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**HERITAGE / DESIGN AND ACCESS STATEMENT PREPARED BY PROGRESSION
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HERITAGE STATEMENT

Mortimer Cottage
8 The Courtyard
Bridge End
Warwick
CV34 6PD

**Roof Repairs to Front Elevation and Replacement of a select number of
windows and front door**

February 2022

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1. **INTRODUCTION**

This statement has been prepared by Progression Architects Limited for use on this site only and should not be used for other sites or buildings. **Mortimer Cottage does not contain its own listing but is believed to be listed by association/connection to its neighbour at Castle Park House.** It is a grade II Listed building, (entry number 1184107), and therefore any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings & Conservation Areas) Act 1990. This statement assesses the impact of proposals to carry out minor repair works to the roof and replacement of a select number of windows and doors. Any impact is assessed in relation to the special architectural and historic interest of the building. This statement is in support of a listed building consent application submitted to Warwick District Council.

The reasons for designation, taken from the Historic England register state:

'A storey plus attic, 3 window south west front formerly of red brickwork with stone quoins and keyblocks, is now rendered in C19 stucco. A portion of original brickwork at west angle has been uncovered. The Old London road probably passed close to the south west through ground which is now part of the back garden. The north east (rear) elevation which faces Gallows Street is of little interest. The house has sashes in plain reveals and hipped roof of brindle tiles. There are fragments of ancient foundations in the grounds. Modern brick porch..'

2. **CURRENT USE AND BACKGROUND**

The current use relates to a semi detached dwelling (C3 Use) which is Grade II Listed by association to the neighbouring dwelling to the north-west and set within a small plot as opposed to its counterpart. The listing makes no reference to this property as an entity in its historic value.

3. **THE PROPOSALS IN DETAIL**

The register discusses exterior details at most and its contextual siting in reference to historic highways.

The referencing in the listing mainly takes note of the principle dwelling, that being the neighbouring property not forming part of this dwelling.

The works planned has no further extension to its original footprint therefore has no bearing on the historic context of its position on 'the old London road'

The works proposed are still sympathetic to its listed counterpart and the dwelling is a whole. The application seeks to make improvements in line with policy and guidelines set out for listed dwellings.

The proposal seeks to carry out much needed repair works to the roof (identified on the attached elevations). It also seeks to replace a select number of windows and the front door and sidelight... to both improve security and thermal performance. It is not believed that the existing windows are either original or provide any historic value to the dwelling.

4. **RELEVANT POLICIES, FACTS AND STANDARDS**

- The property is Grade II listed by association with the neighbouring property.
- The property is currently being used as a dwelling house, separate to the principle dwelling under separate ownership and title, described in the listing
- The application site is within the Green Belt.
- Conservation Principles, Policies and Guidance (English Heritage - 2008)
- **Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment** is a non statutory document which sets out principles for the management of the historic environment. In this document, which has been endorsed widely through the sector, English Heritage define conservation as "*the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations*".
- The document covers principles relevant to the proposals at Mortimer Cottage such as the need to understand the significance and value of the historic asset. It emphasises minimal intervention in order to preserve historic fabric and reversibility of poor interventions or additions.
- The principles state that new work or alteration to a significant place should normally be acceptable if:
 - *there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
 - *the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
 - *the proposals aspire to a quality of design and execution which may be valued now and in the future;*
 - *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.*
- It is considered that the proposals at Mortimer Cottage are compliant with these principles.

5. **ASSESSMENT OF IMPACT**

The proposal will benefit the adjoining listed dwelling with its high quality materials and craftsmanship.

There is no negative impact on the character of the listed dwelling and in fact the proposals create a positive addition to good design using quality materials. The proposals allow new life to enter the building and therefore preserve its heritage by allowing further adaptability for modern living.

The proposal allows an opportunity to rectify previous poor design detrimental to the heritage asset and the technical issues of heat retention in a poorly insulated dwelling.

6. **CONCLUSIONS**

- Whilst Mortimer Cottage has only been listed by association and connection to the principle dwelling. The proposals seek to fall in line with listed buildings guidelines and policy
- The proposals set out in this application represent a genuine opportunity for a significant investment in a high quality restoration and adaptation of this building which will secure a viable future for the building.
- For the reasons set out in this statement it is considered that the minor remodelling associated with the proposal will not have a detrimental impact upon the special architectural and historical interest of the listed building and will preserve and enhance its character.
- It is therefore considered that the proposal complies with local and national policies regarding heritage. The objectives are achieved by specifically "*securing the retention, restoration, maintenance and continued use of the buildings*" through a proposal which will "*not adversely affect its architectural or historic character.*"

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