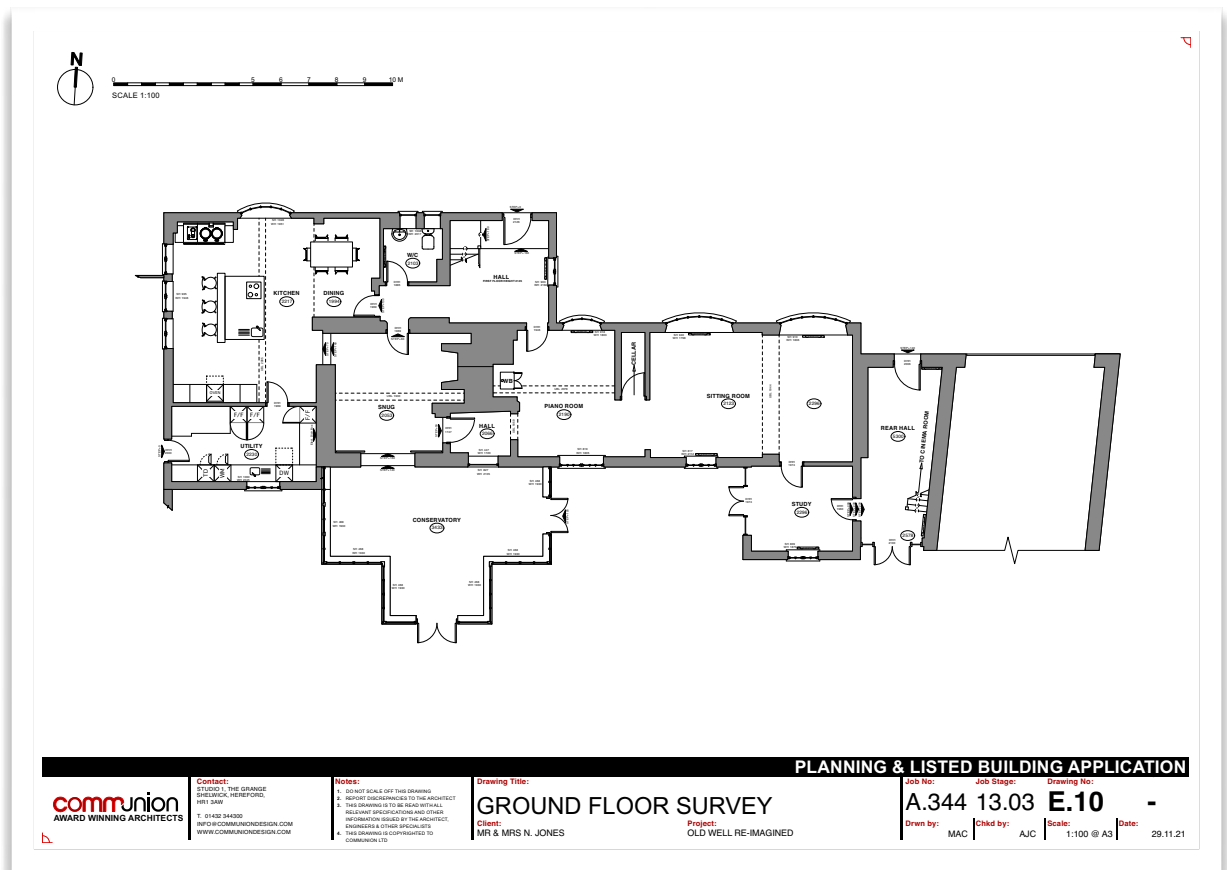




The Old Well, Broome. Stourbridge DY9 0EZ

Design, Access & Justification Statement for a Replacement Extension

Client: Mr & Mrs Jones
Date: July 2021



The Assessment:

The Old Well is a good example of a vernacular, multi-phase farmhouse where it is possible to identify different phases of construction which gives considerable interest. The attached barns, despite conversion to domestic use, retain architectural quality and the character of historic agricultural buildings; The buildings retain much historic fabric of interest, particularly in the early stone and timber structures of the house, the timber roofs and historic brickwork of the barns.

Despite the loss of some buildings and conversion to different uses, the farmstead survives as an example of a substantial principal house with attached barns of good quality; The rebuilding of the southern elevation of the house in brick with the brick barn range is a good example of farm improvement of the late C18 or early C19.

The building is listed Grade II, and as such, deserves careful assessment of its significance, so that any proposed changes can be considered against this. The setting of the house is also important, being part of a wider landscape, which although not designated is beautiful and well kept.

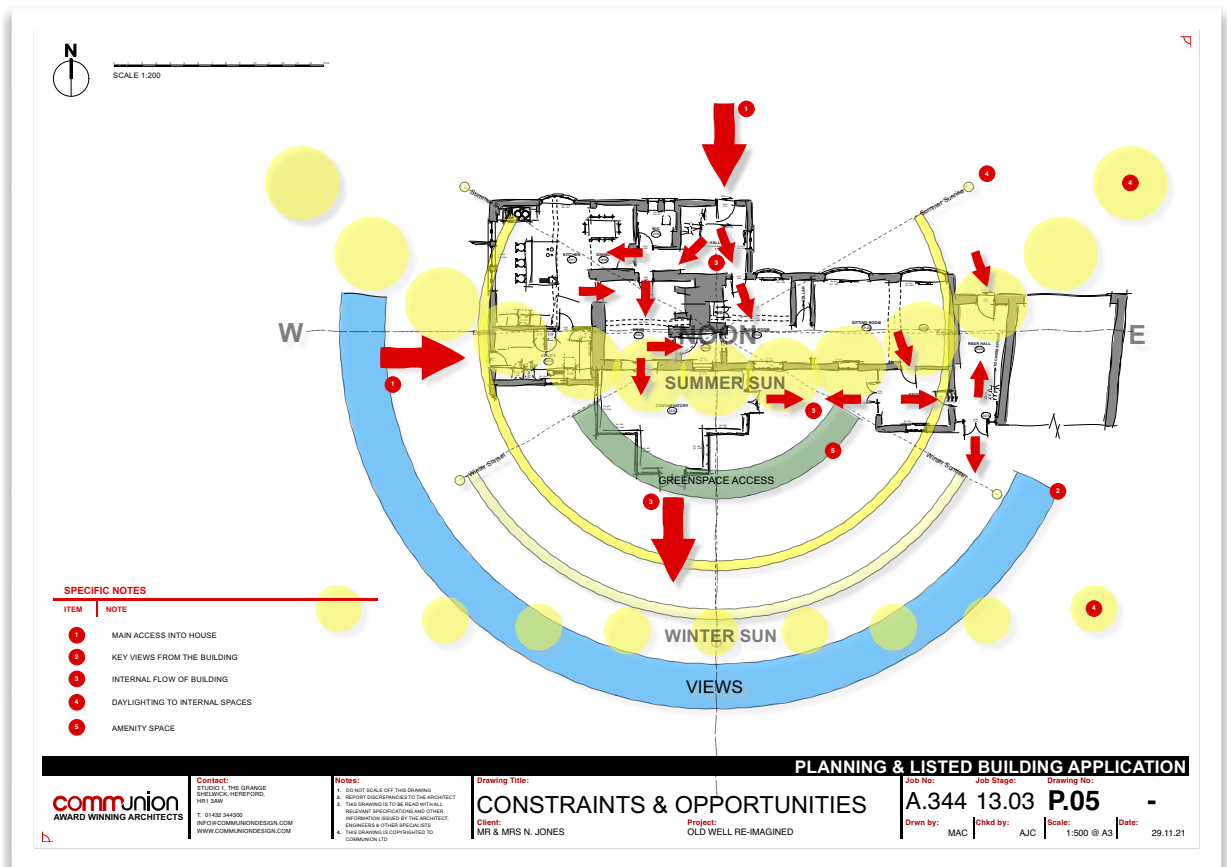
The proposed works are in two parts



1. **Replacement of the clay tile roof coverings.** These are approaching the end of their functional life, and it is seen as an opportunity to repair any roof structure failures, insulate and improve the airtightness of a historic building which in the winter is extremely difficult to heat and live in. With the move towards low carbon heating, the need to reduce heat loss is a serious consideration.

2. **Replacement of the existing Conservatory.** Although considerably newer than the roof coverings it is also reaching the end of its initial life. It will need extensive work if it is to remain. Like the roof of the house the existing fabric associated with this space is poor in terms of insulation and airtightness. Also it would seem of little value to invest extensively in part of the building which by its nature is difficult to sustainably use. In itself, it is of questionable design quality and in many ways detracts from the historic building.

The need for the works has been further highlighted by the recent Covid Pandemic and the initial impacts of global warming. This has caused the building owners to use the rear terrace extensively for themselves, family and to entertain guests when possible during this Covid season. Although this may initially be considered a short term issue, there is evidence that the effects of both these global issues will be with us for many years to come. As such the owners are fully expecting to spend more time in this part of the house. They would like the flexibility of being able to enjoy the house and its garden in a space that has been specifically designed to respond to the environmental factors and is also designed to sit much more successfully alongside the historic farmhouse and in the wider setting of the associated barns. At the same time they would still like to enjoy the views and daylight made possible by the



existing conservatory, but need to address the significant thermal issues that exist in both winter and summer.

With the reduction of everyone's ability to be able to eat out and due to the risks associated with this proposal, it is also seen as an opportunity to entertain guests from the relative safety of the house with the idea of still being able to meet in an inside / outside space, even if the weather is inclement.

The existing accommodation of the house is quite extensive and therefore, the addition will have a relatively minimal effect on the scale and setting of the site. This is especially so since the existing detracting conservatory will be removed. Due to the traditional nature of the construction of the building, the existing spaces, although very characterful, have very little connection with the outside, due to the relatively small windows and limited number of openings on the rear elevation. This gives the effect detaching the garden from the existing house, which this proposal seeks to carefully address.

Currently the existing kitchen is located to the north of house. This, compared with the proposed location, is dark, cold, without views and has little appreciation of significance of the house or its setting. Whereas the proposed design looks to address all of these issues and deliver a discrete, minimal, transparent addition which provides a beautiful and identifiably modern aspect to a site where different phases of construction are a considerable part of its interest. The replacement of the sham Georgian Conservatory with a well considered design can be argued to be an enhancement of the site as a whole.



Layout, Scale and Appearance:

The proposed extension is of a similar scale to the existing conservatory and although slightly wider it is considerably lower, therefore, there is no loss of appreciation of the historic fabric. The nature of the design looks to combine a finely designed glazing system under a minimal, low profiled roof, all supported by a delicate steel frame. The proposed overhang of the roof gives the additional benefit of shielding the glazing from the direct glare of the sun. It also ensures that the glazing is generally shadowed and therefore, does not reflect. Instead it becomes transparent, allowing appreciation of the host building both from and through.

The level of the roof is set well under the existing cill lines and is designed to tie into the more modern extension to the west. Both of these will give a neat and well resolved detail. A secondary rear entrance is proposed in within the previous extension. This part of the house is slightly incongruous at present, with sham timbers that look to replicate the historic timber frame and an awkward 'dormer' window. None of these features are of historic value and all can be said to detract from the historic core of the house. The aim of the design is to remove elements that detract from the listed building and replace them with a single, low and identifiably modern 'freestanding' addition that enhances the listed building overall.

As part of the new roof design, a long linear roof light is proposed. This will allow enjoyment of the existing facade from inside the proposed space, as well as providing the levels of daylighting that are associated more with an outside space. This approach allows a sustainable and well insulated roof structure in a manner that is considered suitable to the development as a whole.



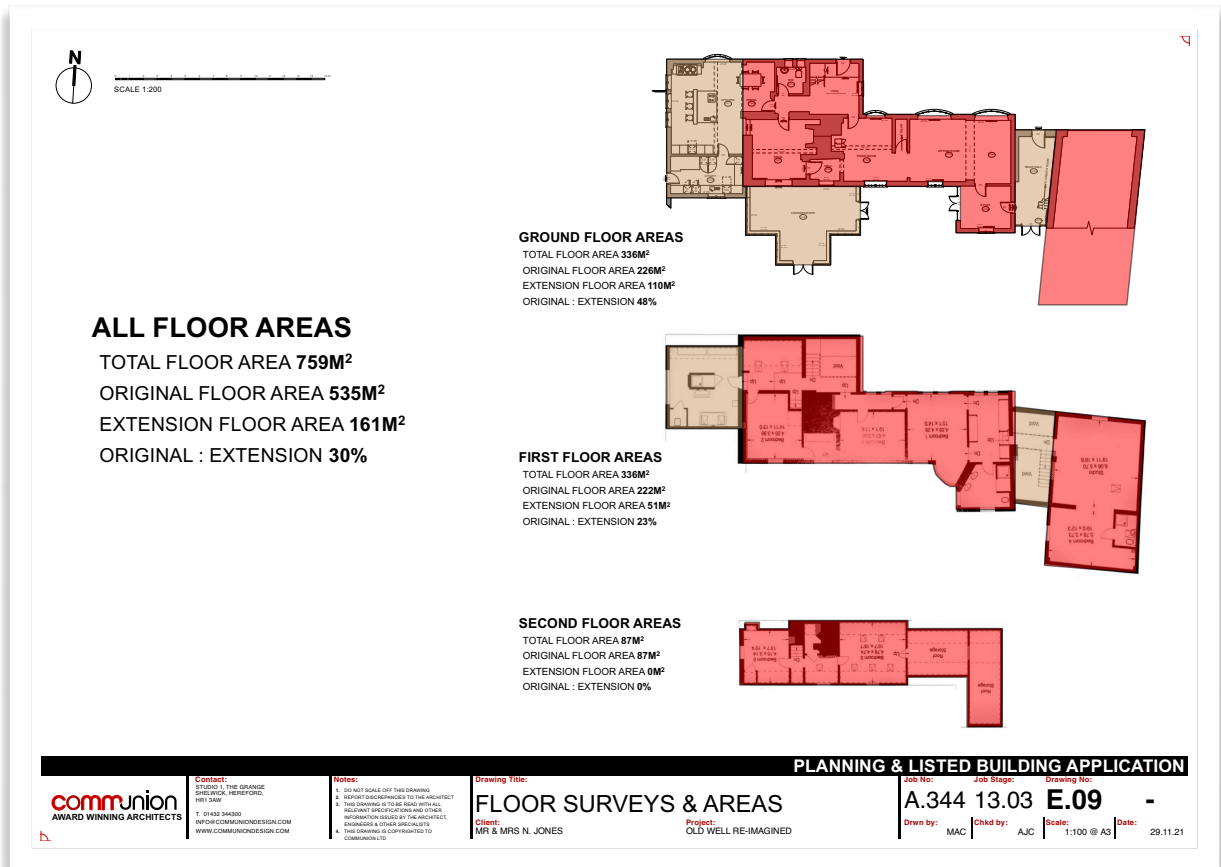
As part of the design process we have sought to work with Wyre Forest District Council to ensure that the design developed is supportable given Local and National Planning and Listed Building Policies.

To this end we submitted an initial pre-application enquiry to discuss the draft design for the extension, which we consider to be well formed. Following this Emily Timmins after consulting with the Conservation Officer raised the following issues. These we have listed below with the actions we have taken on each, marked with **Blue** text

1. Scale & Design

The property is a listed building, situated within a conservation area and an area of the West Midlands green belt, therefore these factors must be taken into consideration when assessing the proposals. From a planning perspective, whilst I do not have exact measurements, it looks as though the property has already been extended by more than 75% above the size of the building as it stood in 1948, which is the limit at which we consider extensions to be proportionate within the green belt. If this is the case, as the proposed extension is larger than the conservatory that is to be removed, I would suggest that this be reduced in size in order to prevent the footprint of the building increasing further, in line with green belt policy.

In terms of the overall size of the dwelling, we have visited site, looked at historic photographs and from this produced marked up drawings which we believe present a worst-case scenario for the scheme.



The original house, as it was in 1948, was still quite a sizeable dwelling and even taking in all the extensions that have been added at present we believe that the house has only been extended by around 30%.

There is always some discussion about how these areas are calculated however, even allowing for this, we consider that there is still sufficient space to provide a slightly larger extension in the new proposed location and it still fit well below the 75% rule.

To demonstrate this we have included drawing P.09. This shows a worst-case scenario. We are a little unsure of the date of the main kitchen extension. It is clear that it was enlarged around 20 years ago by adding around 1.5m to the end of the original extension. This can be clearly seen on site and there will be a record of this in the Planning Office. However, it is clear that there was already an extension in this area that looks to date to around the the 1940's or 50's. At present we have not been able to ascertain its exact age.

For the purposes of the exercise we have therefore assumed that this kitchen extension was built after 1948, and as the figures show, there is still clearly sufficient headroom under the 75% rule to provide the relatively small additional space that the scheme proposes. Therefore from a planning perspective we trust that the the extension is in accordance with the Greenbelt Policy

2. *With regards to the listed building, the Conservation Officer would not be supportive of the proposed extension due to the loss of the ground floor historic window opening to the piano room. The conservatory appears to stretch too far across the rear of the house, which results in it concealing much of the ground floor elevation. Therefore, the proposed extension would not be in accordance with local policy SAL.UP6, as it would have a detrimental impact upon the significance of a heritage asset.*

We appreciated the advice in regard elevational size of the initially proposed extension and have revised the design accordingly. The proposed design now covers less of the historic house than the existing conservatory currently does. We have also removed the proposed opening into the existing house. The extension still extends over the more modern extension to the house. However, this does not impact any historic fabric but instead seeks to provide an overall enhancement to listed building by removing the jumble of adhoc, low quality roof-slopes in this area.

3. *...with regards to the proposed clay tile roof coverings, the Conservation Officer suggests that the antique brown machine made tiles chosen for this project are too uniform for use on a listed building of this age. Instead, he would suggest a Dreadnought's rustic brown antique tile, or preferably a handmade tile such as Dreadnought classic purple brown handmade.*

We have reviewed the comments from the Conservation Officer and appreciate the advice in regard to the clay tile which we are happy to accept. We have therefore used the Officers preferred tile selection of the 'Dreadnought classic purple brown handmade.' tile and specified this as part of the proposals.

We have sought to agree these changes with the Authority, however to date we have had no response. Therefore, in order to progress the proposal which seeks to allow the increasingly urgent works to proceed we have brought forward this application.

To this end, we have provided appropriately scaled drawings, showing the existing house, the proposed design, and this Justification Statement, so that the application can be appraised.

Overall the proposal seeks to secure a high quality design with a good standard of amenity for our clients, whilst respecting the historic nature of the setting and the established nature of the site. At the same time, the design aims to deliver a low carbon design that conserves and enhances the natural environment by creating a sustainable, enjoyable dwelling that takes full advantage of the special nature that the site has.

We trust that our plans will form a meaningful and useful submission.

Alex Coppock

BSc Dip Arch GradDipCons (AA)RIBA

Understanding the Heritage Value

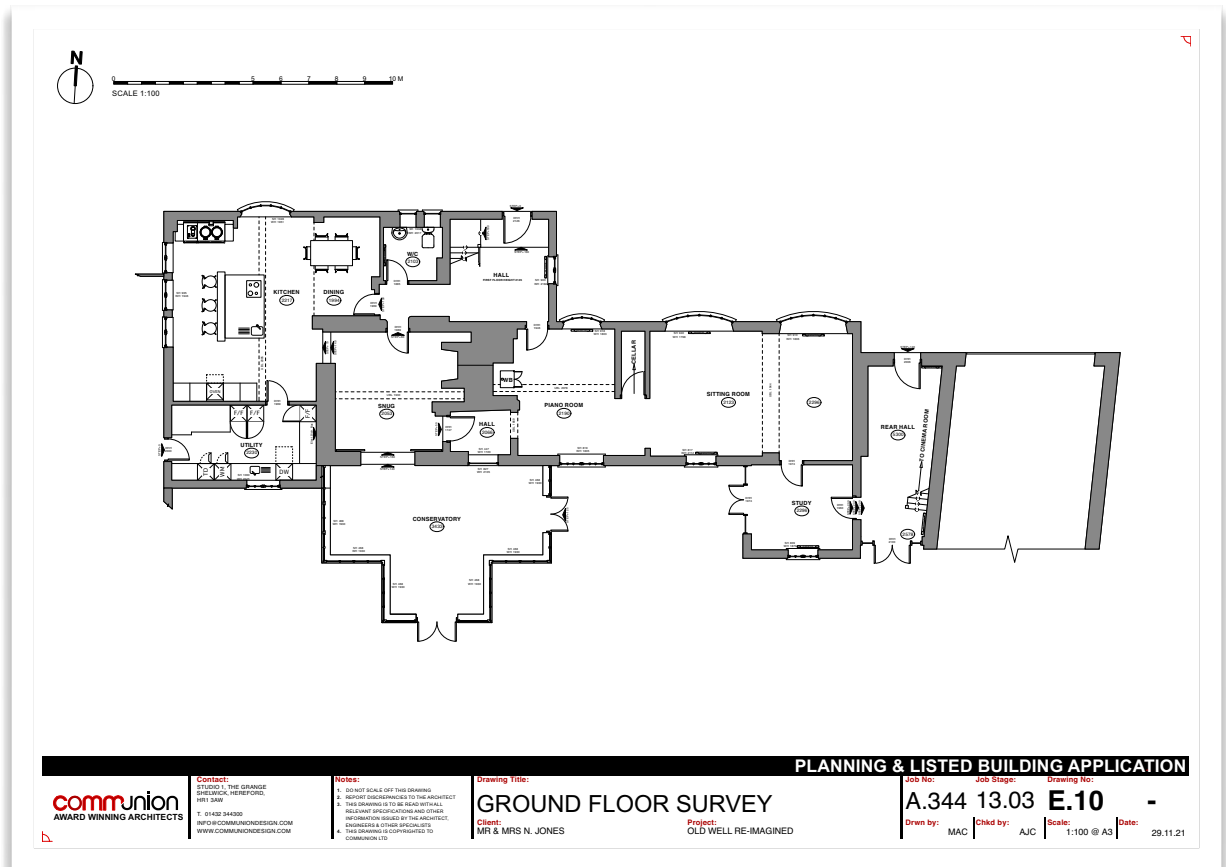
Conservation is defined as:

‘The process of managing change to a significant place in its setting, in ways that would best sustain its heritage values, or recognising opportunities to reveal or reinforce those values for present and future generations’.

(P.7 Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage).

English Heritage suggests a clear hierarchy of thought that should be undertaken in order to understand and manage Heritage Assets. Simply put, this is as follows:

1. Understand Heritage Values.
2. Assess Heritage Significance.
3. Establish Heritage Principles.



Heritage Values:

People value places for many reasons. Understanding the values of unique places is an evolving area of study. However, Historic England have suggested four broad categories which help frame the values that a place can hold. These are reviewed below:

In terms of The Old Well, the recent alterations have clearly affected how one views the building. However, it is good to see that the historic spaces, the nature of the construction and wherever possible the historic fabric internally has been retained.

The Historic England List entry for the property is well researched and documented and therefore has been used to help assess the significance of the building inline with Good Practice based on guidance given in 'Conservation Principles' by Historic England.



Evidential value

The farmhouse is a good example of a vernacular, multi-phase house where it is possible to identify different phases of construction, which gives considerable interest.

The attached barns, despite conversion to domestic use, retain architectural quality and the character of historic agricultural buildings;

The buildings retain much historic fabric of interest, particularly in the early stone and timber structures of the house, the timber roofs and historic brickwork of the barns.

The farmhouse is constructed primarily of a timber frame, which sits in part on a stone plinth, and part brick. The barn range is of brick with timber roof structures. All are under tile roofs.

The timber frame structure of the house provides evidence of the vernacular timber framing industry that was thriving in Worcestershire during the 15th and 16th Century.

From the visual evidence surviving in the buildings, it would appear that the western end of the farmhouse is the oldest part, with sections of substantial sandstone walling which may have survived from an earlier building.

The principal timber-framed structure dates from the C17, and appears to have been raised in height fairly early in its history.

The southern elevation has been rebuilt in brick, probably around the late C18 or early C19, and it seems possible that the barn range assumed its current form at around the same time as this.

Old Well House, is approached from the north, on which side three bays of its timber frame are exposed. The ground floor is of brick with three mid-C20 oriel windows. The framing above is three square panels high with straight tension braces and brick infill incorporating three paired casement windows. To the west there is a brick extension with a catslide roof which contains the main entrance. The roof above this has three tall diamond chimney shafts. The western end has a further extension with applied timber framing. Both gable ends of the main house are brick.

The southern elevation of the house is primarily of brick, although sections of external stone walling survive now, within the modern conservatory addition which is attached to the western end of the house. The fenestration is irregular and mainly consists of casement windows in cambered-head surrounds. The second floor has two multi-pane windows, one of which is a horizontal sliding sash. There is a projecting gabled extension at the east end and in the angle between this and the main house there is a projecting curved window at first-floor level.

The character of this type of building has always been cellular. This is characteristic of timber framing, so it is not just the structure of timber frame that is of historic importance, but the nature of the spaces that it creates and the cultural significance associated with them.

Historic Value

The site connects us to past people, events and lives.

Despite the loss of some buildings and conversion to different uses, the farmstead survives as an example of a substantial principal house with attached barns of good quality. The rebuilding of the southern elevation of the house in brick with the brick barn range is a good example of farm improvement of the late C18 or early C19.

The oldest part of the complex is the farmhouse itself, which, in its present form dates principally from the C17 but with possible earlier origins, and with later alterations. The barn range appears to date from the late C18 or early C19, although it is possible that it re-uses parts of an earlier structure.

There is little documented history available relating to this site. The complex is shown on the 1838 tithe map for the parish of Broome, at that time in the county of Staffordshire. The house and barn range appear in much their present format on this map, including the separate building to the north, now known as The Heritage, and two additional buildings to the south-west which no longer survive. The tithe apportionment document shows that the farm at that time was owned by the estate of the Earl of Dudley and was described as 'house, outbuildings and yard', occupied by Edward Amphlett.

The 1st Edition Ordnance Survey map of 1883 shows the farm buildings in the same layout, with the name as Broom Farm. By the 1971 OS map the name has changed to The Old Well, and the barn range and house appear at this time to only be connected by a single wall. The two buildings to the south-west have also gone by this date. In the late 1990s, the barn range was converted to domestic use, with two separate dwellings at the southern end and the northern end forming part of the Old Well House property. The space between the barn and the farmhouse has also been infilled with a modern structure connecting the two.

The house retains a number of the original timbers inside. It is likely that the trees that were felled to construct the original house were local to the site. Traditional carpenters were very economical with timber and tried to use as much of the tree as possible in the construction process. Obviously the larger sections were used for primary time frame structure, whilst smaller branch elements were used for joists, roof and floor joists. This is testament to how efficient timber frame construction was. The house also holds many more connections to its local landscape. It is very likely that whoever built and lived within the house had a close association with working the land.

Artistic value

The way that people visually interact with a historic place is another key heritage value.

The design and construction of timber framing has a visual component. It is well documented that although the particular timber frame arrangement has clear structural requirements, the English carpentry tradition also had a strong visual understanding of how particular framing elements provided a distinctive appearance. This is even more appreciated today and the 'aesthetic' of timber framing is much sought after, and on many occasions new buildings are commissioned adhering to this tradition.

At The Old Well, within the historic timbers one can still appreciate how the raw timber has been converted into building material and how the evidence of the original trees are still a part of the external and internal appearance of the building.

At ground-floor level, the main building is effectively divided into three rooms, with further rooms in the extension to the west. The original external wall at the western end has its stone walling exposed in places, with various openings and a principal beam, chamfered with runout stops, which appears to be a replacement of an earlier, larger beam.

There is a large axial stack with back to back fireplaces, and a large timber lintel over the fireplace, chamfered with a step stop at one end. The next room has another large lintel over the fire with step stops and numerous markings along the lintel. The main ceiling beam is chamfered with step stops, and the joists are not chamfered. In this room a brick stair gives access to a two-roomed cellar below with brick walls and barrel-vaulted ceilings.

Beyond at ground floor, sections of the timber frame are exposed with evidence of the pegged construction in situ. Beyond this, the infilled section between the house and the barn contains a modern stair which gives access to the upper floor of the barn.

The first floor of the house has much exposed framing with ceilings beams chamfered with either runout or step stops. There is one fireplace with a modern inserted surround beneath an older chamfered lintel.

The main bedroom has a substantial section of framing exposed which clearly shows the original pitch of the roof before the height was raised. At second-floor level, the base of the diamond chimney stacks can be seen in what is now a small cupboard with framing exposed, where it appears the roof has been raised around the stack which already existed.

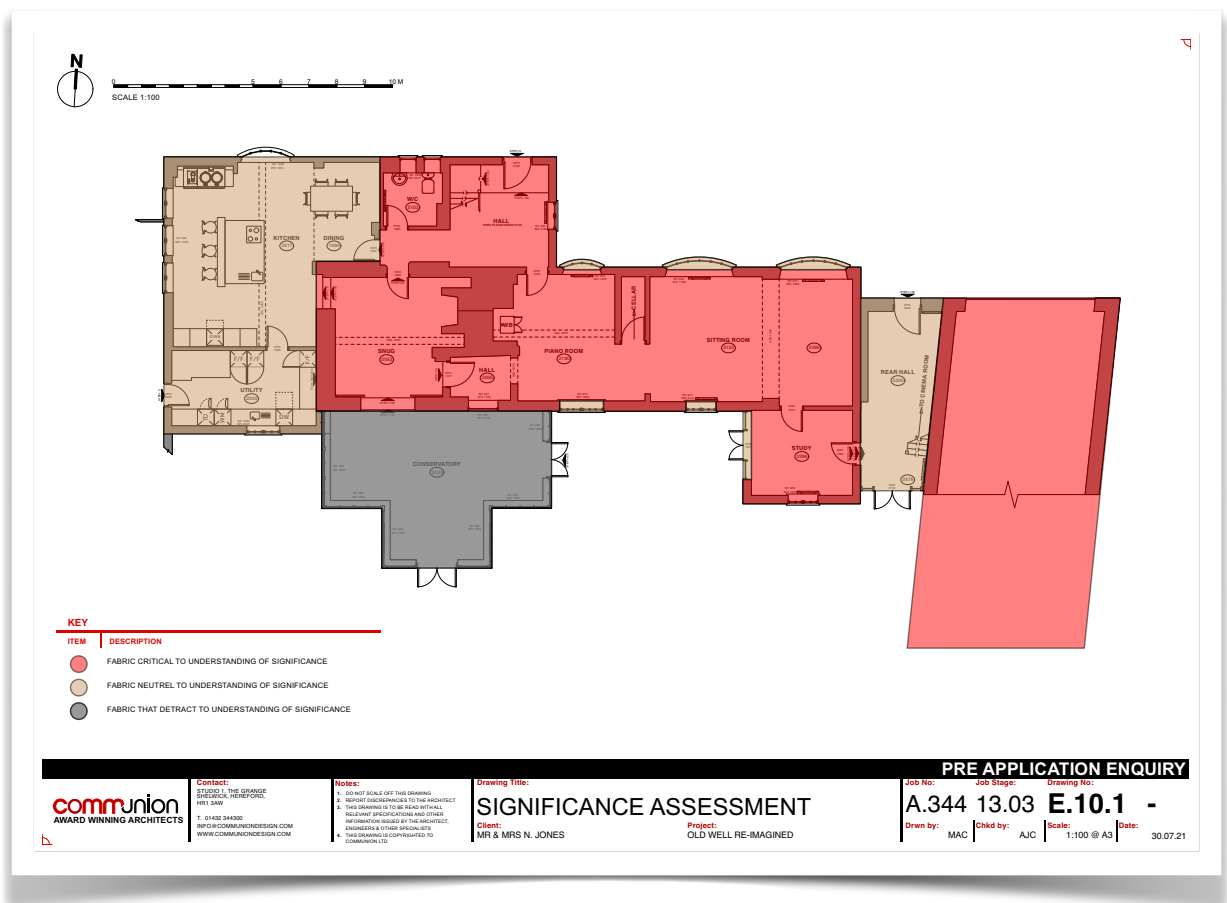
The bedroom adjacent again shows the raising of the roof with two sets of principal rafters and large purlins which may have been re-used. The roof at the far eastern end of the building is modern and the gable end wall is blockwork internally.

The location of the house in its landscape has picturesque connotations which are associated with this period of history with ideas of strength and beauty and how these were reflected in the English landscape.

The Old Well, also enjoys its place within the landscape. The views available towards the house with woodland in the background are part of this landscape and important.

Communal value

The manner that buildings and houses in particular bring people and communities together is fundamental to understanding how the landscape was created. The house was part of the wider economic landscape by housing people who worked and farmed the local landscape. The workers who lived here would have maintained the land that in part helps define the landscape that we appreciate today.



Heritage Assessment:

It is clear that the many values highlighted above relate to the Historic fabric included the substantial stone plinth, the brickwork walling and the internal timber frame that forms the basis of the dwelling. Other heritage values can be attached to the layout of the internal and external spaces, and how the dwelling relates to its immediate site and the wider landscape.

Through this assessment, a strategic methodology can be developed which can be used to plan what works can be carried out, where they can be located, and how they should be undertaken. There are other issues which also should be addressed as part of the assessment and these include relevant local planning policy, English Heritage publications and Conservation Philosophy, which has developed greatly over the last 125 years.

Critical Elements

It is our assessment that the historic fabric of the building, especially that contained within the timber frame the stone plinths and the brick walls, is critical to our understanding of it. This fabric provides a physical link to the 17th and 18th century and to the lives of those who built it, their beliefs, traditions and technological ability. The fabric has inherent value, in how it is constructed, but also in the manner that it defines and the spaces that existed when the house was first built.

Neutral Elements

The house has been extensively repaired and extended over time and most of the works have been carried out to a good standard. However, it has to be understood that where the house has been extended to the west and east these elements are less critical to ones understanding of the house. Although these do not generally detract from the house, they do not provide any further significance to the site.

Detracting Elements

Due to the nature of the building and the way it has been cared for and extended, it is difficult to identify elements that significantly detract. However, it is felt that the modern conservatory could be considered incongruous. It is also difficult to use both in the summer and winter and detracts from the southern elevation of the house.

There is also the dormer window to the more recent kitchen / Utility extension. Taken with the low grade conservatory this presents a jumbled appearance that distracts from the critical elements of the house.

There is also the clay tile roof coverings. Although these are certainly historic, they are clearly coming to the end of their lives and replacing them requires a significant investment. At present the applicants consider that they will be able to provide the necessary investment to carry this out, and would like to move forward with this to secure the future of the property as a whole long term.

There is also an increasingly urgent need to address the significant issue of heating with the replacement for fossil fuel based heating. When considering how fabric improvements can be made to a historic building, areas of the fabric, such as floors, walls and windows are very sensitive to change.

The roof however can be replaced on a 'like for like' basis using a high quality handmade clay tile with very minimal impact. Therefore, although not as obviously as distracting as the mock Georgian conservatory, addressing the roof at this stage will protect the historic fabric long term, and allow that the house to be heated using renewable energy sources, in this case an Air Source Heat Pump. Seen in this wider context, the risk of the roof failure due to the age of the roof covering is certainly a detracting element that should be positively addressed.

Establishing Heritage Principles:

After reviewing the building and its setting and considering the significance that it holds, it is possible to start to consider suitable Heritage Principles that would look to conserve and enhance the site going forward. We would suggest the following. Looking at best practice in this area we would consider that the following guidance is helpful when considering Heritage Principles for the site.

Planing Policy

Planning (Listed building & Conservation Areas) Act, 1990.

Setting of listed buildings/ designated heritage assets:

The concept of setting was first enshrined in the Planning (Listed Buildings & Conservation Areas) Act, 1990, which states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.” (Section 66(1)).

Conservation Principles:

Conservation Principles was published in 2008 by Historic England (then English Heritage), but remains valid, and is referred to in the Advice Note 2.

When dealing with new works, Conservation Principles advises that:

New work and alterations

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively, to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

(P.58 Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage).

National Planning Policy Framework (N.P.P.F.).

The N.P.P.F. came into force in March 2012. This Document introduced the presumption in favour of Sustainable Development.

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

Within The N.P.P.F, conservation areas are considered to be designated heritage assets (Annex 2).

One of the Core Planning Principles outlined in paragraph 17 is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this & future generations”.

Building in context.

Building in Context was published by English Heritage (now Historic England) & C.A.B.E. (subsequently absorbed into the Design Council) in January 2001, & advises on new development in historic areas.

The document suggests that: “a successful project will:

- Relate well to the geography & history of the place & the lie of the land;
- Sit happily in the pattern of existing development & routes through & around it;
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials & building methods which are as high in quality as those used in existing buildings;
- Create new views & juxtapositions which add to the variety & texture of the setting.

Therefore, after seeking to fully understand the context of the place we are considering, we would propose the following Principles to guide the changes that are proposed for the site.

1. Retain all significant fabric and the spaces that it defines.
2. Only propose new development in locations that do not detract from the significance or the appreciation of the historic building and its setting.
3. Design all new additions in a manner that is both identifiable to the date of their construction and at the same time is sensitive to the historic fabric in terms of its scale, materials, location and appearance.
4. Within the design as a whole choose an approach that provides a holistic and understandable design that responds to the site, its wider context, and its cultural significance.

NEEDS & IDEAS

- 1** TO CAREFULLY REMOVE EXISTING CLAY TILES, SET ASIDE
- 2** REMOVE EXISTING FELT & INSPECT ROOF, REPAIR WHERE NECESSARY & REFIT HIGH PERFORMANCE FELT WITH HIGHER INSULATION PROPERTIES.
- 3** FIT HANDMADE CLAY TILES TO ROOF, IMPROVE FLASHING AROUND CHIMNEYS, REPLACE GUTTERING & DOWNPIPES WITH CAST ALUMINIUM ALTERNATIVES.
- 4** REMOVE EXISTING CONSERVATORY & EXTEND EXISTING KITCHEN INTO NEW SPACE PROVIDING A DAY ROOM WITH VIEWS FROM GARDEN & LANDSCAPE BEYOND.
- 5** DESIGNED NEW EXTENSION WITH MORE CONTEMPORARY GLAZING WITH GOOD THERMAL VALUES & SUPPORTED BY DELICATE STEEL STRUCTURE WITH ACCESS TO TERRACE.
- 6** NEW EXTENSION WILL SIT COMFORTABLY ALONGSIDE THE LISTED HOUSE WITH A ZINC DETAILED ROOF AND A LONG LINEAR ROOF LIGHT
- 7** THE NEW DAY ROOM TO LEAD OUT ON TO NEW STONE TERRACE WITH LOW GRADE CONCRETE COBBLES REMOVED
- 8** A FORMALISED PARKING AREA WITH PROVISION FOR BINS, RECYCLING AND LOW CARBON AIR SOURCE HEAT PUMP

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Drawing Title:
NEED AND IDEAS SHEET

Client:
MR & MRS N. JONES

Project:
OLD WELL RE-IMAGINED

PLANNING & LISTED BUILDING APPLICATION

Job No: **A.344** Job Stage: **13.03** Drawing No: **P.04** -
 Drawn by: MAC Chkd by: AJC Scale: 1:200 @ A3 Date: 29.11.21

Design Response

Brief

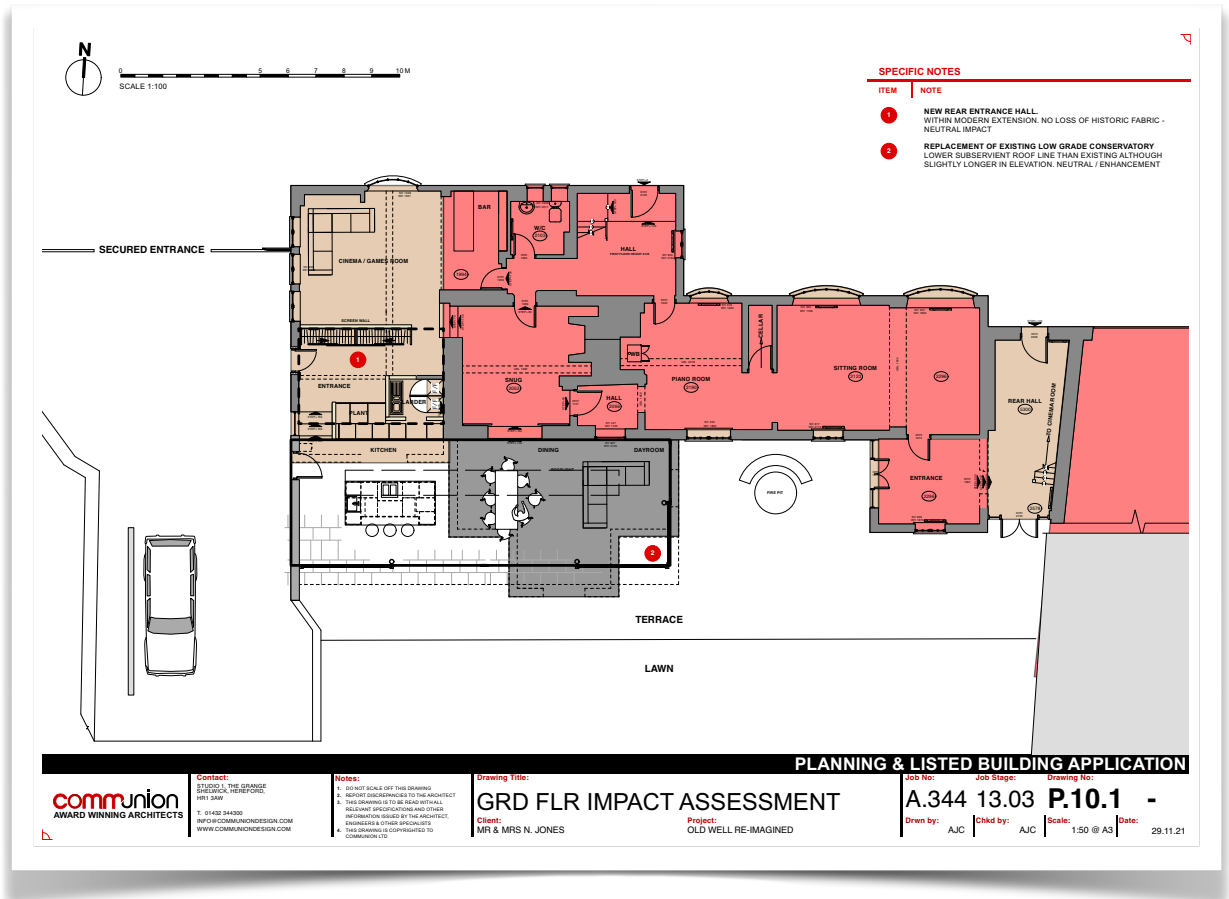
The brief from the clients is as previously noted, to carefully provide replacement accommodation on the existing site, in a way that will allow them to continue to live in their family home, heat the house, and protect the historic structure for the long term.

Design Process

As a point of departure, the design response began with a careful assessment of the significance of the existing building and fabric. This response has included an assessment of the Heritage Significance of the site. This, in turn, has led to the development of 'Heritage Principles' which form the basis of the design.

It is clear that the original house contains the key heritage values and cultural significance of the site. Therefore, it would be inappropriate to propose any significant change to this area or propose a design that detracts from this primary asset.

It is felt that due to the integrity of the house, the clarity of the traditional roof forms, that any extension should not look to fight or distract from this. Therefore, it is proposed that a minimal and identifiably modern extension replaces the existing low grade conservation in more or less the same location. This removes a detracting element from the site and replaces it with a design of

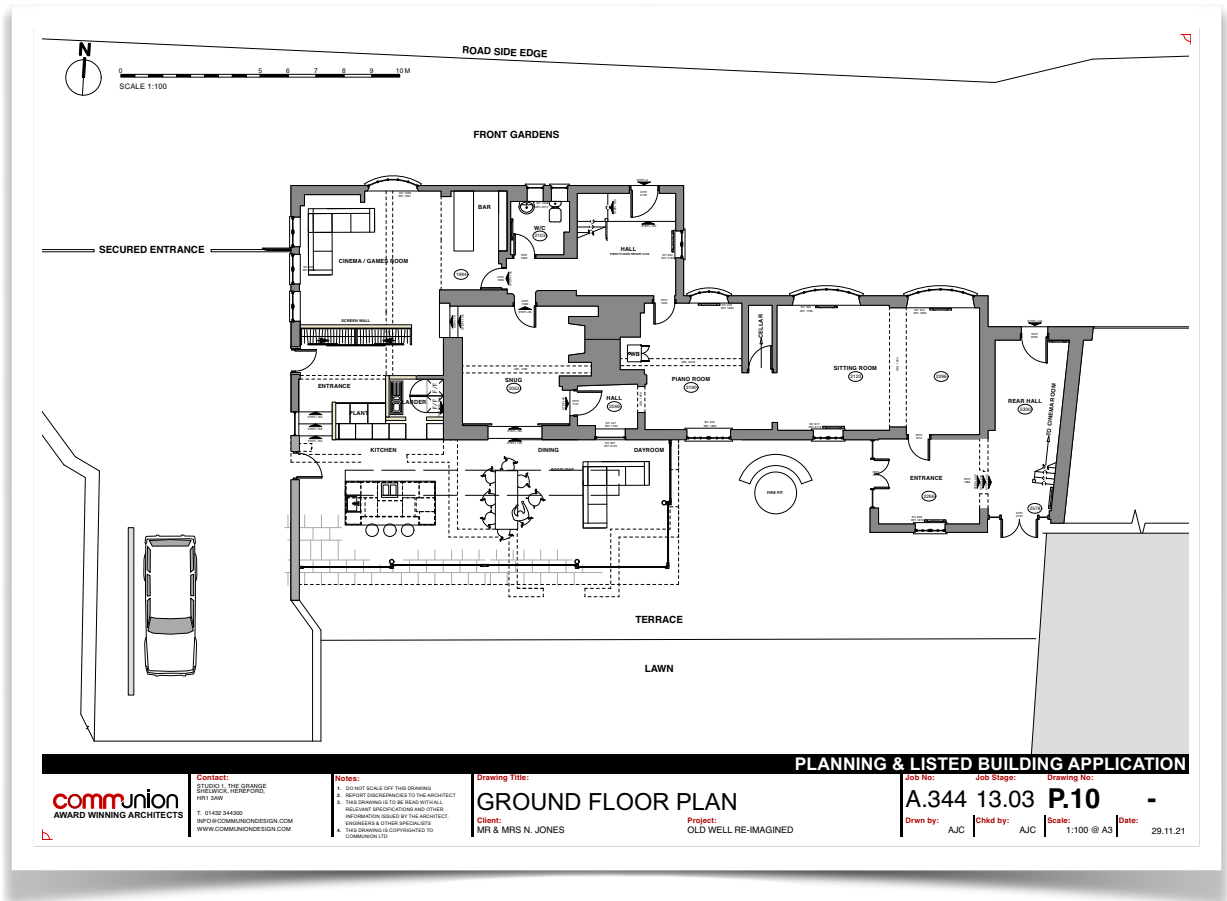


high quality which will ensure that the key living spaces of the house can be comfortably heated, have an enjoyable aspect, both out into the wider setting and at the same time back toward the historic dwelling house.

The proposed nature of the extension is a minimal steel frame. This allows all the historic fabric that is on site to remain in place and not be disturbed, whether this be ancient historic timber work or stone or brick walling. This will secure the character of the building allowing appreciation by all who live and visit the house.

The proposed extension is subservient to the historic building and constructed of almost nothing. This allows the historic building to be clearly appreciated both internally and externally whilst allowing daylight to the historic fabric and the provision of real enjoyment to all who use the space.

Overall, we consider that the proposal looks to balance the significance that is found on site, whilst continuing the development of the house, which has certainly been in evidence throughout its history.

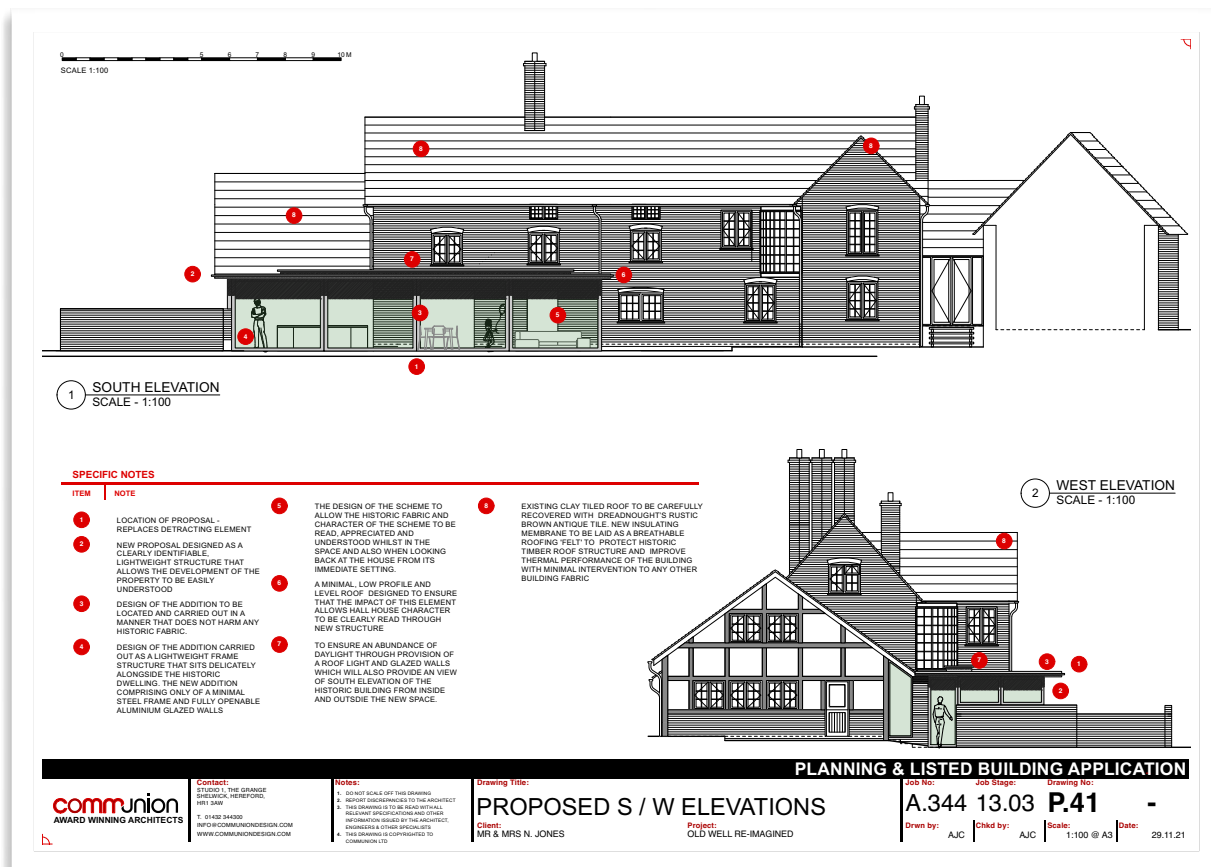


Access

The existing access arrangements are maintained and improved. Access to the ground floor of the house, is improved by the provision of a new level access route to the new accommodation of the house.

Inclusive Design

The proposed plan looks to make this significantly easier for everyone who uses the house. Also the new design will not provide a step free access to the ground floor of the house the new access arrangement will be an improvement on the existing provision.



Design Summary

The careful assessment of the dwelling has shown that only certain parts of the house contain historically significant fabric. Both local and national policy allow for alterations and extensions to Listed buildings, given that they meet with the conditions outlined above.

The clients brief calls for a replacement extension to enjoy their home and its setting. They also wish to invest in the listed building in terms of a 'like for like' replacement roof covering that will protect the historic fabric for a significant amount of time into the future.

The design looks to deliver a sensitively scaled and carefully designed space. The roof repairs will be carried out using a traditional hand made clay tile that continues to be made in the same way that the existing roof tiles were made over 100 years previously.

The new glazed extension is carried out in a distinctive manner that is readily identifiable to our current age. The design removes a detracting element and replaces this with a new extension that is subservient to the listed building and the wider landscape. This approach seeks to conserve the special interest of the house, provide an addition that is subservient in scale and design by employing a palette of materials that are new but respect the historic character of the site.



The project looks to increase the existing footprint in a very modest way that is balanced against the low profile of the elevation that is defensible in terms of the characteristics of the existing house.

The overall effect of the the two parts of the project will ensure that the historic fabric is conserved for the long term. It also ensures that critical issues of a sustainable, low carbon future are addressed within the project in a manner which will have virtually no negative impacts on the historic house or its setting.

Summary

Communion takes seriously the responsibility of working with nationally important buildings. To this end, we have received a good measure of success, with projects receiving national recognition from many quarters.

Working within the highly sensitive settings and a Grade II Listed building is clearly a project which deserves careful thought.

The design response seeks to understand the clear heritage values that the site contains. From this, we have looked to assess the significance of the site, and develop a series of Heritage Principles which form the basis of our design.

The proposed design responds to these principals and seeks to repair and also add elements of new work to the site.

The design has little impact on the scale of the existing building, or detract from element which contribute to its special interest.

The new work uses a palette of materials that is identifiable and address the issue of subservience through material as well as scale. The detailing and design of the glazing provides a clear reference to the age in which the extension is designed, which allows the age of the work to be identifiable in the same way as the rest of the building can be read. This is a successful and recognised response when working in historically sensitive locations. The design and placement of the frame and glazing elements have been carefully considered, to link the internal spaces to the wider setting and to the existing house.

We trust that the above provides a useful starting point to start the conservation with Wyre Forest District Council, so that we can develop the scheme further and will allow the proposal to gain Planning and Listed Building consent.

We look forward to working with you on this project.

Kind regards,

Alex Coppock

Director

BSc Dip Arch GradDipCons (AA)RIBA

Appendix 1: Water Management Statement

Water Management Statement

The Assessment:

The application relates principally to providing an extension to an existing dwelling house known as The Old Well, Broome, Stourbridge DY9 0EZ.

The purpose of the scheme is to replace the existing roof coverings and add an extension to the side building, in order to provide extended living space.

Proposed Water Management

In terms of water management, we would propose the following approach.

The existing drains around the house will only be relaid where the building works for the proposal demand. Apart from this, the existing drainage disposals on site will remain the same as the existing

The works do not significantly increase the amount of water to be used by the property. The scheme simply provides an additional living accommodation for the existing house and family. Therefore the drainage load is not expected to significantly increase and the existing system is considered to be sufficient.

The new roofs proposed as part of the works, will benefit from new soak-a-way provisions. This will be agreed by the Local Building Inspector. The soak-a-way pits for the new works are envisaged to be in the order of 3 cubic metres. This will be further ascertained on site through the use of percolation tests. New soakway pits will be located 5 metres away from the dwelling, on the existing site, and 2 meters away from any boundary.

Water use will be reduced by a provision of a water butt in order to harvest rainwater from the proposed roofs. This water can then be used within the garden. The overflow from the rainwater butt will drain directly to ground via the the before-mentioned soak-a-ways.

Appendix 2: List Entry Summary

The Old Well House, Broome Barn and Meadow Barn

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1100703

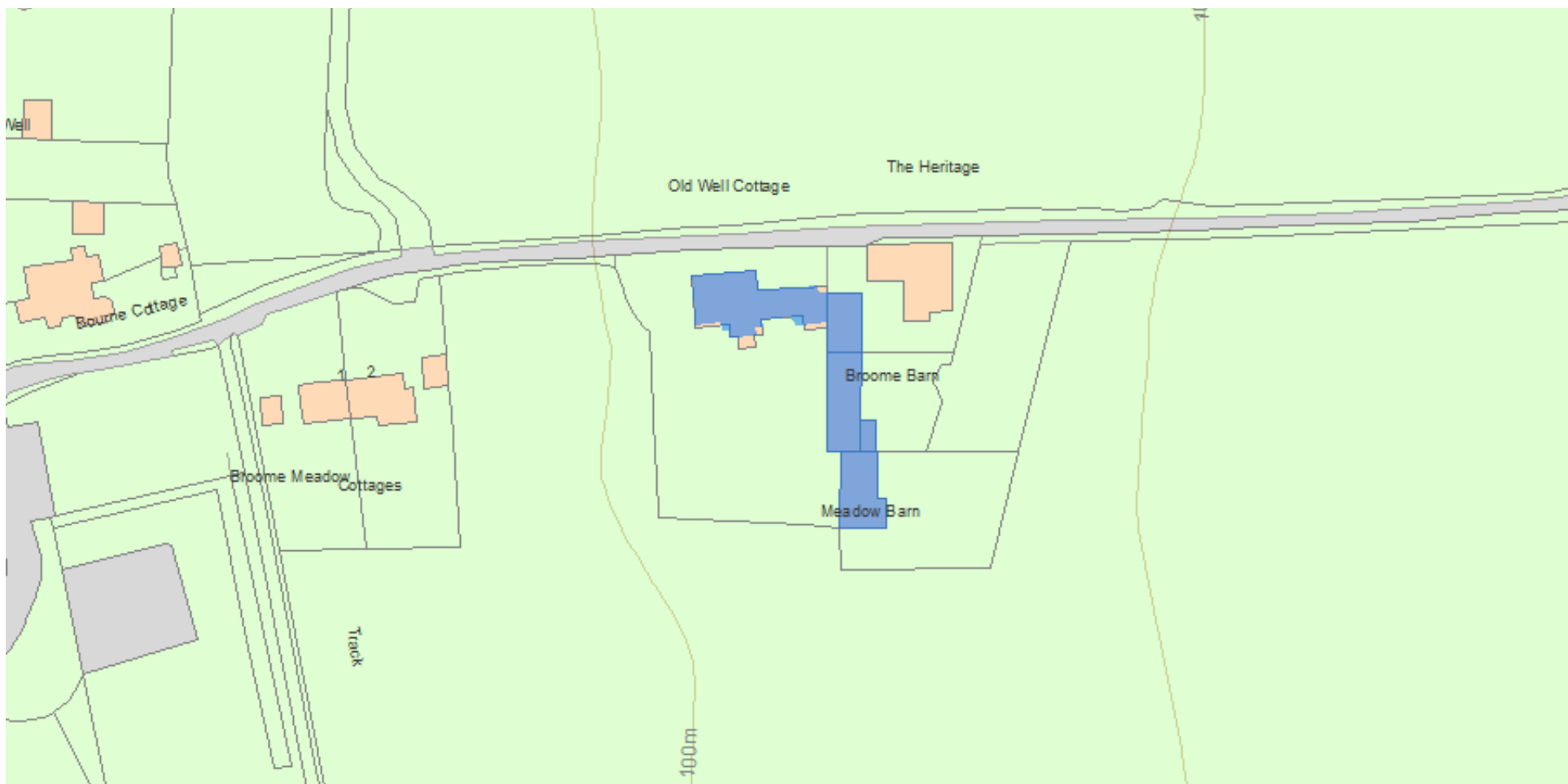
Date first listed:
18-Mar-1987

Date of most recent amendment:
10-Aug-2017

Location Description:

Statutory Address:
Broome, Stourbridge, Worcs, DY9 0EZ

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1100703.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 01-Aug-2021 at 11:26:34.

Location

Statutory Address:

Broome, Stourbridge, Worcs, DY9 0EZ

The building or site itself may lie within the boundary of more than one authority.

Location Description:

County:

Worcestershire

District:

Wyre Forest (District Authority)

Parish:

Broome

National Grid Reference:

SO9040878402

Summary

A multi-phase former farm complex with a house dating principally from the C17 and attached barn range thought to date from the late C18 or early C19.

Reasons for Designation

The Old Well House, Broome Barn and Meadow Barn, a farmstead dating principally from the C17 with a multi-phase farmhouse and attached barns, are listed at Grade II for the following principal reasons:

Architectural interest:

* The farmhouse is a good example of a vernacular, multi-phase house where it is possible to identify different phases of construction, which gives considerable interest; * The attached barns, despite conversion to domestic use, retain architectural quality and the character of historic agricultural buildings; * The buildings retain much historic fabric of interest, particularly in the early stone and timber structures of the house, and the timber roofs and historic brickwork of the barns.

Historic interest:

* Despite the loss of some buildings and conversion to different uses, the farmstead survives as an example of a substantial principal house with attached barns of good quality; * The rebuilding of the southern elevation of the house in brick with the brick barn range is a good example of farm improvement of the late C18 or early C19.

History

The Old Well House, Broome Barn and Meadow Barn comprise a farmhouse with an attached barn range, which has been converted into separate dwellings.

The oldest part of the complex is the farmhouse itself, now known as the Old Well House, which in its present form dates principally from the C17 but with possible earlier origins, and with later alterations. The barn range appears to date from the late C18 or early C19, although it is possible that it re-uses parts of an earlier structure.

There is little documented history available relating to this site. The complex is shown on the 1838 tithe map for the parish of Broome, at that time in the county of Staffordshire, and the house and barn range appear in much their present format on this map, including the separate building to the north, now known as The Heritage, and two additional buildings to the south-west which no longer survive. The tithe apportionment document shows that the farm at that time was owned by the estate of the Earl of Dudley and was described as 'house, outbuildings and yard', occupied by Edward Amphlett.

From the visual evidence surviving in the buildings, it would appear that the western end of the farmhouse is the oldest part, with sections of substantial sandstone walling which may survive from an earlier building. The principal timber-framed structure dates from the C17, and appears to have been raised in height fairly early in its history. The southern elevation has been rebuilt in brick, probably around the late C18 or early C19, and it seems possible that the barn range assumed its current form at around the same time as this.

The 1st Edition Ordnance Survey map of 1883 shows the farm buildings in the same layout, with the name as Broom Farm. By the 1971 OS map the name has changed to The Old Well, and the barn range and house appear at this time to only be connected by a single wall. The two buildings to the south-west have also gone by this date. In the late 1990s, the barn range was converted to domestic use, with two separate dwellings at the southern end and the northern end forming part of the Old Well House property. The space between the barn and the farmhouse has also been infilled with a modern structure connecting the two.

Details

A multi-phase former farm complex with a house dating principally from the C17 and attached barn range thought to date from the late C18 or early C19.

MATERIALS: the farmhouse is constructed primarily of a timber frame, which sits in part on a stone plinth, and part brick. The barn range is of brick with timber roof structures. All are under tile roofs.

PLAN: the farm complex is L-shaped on plan, with the farmhouse aligned roughly east-west, and the barn range extending south from the east end of the farmhouse.

EXTERIOR: the farmhouse, now known as the Old Well House, is approached from the north, on which side three bays of its timber frame are exposed. The ground floor is of brick with three mid-C20 oriel windows, and the framing above is three square panels high with straight tension braces and brick infill and three paired casement windows. To the west there is a brick extension with a catslide roof which contains the main entrance and the roof above this has three tall diamond chimney shafts. The western end has a further extension with applied timber framing. Both gable ends of the main house are brick.

The southern elevation of the house is primarily of brick, although sections of external stone walling survive, now within the modern conservatory addition which is attached to the western end of the house. The fenestration is irregular and mainly consists of casement windows in cambered-head surrounds. The second floor has two multi-pane windows, one of which is a horizontal sliding sash. There is a projecting gabled extension at the east end and in the angle between this and the main house there is a projecting curved window at first-floor level.

The northern end of the barn range forms the garage to the Old Well House, with a modern garage door in its gable end and a single window and the remains of a hoist above. The western elevation of the barn range is of brick with some evidence of sections of rebuilding. The central portion has some ventilation holes surviving in the brickwork and some engineering brick in rows alternating with red brick. At the southern end, the rear of what is now Meadow Barn has brick dentilled eaves laid diagonally.

To the east, there is a further modern garage door towards the northern end of the barn. Beyond this is the section now known as Broome Barn. This has large window and door openings where the central barn doors would have been, and further windows with cambered heads and a door to the right.

Meadow Barn at the southern end is joined, but of separate construction from the main barn and stands slightly further east. It has piers with rounded edges probably denoting the location of a former open-sided cow shed.

INTERIOR: The Old Well House is entered through the lean-to extension at its western end which contains a modern stair and has sections of exposed stone walling at first-floor level. At ground-floor level, the main building is effectively divided into three rooms, with further rooms in the extension to the west. The original external wall at the western end has its stone walling exposed in places, with various openings and a principal beam, chamfered with runout stops, which appears to be a replacement of an earlier, larger beam. There is a large axial stack with back to back fireplaces, and a large timber lintel over the fireplace, chamfered with a step stop at one end. The next room has another large lintel over the fire with step stops and numerous markings along the lintel. The main ceiling beam is chamfered with step stops, and the joists are not chamfered. In this room a brick stair gives access to a two-roomed cellar below with brick walls and barrel-vaulted ceilings. Beyond at ground floor, sections of the timber frame are exposed with evidence of the pegged construction in situ. Beyond this, the infilled section between the house and the barn contains a modern stair which gives access to the upper floor of the barn.

The first floor of the house has much exposed framing with ceilings beams chamfered with either runout or step stops. There is one fireplace with a modern inserted surround beneath an older chamfered lintel. The main bedroom has a substantial section of framing exposed which clearly shows the original pitch of the roof before the height was raised. At second-floor level, the base of the diamond chimney stacks can be seen in what is now a small cupboard with framing exposed, where it appears the roof has been raised around the stack which already existed. The bedroom adjacent again shows the raising of the roof with two sets of principal rafters and large purlins which may have been re-used. The roof at the far eastern end of the building is modern and the gable end wall is blockwork internally.

The garage which forms the northern end of the barn range also has sections of blockwork construction with some brick and a large chamfered beam supporting the first-floor ceiling. The roof structure of the upper floor suggests that the northern end may have been extended or rebuilt, with a later truss and purlins at a different level from those adjacent.

The interiors of Broome Barn and Meadow Barn have been converted to residential use and appear to retain no historic features of particular note other than the surviving roof structures. The trusses in Broome Barn are of queen-post construction and retain historic purlins. In Meadow Barn the trusses are king post with struts, and this roof retains its purlins and most common rafters.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

156992

Legacy System:

LBS

Sources

Other

Broome Parish Tithe Map and Apportionment, 1838. Worcestershire Archives ref. S760/1572/158

Worcestershire Historic Environment Record ref. WSM00816 Broome Farmstead

Worcestershire Historic Environment Record ref. WSM40249 Barn, the Old Well House, Broome

Worcestershire Historic Environment Record ref. WSM54047 The Heritage and Old Well Cottage, Broome

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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