

DESIGN AND ACCESS & HERITAGE STATEMENT



SITE ADDRESS:

Hampton Cottage, Milton Street, Fairford, GL7 4BN

LIST ENTRY:

House in row. Late C18/early C19. Incised render front, slate roof, stone end stack to right raised in brick. Single range with rear wing, through passage, 2 storeys. Three windows, narrow 12- pane sashes in shallow reveals. Ground floor has 2 canted bays with plate glass sashes flanking central doorway with moulded stone architrave and recessed door of 6 recessed panels, top 2 glazed. Small plank door to far left under lower roofline of adjoining Milton House (q.v.) probably passage

Grade: //

List Entry Number: *1089983*

Date first listed: *17- June -1986*

PROPOSED WORK:

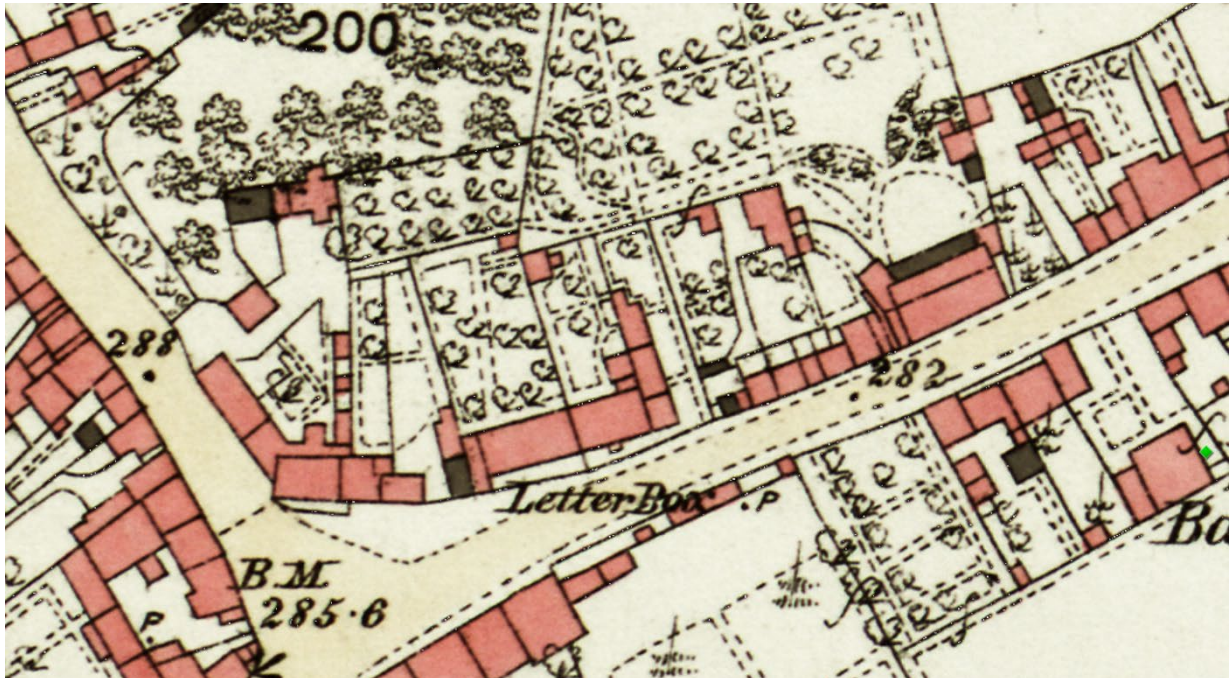
- Proposed adjustment/ replacement of staircase to second floor to meet safe and usable standards/regulations
- Creation of new bathroom ensuite to second floor bedroom
- Renovation of curtilage listed garden folly
- Creation of new first floor office and ground floor garden room
- Opening of NE facing wall for bifold doors
- Redesign of folly roof for vented warm roof structure
- Associated ground works and wall insulation to provide habitable space

PLANNING HISTORY:

- 03/02544/LBC -
- 03/02545/FUL - Rear single storey extension (20 November 2003)
- 04/01834/LBC
- 04/01835/FUL - Rear single storey extension (09 July 2004). Application details single storey lean to structure to rear of existing house facing the garden.
- 07/00422/TRECON – Overall reduction of one Ruby Sycamore (14 February 2007)
- 20/00624/TCONR – Large Maple tree in my back garden - cut back to two-thirds of its current size (14 February 2020)

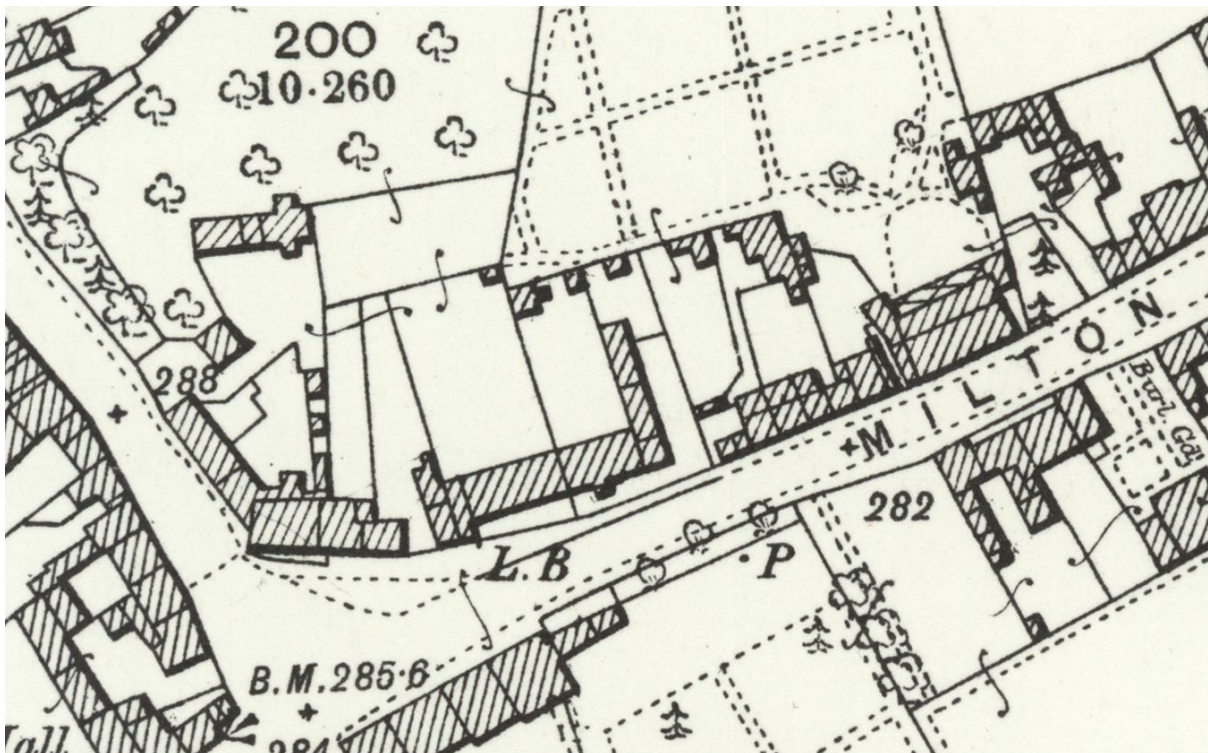
BUILDING & SITE HISTORY:

The Gloucestershire HER provides archaeological information that the site was a medieval farmstead, possessing grazing rights. Known as Knaphouse, Field name c13th. Adjacent Field name "Churchleaze" associated with Tockington chapel Tithes from Cattybrook went to Tockington chapel "by ancient custom" dating from before 1189.



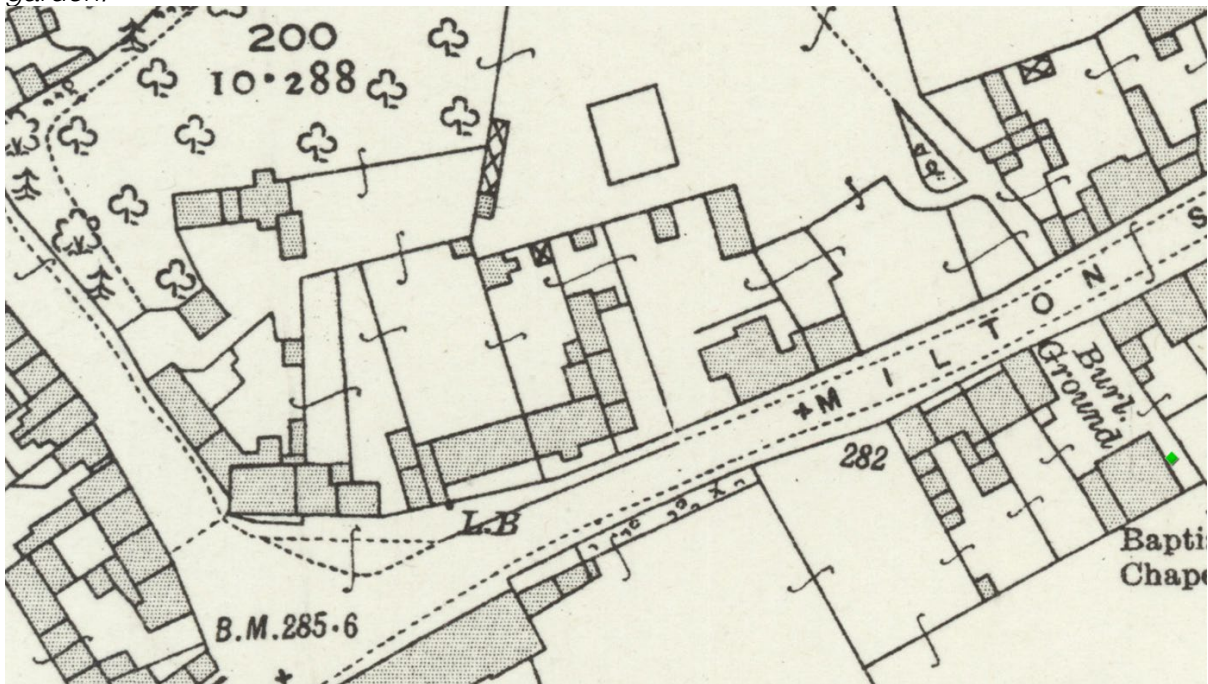
Know your place map: 1844 – 1888

Main house shows additions to rear and folly seems to show larger footprint than existing.



Know your place map: 1894 – 1903

No extensions to the rear of the house are shown and a additional structure is shown in the garden.



Know your place map: 1898 – 1939

Footprint of the main house remains the same while the extension to the rear has returned but is larger than that originally shown in 1844.



Know your place map: 2019

The additional garden structure is now no longer shown or exists and the folly is shown as currently found in its square form.

What we conclude from this is that the site most likely originally had no rear extensions with those being added around the 1900's. The folly has remained larger unchanged while an additional structure to the rear most likely has been removed over the past century.

FRAMEWORK

With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2019;

16. Conserving and enhancing the historic environment

184. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

185. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should consider:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

192. *In determining applications, local planning authorities should take account of:*
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Considering potential impacts

193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

194. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

SITE VISIT:

A site visit was carried out on the 18th February 2022 to inspect, survey and photograph the proposed development areas.

The site comprises a complex of buildings dating from the 18th century with minor renovations in the 19th and 20th centuries. From the historic Milton Street, the property has a central front door leading to a much-altered hallway and interior with period layout and design principally from the 18th century.

The historic range comprises a two and a half storey dwelling with rubble stone stacks, a timber framed rear lean-to extension and later annex, extended to the northeast.

At ground floor level, the street entrance leads into a late hallway, likely formed in the 18th century. The hallway gives access to the modernised kitchen, a street facing lounge, a separate reception room, and a corridor round to the rear annex extension.

The modern kitchen extension is located within the single storey extension. The first floor of Hampton Cottage is currently in residential use with a stair leading from the first-floor landing to the unused and unsuitable attic space running across the width of the building. The treads may preserve 18th / 19th century planking; however, the handrail has been replaced.

The attic rooms are in a state of low quality while the exposed timber beams are in reasonable condition and will need to be preserved in place. These historic beams are exposed within the roof structure while the lath and plaster is not exposed. Modern services are not evident beneath the floorboards while floor joists look to date from the 19th century, although older structural elements are preserved.

The gable attic is accessed via a doorway that leads directly from the first-floor landing, indicating that the opening is a later addition. The irregular location of the doorway means a steep step up is required while the irregular and steep size of the risers elude that the staircase has been introduced with little care to safety or ease of access.

Parking to the front of the property is solely along the side of the street with no dropped curbs or access to private parking areas off Milton Street itself.



ASSESSMENT OF SIGNIFICANCE AND IMPACT:

The image above shows the difference between stone used to construct the house in C18 and that used to form the additional recent single storey lean to and the adjacent structures which have been adjusted over the past century. The rubble stone construction is typical of domestic buildings from this period. We would conclude that the significance of the Hampton Cottage lies in the original form of its oldest elements, contemporaneous with the surrounding structures within the site. For this reason, we have not proposed any modifications to the form of the original house.

The later C20 additions do not offer the same level of significance. The adjacent lean to displays visible signs of weathering and decay. The red brick is the only instance of the material within the vicinity and is not synonymous with the remainder of the structures in the front courtyard.

The kitchen occupies the rear C20 lean to addition and without would be very small and cramped compared to the overall house footprint. The quality of the lean to is fair, matching the original house with two small windows offering modest natural light internally. The state roof again matches the original house throughout.

The garden folly is constructed of similar stone rubble and slate roof tiles while the internal finishes are non-existent with exposed stone walls and a cobbled floor. All window envelopes are open with no glazing and the wooden entrance door is heavily dilapidated. The folly is currently used as a temporary garden store while the upper floor is empty and unused.

JUSTIFICATION:

The state of the current house means remedial work and alterations are required to modernise the house and bring it up to a better standard which enhances the overall heritage asset. The updating of the first floor into two defined spaces will provide the family home with areas that are suitable for use while transforming these areas into light and functional space and align detailing and materials to be consistent with the extant building. The size of these areas has no enlarged footprint and will utilise the floor area and head heights of the existing space to preserve the form and heritage asset while bringing currently unsuitable rooms into line with the function and past use of the house itself.

The existing loft area is poorly defined and does not have spaces that are suitable for a growing family while providing privacy and other suitable habitable qualities for day-to-day living. The construction is of reasonable quality but is showing signs of degradation. There are no external changes to the façade or any structural elements although there is the intention to introduce two Velux windows to the rear facing roof to provide more lighting but also means for passive through ventilation to be utilised where possible. In order to provide habitable space at the second floor while creating access that is considerate of safety, function and fire regulations it is also critical that the existing staircase be adjusted to allow for the running head height to fall within or at least closer to minimum head height requirements. At present it is impossible to walk either up or down the staircase without either hitting your head on any of the roof beams or without crawling along the steps themselves. It therefore provides both a fire hazard but also a fall hazard. The new staircase is critical in terms of bringing the heritage asset into use while preserving it for any future occupants and any growing family. This has always been a family home and therefore must meet and modern regulations to continue to be a suitable and habitable space.

As for the garden folly, the original structure was clearly used as a garden store unit but has not come to serve no use. It is empty and dilapidated and has become an asset of negative value to the overall site. Its restoration provides an opportunity to continue to respect the original use and purpose of the structure at ground level, while connecting the day-to-day use of the building with the modern work and home functions of a modern-day family home. The upper floor office will form a suitable private area for the current and any future occupants, while the ground floor garden storeroom will repurpose that working function while utilising views and direct day light to bring the area into a more functional day to day area. The installation of large bifold doors will open the house up to the garden and planted areas to the northeast, enhancing the internal views across the open garden while connecting the interior space with its exterior surroundings. The existing window envelopes will be restored by introducing window and frame to enclose these spaces. Conservation rooflights are provided to allow light into the upper areas of the office to prevent dark areas being created; like the folly; through a lack of natural light.

Any stone walls of random rubble stone are to be pointed with a lime mortar mix closely matching the walls of the extant house which would represent a return to a more appropriate style and form, befitting the heritage asset.

The proposed alterations fall into four categories:

1. *Partitioning of upper areas for ensuite and bedroom,*
2. *New roof light / Velux windows,*
3. *Adjustment of the first-floor stairs.*
4. *Conversion of garden folly.*



1. Partitioning of upper areas for ensuite and bedroom.

The extant roof structure is original hardwood construction, painted white to match the colour of the plaster. On inspection the roof appears to be modestly uninsulated. There are 2 sealed former openings on the front roof elevation of the C18 house which demonstrate former evidence of living areas within the attic. These openings have been updated with modern timber rooflights which can be opened. It is presumed that the roof is covered with modern machine sawn softwood rafters and roofing felt.

The attic is accessed via an original plank door with strap hinges and will be retained. The attic floor also shows no sign of reasonable insulation which coupled with the lack of real roof insulation creates very cold upper floors in winter months.

The conversion of the attic would provide additional living accommodation and seek to utilise a currently undervalued part of the house. It would also enhance the living conditions of the first floor and bring the house up to modern standards. The existing trusses, purlins

and ceiling will be left in-situ during the conversion. TLX and mineral wool insulation will be installed to the roof where there is currently none.

The existing walls and ceilings are constructed of lath and plaster. The lath and plaster are in generally good condition, with minor cracking along the full length of the attic. There are a few instances where the plaster is bulging, and it is presumed that the laths have broken away from the battens.

The following actions are proposed to repair this plaster where possible and install new where required:

- *Inspect lath and plaster from above to inspect any laths that have failed.*
- *Test plaster by tapping and prodding.*
- *Attempt to secure the plaster using stainless-steel screws and large washers.*
- *Cut away defective plaster and investigate.*
- *Where laths have failed, cut back to studs or joists, and replace.*
- *Use like-for-like lime plaster to repair any damage.*

It is hopeful that where these areas exist, the plaster will not need to be removed in these areas back to the battens or any new laths will need to be installed.

Approved Document Part B – Fire Safety: The conversion of the loft will require compliance with Part B. Section 2.5 calls for a minimum 30-minute fire protection around the primary stairway. This would ordinarily involve replacement of the existing doors for fire door sets and the installation of fire rated plasterboard. Due to the historic nature of the property these changes are not suitable. It is therefore proposed that fire alarms will be installed in the circulation spaces of every floor and in every habitable room.

Within the house the layout alterations are minimal and are not considered to be unreasonable or intrusive.

As part of the works, the wallpaper will be removed, and the existing plasterboard ceiling removed to enable the installation of mineral wool insulation in the ceiling. There will be no impact on the existing roof structure. The ceiling is to be relined with woodwool board and lime plaster. Pipe runs for the drainage in the ensuite will be above floor in boxing to prevent cutting of the original timber floors. The SVP in the corner of the room will kink into the corner of the room and join the first-floor plumbing outlet breaching any external walls.

2. Proposed roof light / Velux windows.

Most of the existing windows are showing no clear signs of decay and rot with many of them dating back to 1990. Windows in all bedrooms are still a good quality and will be retained. These are timber framed with original glazing throughout.

Two cat slide Velux window will be installed into the opposite side of each roof window at first floor and will provide passive through ventilation across the roof space. These additions of would transform this area into a light and useable space, whilst using a detail consistent with the existing building.

Window 1:



Window 2:



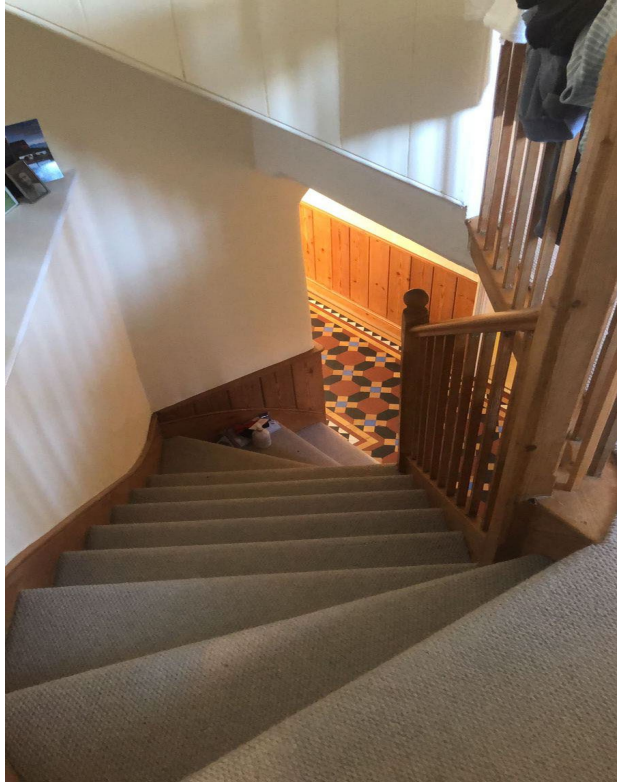
Existing roof window openings

3. Adjustment of the first floor stairs.

As currently found the existing staircase is hugely unsafe and is seen to be unusable. It is seen that the creating of this staircase is not an original feature and was likely introduced after the buildings construction in order to create access to temporary habitable space. In doing so however each riser is different in height and is unsafe to walk along. It is also in pitching distance to the structural beam overhead and any user needs to bend down to use this space. The staircase should not ideally be moved to another location in the house as any work will be detrimental to the surrounding spaces but instead within its existing wall curtilage all steps should be reduced to minimum modern rise size therefore creating a landing that is suggested to be 550mm lower than existing therefore providing clear head room when in use. The reduction in level will not interfere with any ceiling levels below and will therefore sit within the confines of the existing area. All existing details such as the wooden door or panelling will be either reused, retained or respected through the use of matching or suitable materials in order to preserve the C19 detailing.

There are a few areas which are clearly visible that will need to be adjusted in order to meet useable standards while retaining the aesthetic merit of the staircase. The following actions are therefore required to retain this feature where possible and install new where required:

- *Remove all softwood treads, risers, the landing and associated carpeting,*
- *Retain the existing door opening and timber panelling,*
- *Insert a custom build staircase within the structural opening,*
- *Recarpet the structure from top to bottom,*
- *Inspect lath and plaster from above to inspect any laths that have failed.*
- *Cut away defective plaster and investigate.*
- *Where laths have failed, cut back to studs or joists, and replace.*
- *Use like-for-like lime plaster to repair any damage.*



Existing staircase from ground floor to the first-floor lobby below the existing and proposed staircase. The ceiling above shows the fall of the first-floor stairs.



Existing first floor staircase including door opening and internal timber panelling.

4. Conversion of the garden folly.

The small, cramped folly is showing clear signs degradation. All openings except for the roof Velux's are without fittings and therefore inclement weather easily enters the folly. This makes the existing structure useable for any means of storage or habitable use leaving the folly to be seen as a detrimental asset to the site.

Behind the entrance door there is original cobbled flooring which although is a traditional feature does cause notable level change from front to back and is unsuitable for day-to-day use. This goes back to its original use as an external store area and therefore this use is intended to be preserved in some form through its connection to its external surrounding. The opening of the NE facing wall for the bifold doors preserves this use aspect while introducing natural daylight from morning to mid-afternoon.

The intention is to rebuild any external details in materials that are more sympathetic to the C18 house and create a more welcoming area. Any replacement in stone matching the C18 house would represent a more appropriate style and form, befitting the heritage asset.

The current floor beams and joists are in reasonable condition. They are 125mm deep and have been assessed to identify their condition, determining that they are suitable to remain and carry the additional weight. Proposed insulation and boarding will be inserted and will enclose the structure with a timber floor finish laid above.





Existing garden folly with exposed openings and no modernisation or updates.

Materials used would consist of random rubble stone laid in irregular arrangements and pointed with a lime mortar mix (as per example sample panel below). Careful stone selection will be undertaken to avoid excessively wide mortar joints. The existing slate tile shape will be continued throughout where needed most likely with Argentinian slate where required.



There are a few areas which are clearly visible that will need to be adjusted in order to meet useable standards while retaining the aesthetic merit of the folly. The following actions are therefore required to retain this feature where possible and install new where required:

- *Replace the existing timber staircase for a smaller spiral case in the same location.*
- *Retain the existing door opening location while introducing a sealed door fitting,*
- *Raise the existing ground floor level with a floating floor either over the cobbled floor or as a replacement for the floor if removal of the cobbling*
- *Introduce an internal timber wall skin to the structure to allow for insulated and habitable internal areas.*
- *Insert sealed window units with the existing window voids,*
- *Insert insulation and seal the roof structure to create suitable warm roof construction.*

SUMMARY:

It is clear that sporadic attempts have been made since the 1900 to preserve and maintain this building, however due to existing restrictions of its interior the building is not fit for purpose as a suitable home for any growing family. The owners, who family are long terms residents of Fairford took over ownership of the property aware that it would need modernisation and adaptation to both suit their family needs but also to preserve the heritage asset it is original use as a home. If this is not done effectively, the building will most likely fall into a state of disrepair due to its unsuitability as such a building with large areas of the overall building and site being unusable, therefore making the argument for any future purchase and/ or maintenance of such a property untenable.

With potentially 3 floors of accessible accommodation the building currently falls short of the standards required for modern living. The cramped and dark head heights and shortfall of bathroom facilities for a house of this size is undesirable for family living. Aligned to this, the minimal insulation present in the upper parts of the house make the first-floor environment feel uncomfortable and cold and the notable dilapidation of the rear folly highlighting how this significantly falls below the standard of the rest of the house.

To justify the investment required to bring the protected building up to use as a viable and safe family home, it needs to function as such. We believe the alterations presented in this application achieve the desired outcome in the most efficient and sensitive way possible. The extensive repairs will safeguard the house long into the future and resolve the maintenance issues dating back over 50 years while preserving the asset for many more years to come.