

# Heritage Statement

Prepared on behalf of

Mrs Annabelle Tilley

For

1 Church Lane, Wollaston, Northamptonshire, NN29 7SJ

Proposed conversion of existing woodstore to utility, conversion of the existing double garage to a gym/home office, alterations to entrance porch, replacement rendering to (south/south-west) Victorian wing, replacement windows and French doors to kitchen, replacement WC window, along with external changes to the rear courtyard, raised patio and rainwater goods

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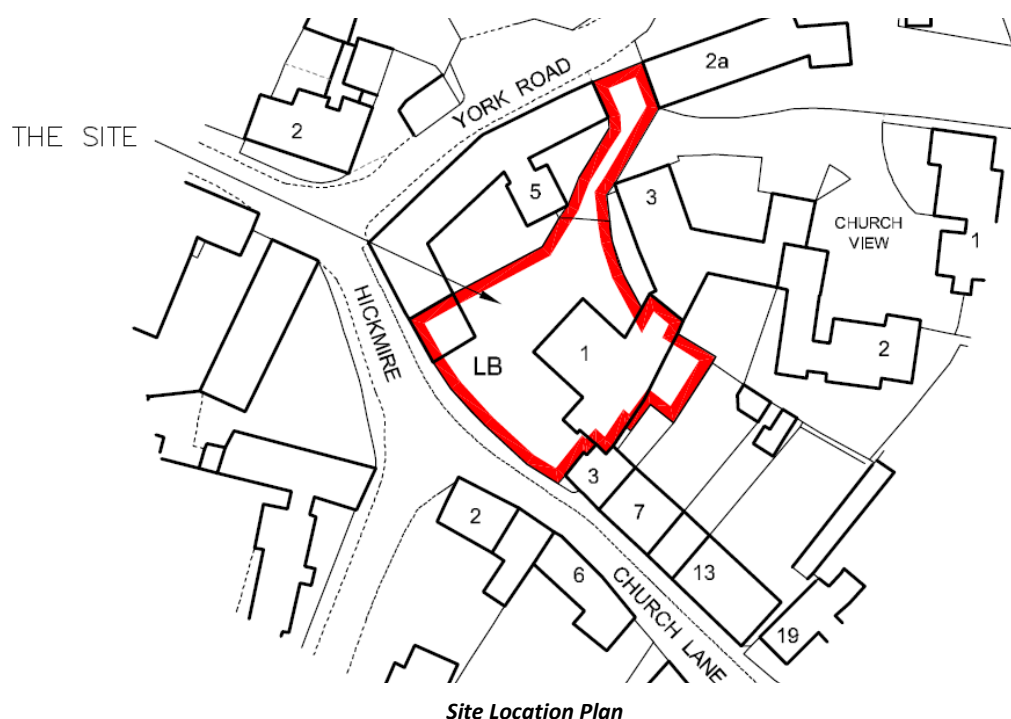
# 1 Introduction

- 1.1 This Heritage Statement and Impact Assessment accompanies the Planning Application for the proposed alterations at 1 Church Lane, Wollaston. The statement will assess the significance of the former farmhouse and outbuildings (garage) and consider the potential impact of the proposed alterations on the buildings and their setting.
- 1.2 This Application follows the previously refused application (NW/21/00183/LBC) which was refused as the *“proposal by virtue of the alterations proposed, additional built form, as well as loss of the original historic fabric would be harmful to the historic environment including the grade II listed building and to the Wollaston Conservation Area.”*
- 1.3 Since this previous application, and as set out in the Planning Statement, consideration has been given to the reason for the previous refusal, and the alterations as now proposed take into consideration the comments made during the previous application.

## 2 The Application Site and Statement of Significance

### Context

- 2.1 The Site is located towards the north of Wollaston, in the northern part of the Wollaston Conservation Area. Two designated heritage assets are directly relevant to this Assessment;
- The grade II listed Prospect Farmhouse (1 Church Lane) and Attached Barn (The listed attached barn was converted to residential around the turn of the 21st century and now forms a separate freehold); and
  - The Wollaston Conservation Area.



### 1 Church Lane

- 2.2 The building's special architectural and historic interest lies in its status as a good example of an early and mid-18th century and 19th century farmhouse. Many of its detailed architectural elements are retained and in a good state of repair, including regular coursed limestone, slate roof, 19th century casement windows with margin lights under wood lintels, one leaded casement window to rear, early-20th century two-storey porch to right, brick chimney stack, early-18th century barn attached to rear wing of stone (roof now thatched), central cart entrance flanked by shallow buttresses; barn interior retains original roof structure with thatch (Based on HE Listing Citation, 13.5.86. UID: 1371714).

- 2.3 The asset's essential significance can, therefore, be expressed in terms of the legibility and level of preservation of its built form and fabric.

#### **Wollaston Conservation Area**

- 2.4 No formal character appraisal of the Conservation Area has been carried out, however nevertheless, it is readily discernible on a brief assessment that Wollaston is an (originally) small nucleated settlement which has grown organically over time, resulting in informal, unregimented plot sizes and a broad variation in building form and configuration.

- 2.5 The various townscape characteristics may be summarized as follows:

- Building height – 1.5, 2 and 2.5 storeys;
- Dating – from 17th to 19th century;
- Materials – facing in regular coursed limestone, squared coursed limestone, painted limestone, render and red or brown brick; roof-covering includes thatch (with eyebrow dormers), natural slate, Collyweston slate, plain tiles and corrugated metal sheeting;
- Built Form/Configuration – either terraced, semi-detached or detached; buildings mainly positioned eaves-on-to-road, and on back-edge-of-highway;
- Details – include leaded casement windows, sash windows (some horizontal-sliding), wood lintels, stone sills and lintels, windows with margin lights under gauged stone arches, stone-mullioned windows, moulded stone architraves to windows, key-blocks, ashlar gable parapets and kneelers, chimney stacks in brick, render or ashlar, flat stone arches over openings, panel doors (some with top-lights), gabled or lattice porches, brick detailing/brick cornice, moulded stone cornice, canted stone bay window, wood dormers, pedimented or hipped dormers and banded limestone/ironstone.

- 2.6 The significance of the Conservation Area therefore lies in the distinctive sense of place created by the nucleated settlement form and the consistently clear historic and architectural legibility of the built fabric.

- 2.7 The existing collection of farm buildings are set out in a planned enclosure, a typical C19 model farmstead layout. The agricultural buildings have been subject to different, low-key uses and

alteration over the years, but are all now in domestic use following conversion to residential properties.

- 2.8 The main dwelling contributes positively to the Conservation Area with its raised presence increasing its dominance from the street scene, and this part of the Conservation Area is characterised by a high proportion of listed buildings; a strong group character formed by the use of local materials, the presence of outbuildings and farmyards as evidence of former working practices and the high density of development.

### 3 Proposed Works

3.1 This application seeks various alterations to the existing property which are summarised below;

- **Garage Conversion**

*This proposal seeks to sympathetically convert the existing double garage, which is forms part of the previously converted attached barns at 5 Church Lane to provide a home gym/office. One garage door is to be replaced with a single glazed panel to maintain the openness of the of the former arches, with the second opening featuring a timber doorset. Internally, the existing staircase is to be maintained to provide access to the converted loft area. And the existing stone walls are to be sandblasted/alternative restoration approach and then sealed. Existing blockwork and ceilings to be boarded and plastered. A new raised insulated floating floor is to be installed to the existing concrete floor, and the existing vents are to be infilled with slimline double-glazed panels.*

- **Wood-Store Conversion**

*The existing wood store located adjacent to the existing utility is to be converted to form a newly located utility and Boot Room. The roof area is to be thermally upgraded and boarded for fire resistance, and boarding and plastering of wall between existing ensuite and utility. Stone walls to be repaired and left exposed. A mezzanine floor is to be installed to provide additional storage space, but this will be a self-supporting structure to avoid disturbing the existing stonework and roof structure. The brick/clay tiles on the floor (pamment tiles) to be carefully removed, new insulated floor installed and brick/clay tiles reinstated, and incorporated with other reclaimed and/or pamment tiles. Replacement of existing exterior door to a thermally efficient door with additional glazing to maximise natural light and improve security.*

- **Front (north-west) Entrance Porch**

*Install new door to the existing aperture to open porch, and install new window to existing side aperture in a sympathetic style matching the existing property windows to provide a thermal benefit to the existing hall. Existing front door to remain in situ.*

- **Replacement windows (W/C to front, French doors and window to Kitchen onto Courtyard)**

*Replace existing W/C window adjacent to porch with a sympathetic style matching the existing windows.*

*Replace the modern single-glazed French Doors and Kitchen window with double glazed units in a sympathetic style to match the existing windows in the property.*

- **Replacement of cement pebbledash render on Victorian Wing**

*Remove the cement pebbledash render on the Victorian wing and replace with Lime Render in a colour to be determined. This aspect of the application may seek to retain the material below the pebbledash (assumed to be brickwork) should it be in a condition where its retention is possible once the pebbledash has been removed.*

- **Replacement of all existing UPVC rainwater goods**

*Remove existing UPVC rainwater goods and replace with cast iron or aluminium heritage rainwater goods.*

- **Exterior Patio Changes**

*Remove existing raised concrete-slab patio to front of the property and replace with reclaimed York Stone pavers at existing ground level.*

*Works to relocate the staircase in the rear courtyard to improve the useable space in the upper courtyard, by relocating existing stairs and replacement with a cast iron staircase, and replacement of existing concrete paving with York Stone Flags in both the upper and lower patios, along with the installation of a French drain to the perimeter. Lower patio height also to be reduced by 150mm to prevent water ingress into the property during times of heavy rainfall, which has happened previously due to the elevated patio as currently installed.*



## 4 Justification for the Works and Impact upon the Significance of the Heritage Assets

4.1 Each element of the proposed development is considered in turn.

### **Garage Conversion**

4.2 The double garage forms part of the former agricultural barns that once formed part of the farmstead. The barns have since been converted to a separate residential dwelling on a separate freehold, and the double garage is connected to that dwelling.

4.3 Due to the restrictive size of the garage door opening, the applicant does not use them to park their cars. Further, there is ample availability of in-curtilage parking in the open-air on the existing driveway, and therefore the plan to repurpose the garage space for a joint home office/home gym room allows the family to utilise existing built accommodation, rather than extend the current dwelling. It is also supportable in building conservation terms as a means of sustaining the historic building's long-term usage. The external change from standard modern garage doors to open and glazing panel in one opening maintains the openness that the former barn would have enjoyed, whilst the entrance to the building will be obtained through agricultural style timber being inserted into the second opening, incorporating a personnel door as part of the design of double doors. It is considered that these proposals represent an improvement in the building's character and appearance by removing the domestic-looking garage doors, and replacing them with features that give nod to the former agricultural use of the building.

### **Wood-store**

4.4 The former wood store is no longer required as a wood-store, as the storage of wood was considered a fire-risk given the thatched roof above. The design includes a fire-retardant ceiling and dry lining of the wall between the wood store and the utility, and the repair of the existing stone walls which are to be left exposed.

4.5 A floating mezzanine floor will then be introduced to form storage above, and allow a false ceiling to be installed on the self-supported structure, meaning it is not fixed to the existing

stone walls. This will allow insulation to be installed above the ceiling, protecting the thatch roof, leaving the existing roof structure free from material changes, but allowing this part of the dwelling to be improved thermally.

- 4.6 The existing floor (clay/brick tiles) is to be taken up and a new insulated floor laid. The existing floor tiles/bricks will then be re-laid and incorporated into the new floor covering. The existing entrance door to the garden is to be replaced with a thermally efficient timber door in a sympathetic style, again with glazing to allow natural light into the room and improving security.



*View of the entrance door to the current wood store*

- 4.7 There is currently a small window in the back of the woodstore (looking out over the upper patio). At present, we believe this to be a single pane of Perspex, and the intention is to replace this with a sympathetic replacement double glazed unit to match the style of the existing windows.



*Internal view of the high-level window within the wood store*

#### **Front Entrance Porch (North West) and replacement of kitchen French Doors and Windows**

- 4.8 The applicant is keen to improve the thermal performance of the hallway and kitchen, as well as providing additional space for coats and boots, separate to the main hallway. A suitably designed timber front door and the addition of sympathetic timber double-glazed windows in the return-frontage wall, as shown on the submitted plans, would have a neutral effect on the assets' character and appearance as the structure already lends itself well to enclosing, given it is not an original feature no particularly in keeping with the rest of the dwelling, with an open veranda feel.
- 4.9 The replacement of the existing modern single-glazed WC window to the right of the porch door with a matching Slimline double-glazed unit, along with the replacement of the modern single-glazed kitchen windows and French Door is also considered to have a neutral effect on the assets' character and appearance as none of these windows and doors have any significant age, and sympathetically designed double glazed replacements have the potential to have a positive impact on the asset.



*Current W/C single glazed window*

#### **Victorian Wing Render**

- 4.10 The 20th century pebbledash render treatment on the Victorian wing is uncharacteristic of historic buildings in the CA and is felt, therefore, to negatively contribute to the character and appearance of both historic assets under consideration. As fabric, the pebbledash is also showing signs of distress with pieces falling off, cracks appearing and the pebbles no longer bonding to the cement render. As the matrix used at the time would have been cement-based, the present proposal to replace it with a breathable material can only benefit the underlying historic fabric.



*View of current cement-based pebbledash render on Victorian wing*

- 4.11 This proposal seeks to replace this cement pebbledash render with a lime render, in a colour to be confirmed. This is sympathetic to the age of the building and reflective of the material choices that would adorn a building of this age. Further, it will be applied in a sympathetic manner as to avoid the appearance of a modern smooth render.

#### **Replacement of existing UPVC Rainwater Goods**

- 4.12 The proposal also seeks an improvement to the heritage asset by removing all existing UPVC rainwater goods, and replacing them with either cast iron or heritage aluminium units, which is considered to have a significant positive impact on the building and setting.



*Example of current UPVC rainwater goods, to be replaced with either cast iron or heritage aluminium RWG*

#### **Exterior Patio Changes**

- 4.13 The proposal seeks to remove the existing raised concrete-slab patio to front of the property and replace with York Stone pavers at existing ground level, which is a significant improvement to the setting of the listed building. The replacement path would be circa 900mm wide and run at the existing level of the lawns, and the area of patio removed would be reinstated to lawns as it was before.



*Photograph showing the elevated concrete-paved patio to the south and west elevation to be removed and reinstated to grass, with a 900mm wide ground-level path around the perimeter of the property.*

- 4.14 Works to relocate the staircase in the rear courtyard to improve the useable space in the upper courtyard, by relocating existing stairs and replacement with a cast iron staircase, and replacement of existing concrete paving with York Stone Flags in both the upper and lower patios, along with the installation of a French drain to the perimeter of the lower patio, along with reducing the height of this area by 150mm would have a neutral impact on the setting of the listed building. The concrete slabs are not in keeping and the staircase in the middle of the upper patio is neither practical (as it divides the space available) nor sympathetic in style, whereas a cast iron stair case would be more appropriate. It is worth noting that the rear courtyard and patios are relatively modern, with modern stonework and paving, and therefore the proposed changes are unlikely to have any negative impacts on the heritage asset. The lower patio also causes a flooding issue during periods of heavy rainfall. As the photograph below shows, there is a step down to the French doors, and this causes water ingress during heavy rainfall. The proposal also includes lowering the patio by 150mm to allow the stormwater to drain into the French drains, rather than down this step and into the property.



*Internal view looking out over the patio and the step down to the French doors, which creates a flooding issue during heavy rainfall*

- 4.15 As outlined in section 2, above, the special architectural and historic interest of the heritage assets under consideration in this Assessment lie in the listed building's architectural legibility and the level of preservation of its built form and fabric, and the distinctive sense-of-place created by the Conservation Area's nucleated settlement form and the clear historic and architectural legibility of the built fabric therein.
- 4.16 It is considered that none of these values or characteristics is detrimentally affected by the proposed development and that the works have a neutral, and therefore unarmful, impact upon the assets' significance.

## 5 Impact on Setting of Neighbouring Heritage Asset

5.1 Consideration, finally, needs to be given to the setting of the nearby listed buildings:

- Home Close and Attached Wall to; and
- Church Lane; and
- Stony Thatch, Church Lane.

5.2 The compatibility of the proposed development with the heritage assets the subject of this Assessment extends equally to its inter-relationship with the adjacent listed buildings, the respective settings of which, therefore, remain unharmed. This is further achieved by the careful consideration of the alterations now proposed, taking into account the reasons which led to the previous application being refused.



## 6 Conclusion

- 6.1 It is considered that the proposed works remain conservation-neutral, thereby avoiding any harm to the significance of the heritage assets involved.
- 6.2 The scheme is, therefore, compliant with the provisions of the NPPF, particularly paragraphs 193-196: Considering Potential Impacts, dealing with the question of harming heritage assets.
- 6.3 The statutory requirements concerning the desirability of protecting listed buildings or their settings and to preserve or enhance the character or appearance of conservation areas contained in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, are also considered to be properly met.
- 6.4 As this Heritage Statement has established, it is considered that this proposal as submitted complies with the Local Plan policies and other material planning considerations, as well as taking into account the previous refusal and ensuring the alterations now do not cause the harm perceived when previously proposed.