

*... an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*

When considering whether to grant planning permission with respect to any buildings or other land in a conservation area, the local planning authority (in accordance with section 72(1) of the Act) shall ...

*... pay special attention to the desirability of preserving or enhancing the character or appearance of that area.*

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (revised 2018). Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

The NPPF defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. Significance is itself defined as ...

*... the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

Designated heritage assets (such as listed buildings and conservation areas) are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values.

In accordance with specific heritage policy within the NPPF, 'great weight' should be given to the conservation of a designated heritage asset when considering the impact of works on its significance. The more important the asset, the greater the weight should be.

*Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.*

Assessing the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of any proposal.

To accord with the NPPF, applicants are required to describe the significance of any heritage asset affected, including any contribution made by its setting. The level of detail provided should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on its significance.

In determining applications, local planning authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets'.

## 6. ASSESSING HERITAGE SIGNIFICANCE

20 Duke Street is a significant building which has been altered many times in recent years. The rear range that we are considering here is not part of the 15C hall house.

7. PHOTOGRAPHS



Existing internal photo – note blockwork in wall, plasterboard on the ceiling and modern concrete floor





Existing staircase is not of historic merit and the wall to the right of the stairs is a modern addition with 'added modern beams'.