

HISTORIC IMPACT ASSESSMENT

(including Design & Access Statement)



PARTIAL ATTIC CONVERSION

3 EAST COURT, COUR D'HONNEUR, BURLEY

MAY 2022

1.0 Introduction

- 1.1 Listed Building Consent is sought for a partial conversion of the attic to No.3 East Court, a residential dwelling forming part of the East Wing of the Grade I Listed house and associated buildings. The East Wing was converted into three separate dwellings in the 1990s.
- 1.2 This application follows three completely separate Planning and/or Listed Building applications, all of which are currently awaiting determination, as follows:
- A retrospective Householder Planning Application for landscaping works to the rear garden (2022/0200/FUL)
 - A Planning and Listed Building Consent Application for the construction of a new Orangery on the rear elevation of No.3. (2022/0452/FUL & 2022/0453/LBA)
 - A Listed Building Consent Application for various internal alterations (2022/0473/LBA)

The works considered by those applications are completely separate to those being applied for here and, these proposals are not contingent upon consent being granted for those applications (in full or in part).

- 1.3 This document considers the significance of the affected areas, the impact upon the Grade I Listed asset (upon the historic fabric and character), the Grade II Parkland surrounding, as well as the justification for undertaking the alterations. This document also contains the Design & Access Statement required to fulfil the local documentation requirements.
- 1.5 This document should be read in conjunction with the following documents:

1582-01 – Location & Block Plan

1582-IA-02 – Existing Plans

1582-IA-04 – Proposed Attic Plan, section & Elevation

2.0 Historical Context

2.1 Listing

SK 81 SE BURLEY 3/8 Burley on the Hill: House, with wings, stables and collonades

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Large country house, 1694 - 1705, formerly a hospital built for Daniel Finch, 2nd Earl of Nottingham to replace a former house built by the 1st Duke of Buckingham and fired in the Civil War. The stable block of the earlier house survived and was incorporated into the new composition, possibly influencing its scale, by its distance from the house itself. Although various names are mentioned in connection with the work, notably that of John Lumley, it now seems probable that the Duke of Nottingham was his own architect, and that Lumley was only one of a number of surveyors/master masons. House, pavillions and stables, with their connecting collonades, form a single composition, Baroque in composition, Palladian in detail. The house forms the main block: faced with ashlar Clipsham stone, 15 bays by 5. Rusticated basement, and ground floor raised as piano mobile, 1st floor of same height, lower attic 2nd storey. Cornice and balustrade above. Rusticated angle quoins, sill courses. Principal elevations are arranged 2-4-3-4-2, with slightly projecting outer wings. Pedimented central section contains, on each front, a wide central doorway with lugged architrave, carved consoles, and foliate frieze, curved broken pediment with monogram and coronet, approached by a wide curving flight of steps with fine wrought-iron balustrade. Above this, 4 engaged Corinthian columns span the 1st and 2nd storeys below the pediment, which contains a coat of arms. South front has additional 1 storey corridor of 8 bays, with rusticated basement and cornice, recessed to the left.

Side elevations of 7 bays, 1-5-1, outir bays slightly projecting, and doorway raised up double flight of curving steps with wrought-iron balustrade. Basement windows throughout have voussoirs and keystones, all other openings have moulded architraves. All windows are sashes with glazing bars.

On the north, short quadrant collonades of 4 bays with Tuscan columns, triglyph and rosette frieze, and a cornice bearing urns, link the house with its flanking pavillions. Each of these is ashlar faced with angle quoins and hipped slate roof. 2 storeys, 7 bays. Central door in plain architrave with moulded cornice above, wood mullion and transom windows, with plain architraves, and voussoirs to ground floor openings. A short 4-bay collonade continues the line of these pavillions, and leads into the grandiose main collonade, which sweeps the composition outwards in a curving 13 bays of Tuscan columns, with plain triglyph frieze. All piers have a marked entasis. This line is terminated by the stable blocks. That to the east survives from Buckingham's house, remaining almost as built, though modified after a fire in 1705, and now lacking its original pedimented gables. Coursed rubble, with hipped slate roof. 2 storeys, 13 bays, 3-7-3, with central door in round-arched opening with massively expressed voussoirs and keystone. Wood mullion and transom windows with architraves. String course, and moulded stone eaves cornice. The western block mimics this exactly, but is of less depth.

Inside the house, much was gutted by fire in 1908, though subsequently reconstructed. There are a number of fine wood and plaster panelled rooms, notably the saloon and the small drawing room. The dining room has a screen of detached columns at either end and exquisite plaster ceiling and wall panels in the style of Adam, but restored following the fire.

BURLEY Burley on the Hill: House, with wings, stables and collonades continuation

The book room has been formed from fine cases salvaged from the former library. The large entrance hall has a pedimented doorway in the saloon, and left of it, is the staircase hall. The staircase is early C18, cantilevered wood openstring stair with turned balusters and

carved risers. The walls and ceiling have paintings by Lanscroom of 1708-12, darkly coloured, vigorously moulded classical mythological scenes. Upstairs, the Ballroom spans the width of the house and rises through 2 storeys, it is galleried and has fine plasterwork, and woodwork. This room was formerly also painted, but this was lost in the fire. Throughout the house, the oak doors and brass door furniture are noteworthy.

Listing NGR: SK8839610194

- 2.2 No.3 East Court comprises one of three dwellings accommodated within the East pavilion to the main house, linked to the main house by a short colonnade, with No. 3 being at the northern end of the pavilion, furthest from the house. The colonnade continues to the north, terminating at the east stable block, making the pavilion a key component of the overall composition of the group asset.
- 2.3 East Court is believed to have been constructed concurrently with the main House, in the late 17th/early 18th century.
- 2.4 Historical plans of the building indicate that it had originally been the laundry. This plan from 1960 shows the proposals to convert the top floor into two apartments (Application ref 8/60).

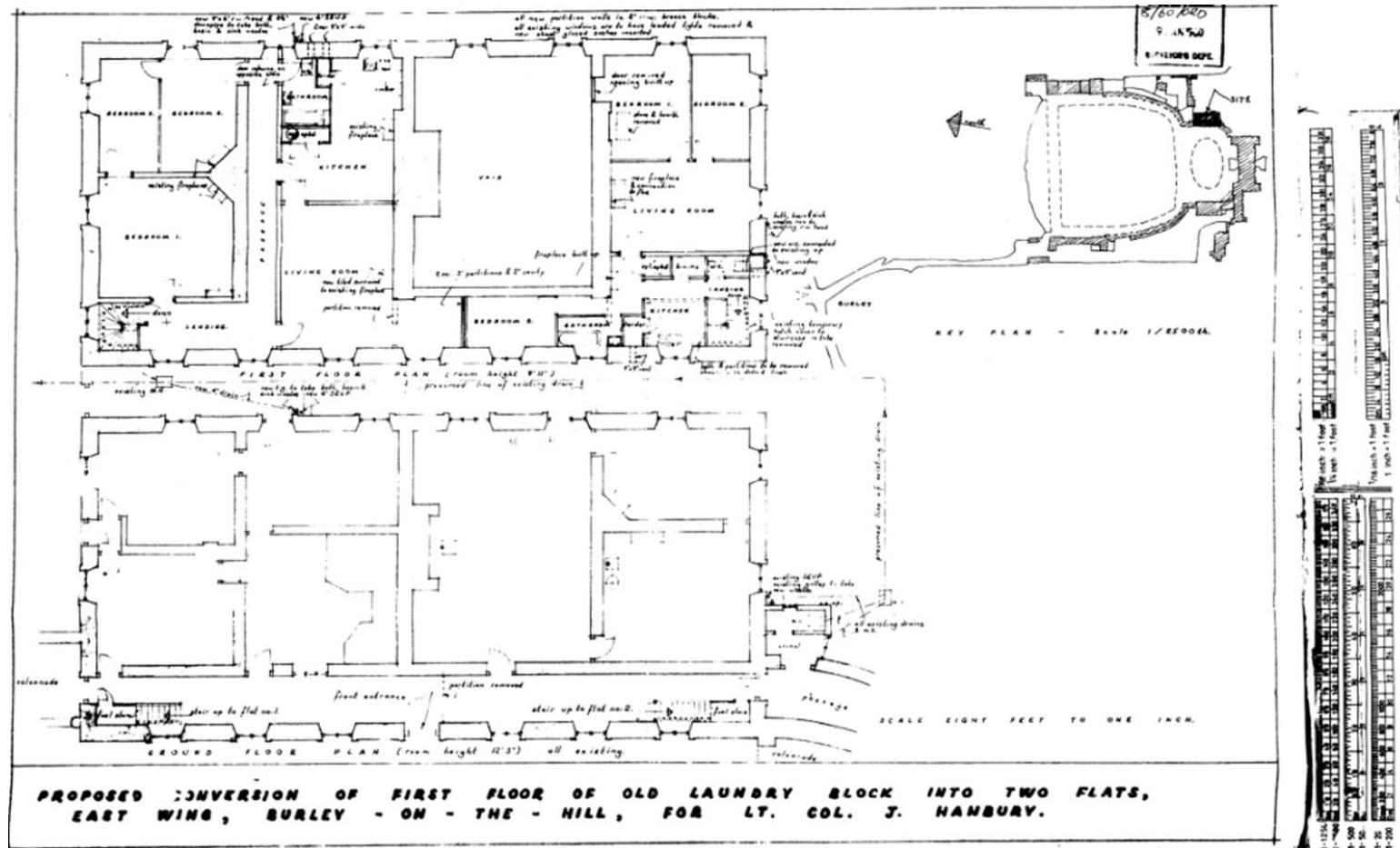
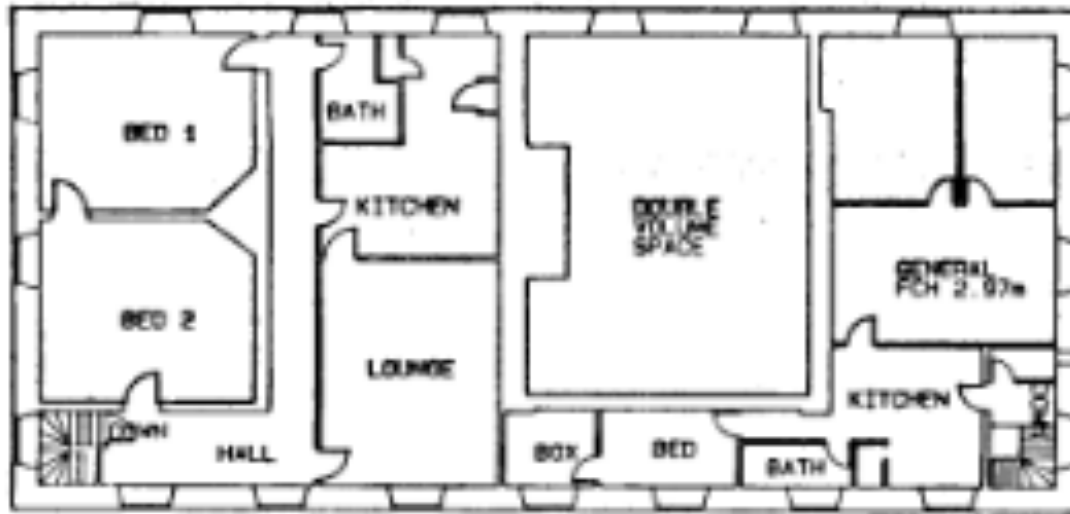


Fig.1 Proposed Floor Plans from Application 8/60

2.5 The existing measured survey plans from a further application in 1992 (following an earlier refusal for a more elaborate programme of works to the entire Listed asset) show that the works proposed in 1960 were indeed enacted (with some minor variation).



FF Existing layout c1992

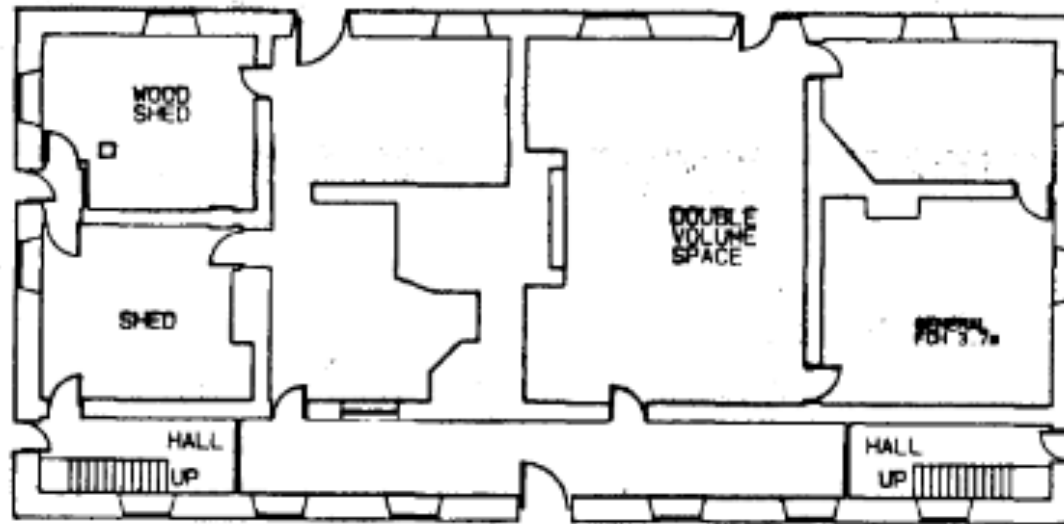


Fig.2 GF Existing layout c1992

- 2.6 No.3 occupies what would have previously been the left hand first floor apartment, together with the equivalent area below at ground floor level.
- 2.7 In 1992, consent was granted for the conversion on the main house into 12 units, with the east and west pavillions granted consent for division into 4 dwellings each (92/0116 and 92/0117). This presumably would have resulted in the two top floor apartments being retained, with two corresponding apartments at first floor. Clearly these works were not enacted (to the East Wing at least) as the current arrangement is for three dwellings, with No.3 occupying the northern half of the building, and Nos 1 and 2 sharing the remaining volume to the south. This presumably corresponds to an earlier consent in 1992 (91/0086 and 91/0087).
- 2.9 In late 2021, works commenced to re-landscape the existing private garden to No.3 which had become overgrown, by the current owner and Applicant. On discovering that these works required Householder planning consent (but not Listed Building Consent), a retrospective application was made in February 2022, the outcome of which is awaited.
- 2.10 Two concurrent applications have also been submitted for the construction of a new Orangery on the east side (rear) of No.3, and for various internal alterations.

3.0 Planning Policy

- 3.1 Paragraph 189 of the NPPF directs that that 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. The asset is described within this document and can readily be viewed on site. As a Grade 1 listed structure, the importance is extremely high; however, that is not to say that it must be 'preserved in aspic' and it is entirely feasible to consider sympathetic alterations and additions that do not have a negative impact upon the setting or character, or that on balance offer a justifiable benefit.
- 3.2 The NPPF also sets out the Government's planning policies for England and how they should be applied. The NPPF includes three objectives for the planning system (section 2, paragraph 8), including "c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment...".
- 3.3 Paragraph 195 directs that applications that would lead to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefit. There is no substantial harm proposed by these proposals. The majority of the fabric that will be impacted is modern, with the exception of the relocation of a timber tie which is considered in detail below. The only external visible impact will be the addition of 3no. conservation rooflights on the east side, though these will not be visible on the west side (which is the principal reason behind the structure being included within the listing due, to its contribution to the group value).
- 3.4 Paragraph 196 of the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal. The harm is certainly less than substantial and, quite possibly, negligible.
- 3.5 Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 part (1) states that "In the exercise, with respect to any buildings or other land in a conservation area, ... , special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". The character of the individual asset and the group as a whole will be retained and there is no significant impact upon any other neighbouring buildings nor the Historic parkland adjacent.
- 3.6 In 2021 consent was granted for an attic conversion in No.3 West Court (2021/0424/LBA), which included the insertion of two conservation rooflights into the west roof slope (facing the parkland).

4.0 Detail of the Proposals

- 4.1 A new stair will be installed from the first floor to the attic, with alterations to existing partitions and balustrade.
- 4.2 An existing tie beam, forming part of the roof structure will be relocated by approximately 1.2m and an additional tie beam installed parallel on the opposite wall.
- 4.3 New partitions will be formed within the roof space to form the layout as indicated.
- 4.4 New floor structure will be installed over and in conjunction with the existing ceiling/roof structure.
- 4.5 Three conservation rooflights will be installed into the east roof slope (facing the Grade II parkland, not the main courtyard).
- 4.6 Two glazed openings will be formed into the existing roof lantern shaft.

5.0 Significance, Impact and Justification

- 5.1 Being a Grade I Listed, the composition naturally has an extremely high value in terms of its historical and architectural importance. It is critical therefore that the proposals do not cause unnecessary harm to the setting, character or fabric, and that any harm is outweighed by the public benefit.

New Rooflights

- 5.2 The only element of the proposal which will be visible externally will be the insertion of three conservation rooflights, installed on the east facing roof slope. The justification for these is to provide the necessary levels of amenity in terms of natural light and a view out from a bedroom at second floor level.
- 5.3 The main significance of the East Wing is its age and its contribution to the group value in forming the arrangement with the main Palladian house, with its corresponding wing on the west side, stables to the north and the linking colonnades. This arrangement is most evident when viewing the group from the north/front, stood at the head of the courtyard or within it. It is important to note that the new rooflights will not be visible at all from this aspect. There will, therefore, be no impact whatsoever on the character or setting of the listed asset in terms of this primary consideration.
- 5.4 The rooflights will also not be visible when viewed from within either the main house, nor any other property except for No.3 East Court itself.
- 5.5 The rooflights will be visible from the gardens of the East Wing, and from the Grade II listed parkland beyond.
- 5.6 Within the gardens (to East Court), the wing already has a domestic character, so the insertion of rooflights will not necessarily change this, though it is acknowledged that there will be a modest change to the appearance. There is also an existing rooflight within this roof slope to No.1 East Court, which appears to be a 'Velux' type rather than a conservation type. The rooflights forming part of this proposal will be conservation type, so in keeping with rooflights used in properties of this period and as such will not look out of place. The setting of the East Wing, or the group as a whole, will not be affected any more than it already.
- 5.7 Viewed from the historic parkland, the rooflights will be visible from a greater distance and, again being conservation type, will largely blend with the existing slate roof so the impact will be significantly lessened. Again, with the wing already appearing domestic in nature, and with the presence of the rooflight to No.1, there is little to no impact on the setting and character.

- 5.8 It is noted that consent was granted for the insertion of roof lights into the west facing roof slope of West Court as part of the proposals for the attic conversion at No.3. These sit in a similar context, being visible from the Grade II parkland on that side of the House, as well as from the Grade II* church and possibly also from the Grade II church cottage.
- 5.9 The insertion of the rooflights will involve some minor modification to, and small loss of fabric from the roof structure (presumed original) and finish. Again, it is noted that similar consent was granted on West Court.

Formation of Attic Space and access

- 5.10 The roof space is currently open, formed from oak trusses and purlins with a cut roof, to form a hipped roof plan. Only the section of roof adjacent to No.2 East Court is to be converted. No.2 is separated from No.3 by masonry within the roof void.
- 5.11 The form of the roof is of high significance, with the roof structure (and therefore the form) presumed original and matching the opposite wing in shape and height. The space within the roof, however, is considered to be of much lower significance.
- 5.12 The roof void in No.3 is not visible, except from one small enclosure within No.3, accessed off the fourth bedroom and set a floor height that is significantly higher than the main second floor. This enclosure is formed from C20 construction. It is evident from the beam in this space (which is now open to the roof space) that there was originally a ceiling, with notches in the exposed tie beam that suggest the presence of ceiling joists. These were presumably removed as part of the 1990s conversion works. It is assumed therefore that the roof space was originally enclosed from the first floor in entirety within what is now No.3.
- 5.13 The introduction of an additional stair and conversion of the attic will not impact upon the character of the listed asset internally, it already having been converted into a single dwelling in the 1990s. The first floor has already been substantially altered from its original configuration, so there will not be any greater impact on the ability to read the original layout than exists presently.
- 5.14 The majority of impact to or loss of fabric will effect C20 works, with the new stairs passing through C20 partitions and the section of balustrade to be removed also being part of the 1990 works (along with the current stair from ground floor).
- 5.15 One exception to this is a tie beam at ceiling level which will be carefully removed and relocated onto the alignment of an adjacent partiion, forming part of the aforementioned enclosure. It is not clear if this beam has a current structural purpose to provide restraint, or if it was purely to provide support for ceiling joists which have since been trimmed/removed (the notches remaining evident). A further matching tie beam will be added on the corresponding wall to ensure any support to the roof that the tie beam provides is balanced. The new and existing tie beams will be re-fixed to the existing structure using steel brackets, bolted through. The relocation of this tie beam is essential in order to provide sufficient headroom for the new stair access, without undertaking massive alterations to the first floor layout and to allow the larger bedroom space in the attic to be located on the east side where rooflights can be installed.

- 5.16 There will be a small amount of ceiling structure to be removed to allow the stair to pass through. The ceilings are modern plasterboard; however, there will be the small loss of timber structure which is presumed to be original.
- 5.17 As required, additional timber floor structure will be added to enable the attic to accept domestic floor loads. These will be designed to work with the existing timber ceiling structure and load bearing structure below, to avoid the need for further alterations at first/ground floor level. This will be done in such a way that it is entirely reversible.
- 5.18 The new timber partitions to form the spaces within the attic will be reversible and have minimal impact upon existing fabric.
- 5.19 The existing roof structure will be retained, insulated and lined; so again will be reversible.
- 5.20 Two new glazed openings will be formed in the shaft to the roof lantern currently serving the first floor landing. These will allow borrowed light to enter the bathroom/storeroom and landing without the need for any further external openings. This shaft is presumed to be a C20 intervention, so of very low significance.
- 5.21 The drainage to the bathroom will be routed through the attic floor structure and connected with existing drainage in the FF laundry room/GF WC.

6.0 Design

6.1 Scale

- 6.1.1 Not relevant to the proposals

6.2 Appearance

- 6.2.1 The proposed rooflights will be the conservation type.

6.3 Amount

- 6.3.1 The proposals will create 36m² of useable floorspace within the attic.

6.4 Layout

6.4.1 The layout of the new stair access is primarily dictated by the existing first floor layout, roof heights and roof structure, together with the expected restriction on the use of rooflights (on the east side only).

6.5 Use

6.5.1 The use will remain private residential by the Applicants

6.6 Security

6.6.1 Not relevant to the proposals

6.7 Sustainability and Energy consumption

6.7.1 The existing roof void will be insulated as far as possible to comply with the current Part L1B requirements.

6.8 Ecology

6.8.1 A bat inspection survey has been commissioned for the week commencing the 13th June, with the report expected the following week. This will be provided to the Local Authority to support the application during the consultation stage.

6.0 Access

The attic will be accessible via a new flight of stairs from the existing first floor landing. This access will comply with the minimum requirements for width and headroom.