

HERITAGE STATEMENT



Fig 0.1: Rear/North Elevation of Leigh Cottage from garden of No 4, with No 2 on the far left and No 6 on right beyond fence.

ALTERATIONS TO
2, 4&6 CHURCH WAY
LEIGH COTTAGE
HASLINGFIELD,
CAMBRIDGESHIRE

23.455.1 - 498 C

JUNE 2023

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Fig 1.1: 1844 Haslingfield Tithe Map (detail) Showing Leigh Cottage highlighted and single plot of land. (TNA IR 30/4/37 taken from HIA Fig. 10) Note the outbuilding at the NW corner of the plot numbered 196 no longer extant.

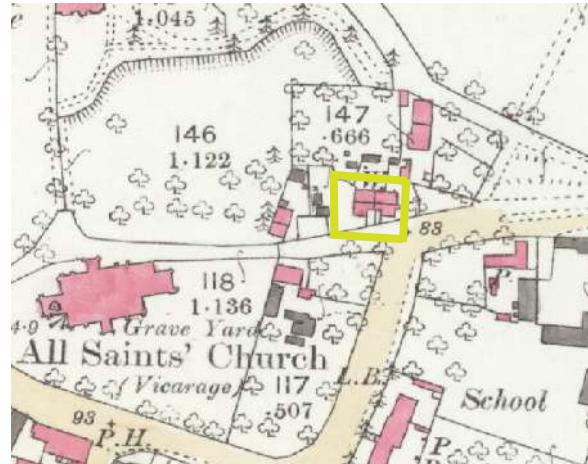


Fig 1.2: 1885 Ordnance Survey map. (detail) showing Leigh Cottage highlighted split into 4 small dwellings.



Fig 1.3: Listing map showing Leigh Cottage split into 3 dwellings, with adjacent listed houses and All saints Church nearby. (historicengland.org)



Fig 1.4: Church way from High St showing Leigh Cottage to right and the still extant houses surrounding the Churchyard that is the centre of the Haslingfield Conservation area.

- 1.1 HISTORIC ASSET
 Historic England List UID: 1163291
 Name: Leigh Cottage,
 Address: 2, 4 & 6, Church Way,
 Haslingfield
 Grade: II
 Date first listed: 08 April 1983

Listing Description: “

“House, now three dwellings. Late C16 or early C17, enlarged mid-late C17. Timber-Framed, plaster rendered, and longstraw thatch. Late C17-early c18 ridge stack, upper courses rebuilt 1831 (dated stone). Hall and crosswing plan with later single bay wing added to front left hand, and now forming a half-H plan. Two storeys to hall with two C20 casements at first floor. Doorway in original location at end of hall. Crosswing of three bays. Two storeys. Two C20 casements to gable end. Wing to left hand front also two storeys. Two C20 windows. The interior of the left hand crosswing addition was inspected. C19 detail to cupboards and doors. R.C.H.M. West Cambs., mon.(10).” - Historic England.

RCHM, West Cambs. Vol 1 p.136 -,145
 :“

“House (Class H), now three tenements, two-storeyed, framed and plastered, with thatched roofs, was built in the late 16th or early 17th century. The main roof is carried



Fig 1.5: Front (S) elevation of Leigh Cottage showing 6, 4 and 2 Church Way, (left to right). [Photo from Heritage Impact Assessment by Richard Hoggett]

Note differences in window types between properties but otherwise consistent thatch, roughcast render and paint finish.

through to a gable at the W. end, the W. cross wing being structurally an annexe and possibly an addition; to the E. it finishes in a gablet above the ridge of the E. cross wing, the width of which is only half that of the main range. This cross wing is organised in three short bays, with posts of full height worked with intermediate haunches for first-floor cross beams and enlarged heads for ties at the eaves. Other structural timbers, some downbraced, are visible inside the house; an internal chimney in the W. half of the main range has a rebuilt stack dated 1831; an external chimney against the side of the E. cross wing is dated 1823. S. of the main chimney is an 18th-century stair with turned balusters. On the first floor of the E. wing is a mutilated and blocked original window, one diamond mullion of which survives..”

1.2 HISTORY AND DEVELOPMENT

Please see figures 1.6 - 1.9 for phasing development diagrams of fabric Concentrating on nos 4&6) with colours to match those on the age of fabric diagrams. A Heritage Impact Assessment dated January 2023 was undertaken by Dr Richard Hoggett and is included in this submission and referenced in the following text (HIA).
16-17thC: The main core of the house was built as a timber framed open hall with a lower cross wing to the East end. There was

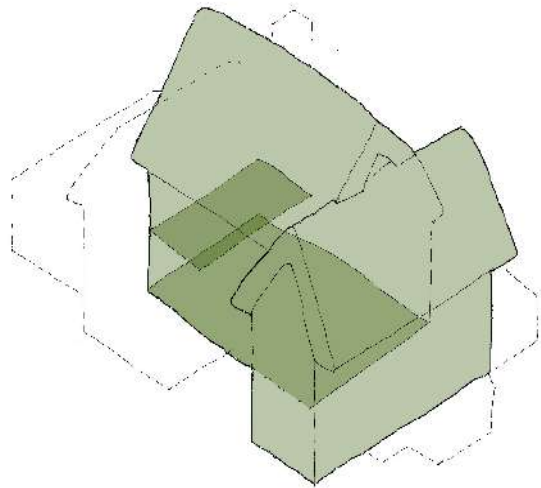


Fig 1.6: Original 16th/17C phase. Open hall showing section of first floor only at west end; with east crosswing.

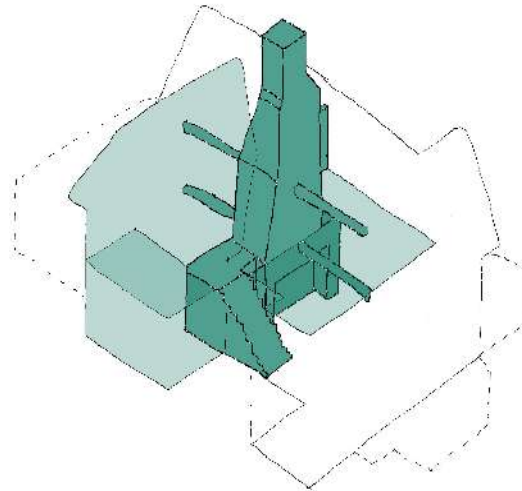


Fig 1.7: 17th/18thC phase. Central brick chimney with integrated first floor within hall and staircase; west cross wing extension.

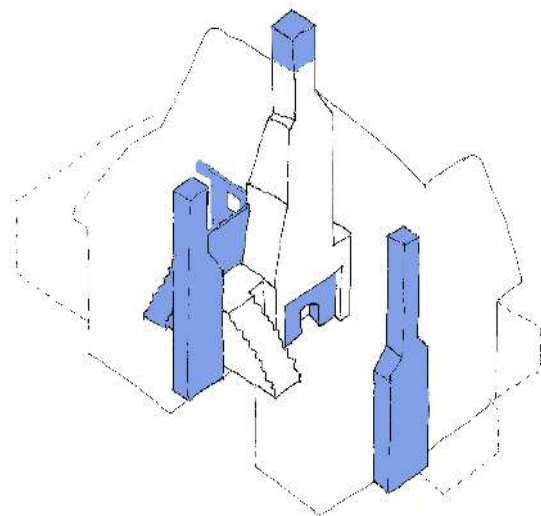


Fig 1.8 19thC phase. Brick chimneys to cross wings; fireplace infill, internal partitions and secondary staircase due to subdivision of single house into multiple dwellings

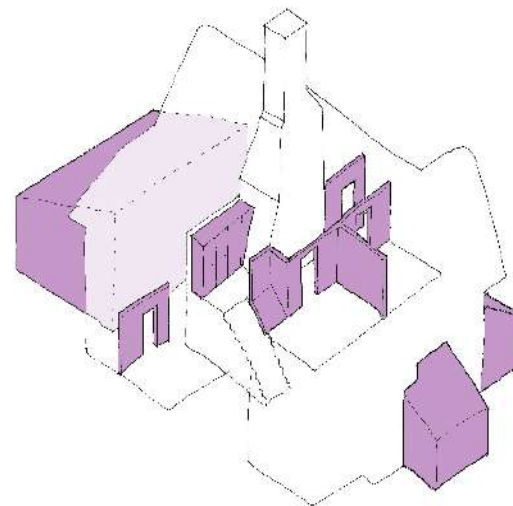


Fig 1.9 . 20th/21stC phase. Modern lean-to extensions; internal partitions and cupboards.

evidently a portion of first floor (within of No 6) at one end (*HIA 2.3.1.3*) but mostly the hall was likely open to the roof. The cross wing to the east constitutes the structure of what is now No. 2 Church Way.

17th -18thC: The central brick chimney was constructed and a first floor inserted to the open hall (no 4) with large beams built onto the chimney breast masonry. An elaborate staircase with turned banisters was built , its details dateable to early 18th C and partly integrated with the chimney (*HIA 2.3.2.4*). It is of a quality that would only have been invested in the larger single residence prior to separation. The western cross wing extension was also added.

19thC: The property was subdivided into up to 4 smaller dwellings with internal partitions and a minor staircase added to gain necessary separate first floor access. Large fireplace openings to each living area were infilled to create smaller more manageable fireplaces. Brick chimney stacks were added to the cross wings and central chimney heightened.

20th-21stC: Subdivisions were altered and required reconstruction of modern partitions to create the existing three properties. Modern cupboards at the top of No 4 staircase. Lean-to extensions were added to No 2 and 6. Unsuitable cementitious materials were introduced to the building internally including cement plaster, and externally including cement



Fig 1.10 No 6. Photo in 1912 showing previous lime render external finish without roughcasting.



Fig 1.11 No 6 Church Way from NW. No 4 beyond fence which is to be removed. Note gaps to render at corners that will be repaired like for like.

roughcast render and which some appear to be having a physically harmful effect on the surrounding fabric. Thicker built-up longstraw thatch was installed in the 20th C involving chimney stack flashing fillets of cement. In 2014 the Bathroom to no. 6 was installed to ground floor and Lean-to was altered including new Kitchen and openings. All windows to 4 & 6 were replaced across the building during 20th C but at varying times so are not consistent in style across the three properties.

1.3 THE OUTBUILDINGS

The outbuildings consist of modern timber sheds and shelters separate from the listed house. No 6 has a shed in sound condition. No 4 has a shed and open shelter both dilapidated and of no historic significance which are to be replaced.

2.1 THE HERITAGE ASSET AGE & SIGNIFICANCE

The following diagrams illustrate our analysis, of the approximate age of the fabric [Fig 2.0, 2.1], and the significance of the fabric [Fig. 2.2, 2.3] as deduced from the listing information, the Heritage Impact Assessment, and observation of visible fabric. This identifies that overall form of the building is still generally defined by the fabric from the original construction phase to the main central block of the house all of which is of the highest significance. However, later additions and alterations

particularly the western crosswing, main staircase and chimney hearth have also contributed to the current character of the overall building so have an equally high significance. Other alterations, mainly those to subdivide the property with partitions and provide functional amenity like the brick chimneys and fireplace infills take on a moderate degree of significance as they add to the story of the building to a limited degree but contribute less to the overall character and historic interest of the building. Later additions or alterations that have intruded into the older planform of the overall house and have been altered or are of little historic interest such as modern partitions and extensions are given a neutral significance in that they do not greatly disturb the character of the building but are of little significance themselves. Additions that have been undertaken without sensitivity for the historic nature of the building are given a detrimental status as they detract from the character of the building.

Leigh Cottage is a prominent and well-preserved building that is an important asset to within the central core of the Haslingfield Conservation Area that has not changed significantly in the last century.

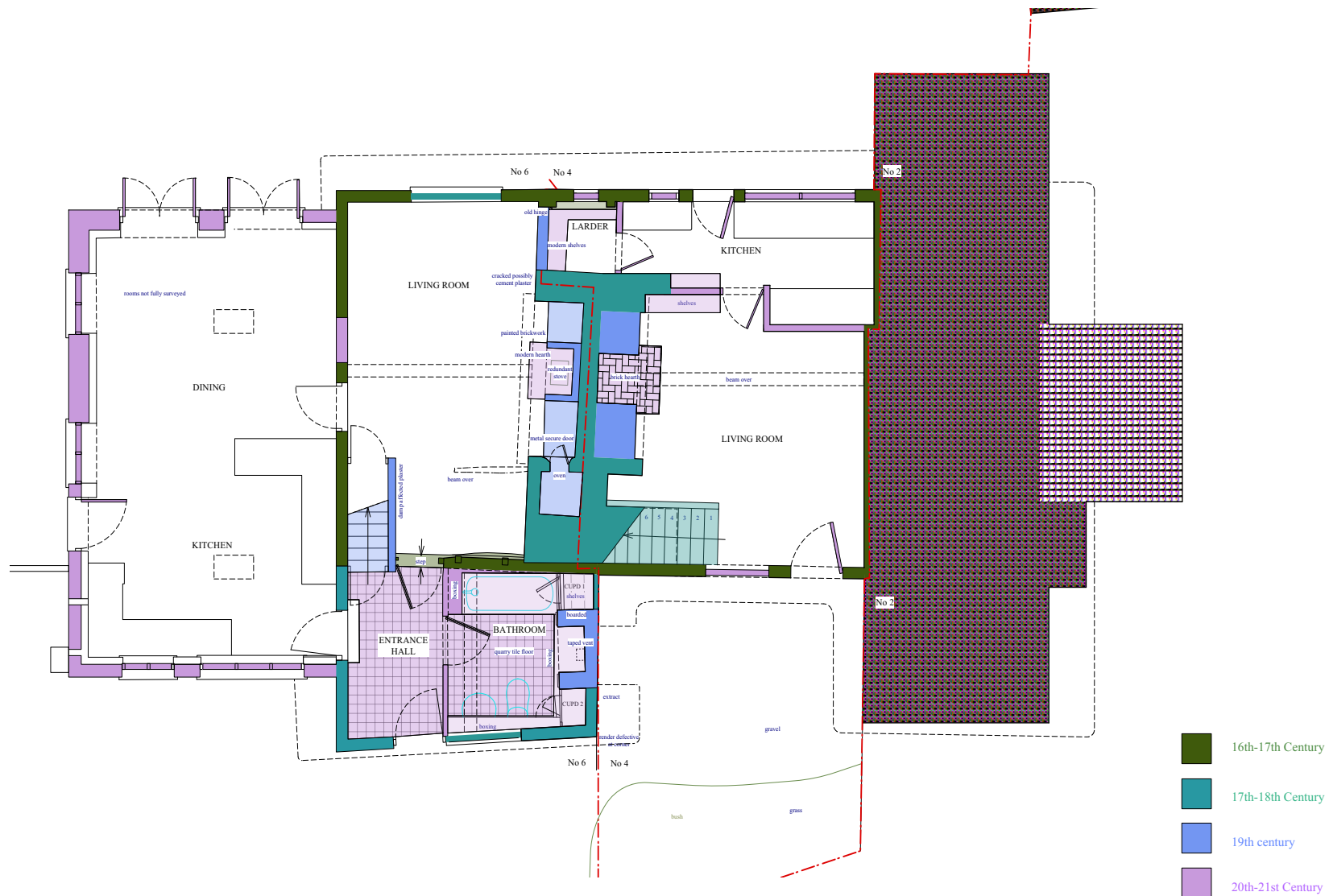


Fig. 2.0 Ground floor Age of fabric diagram

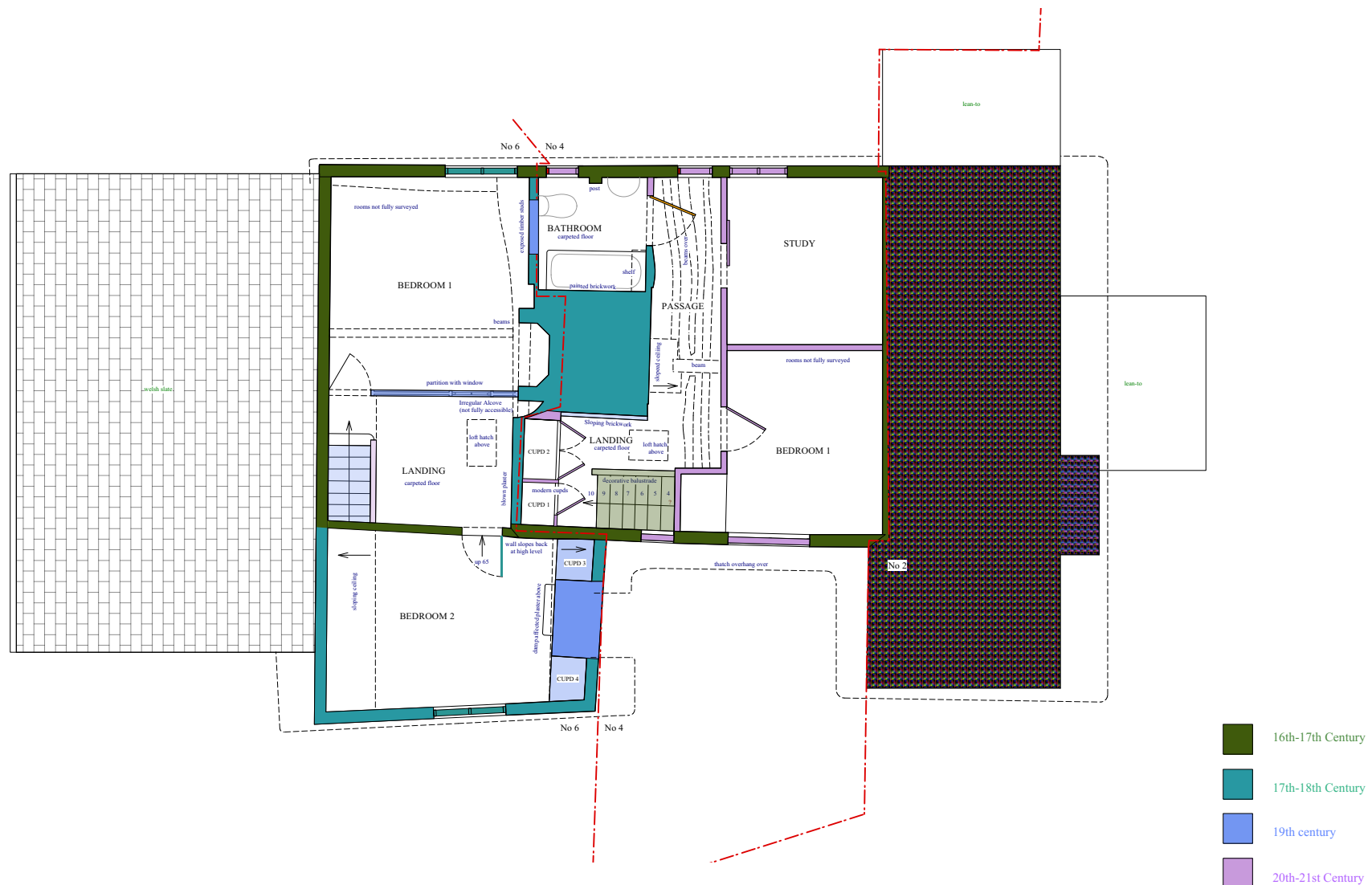


Fig 2.1 First floor Age of fabric diagram

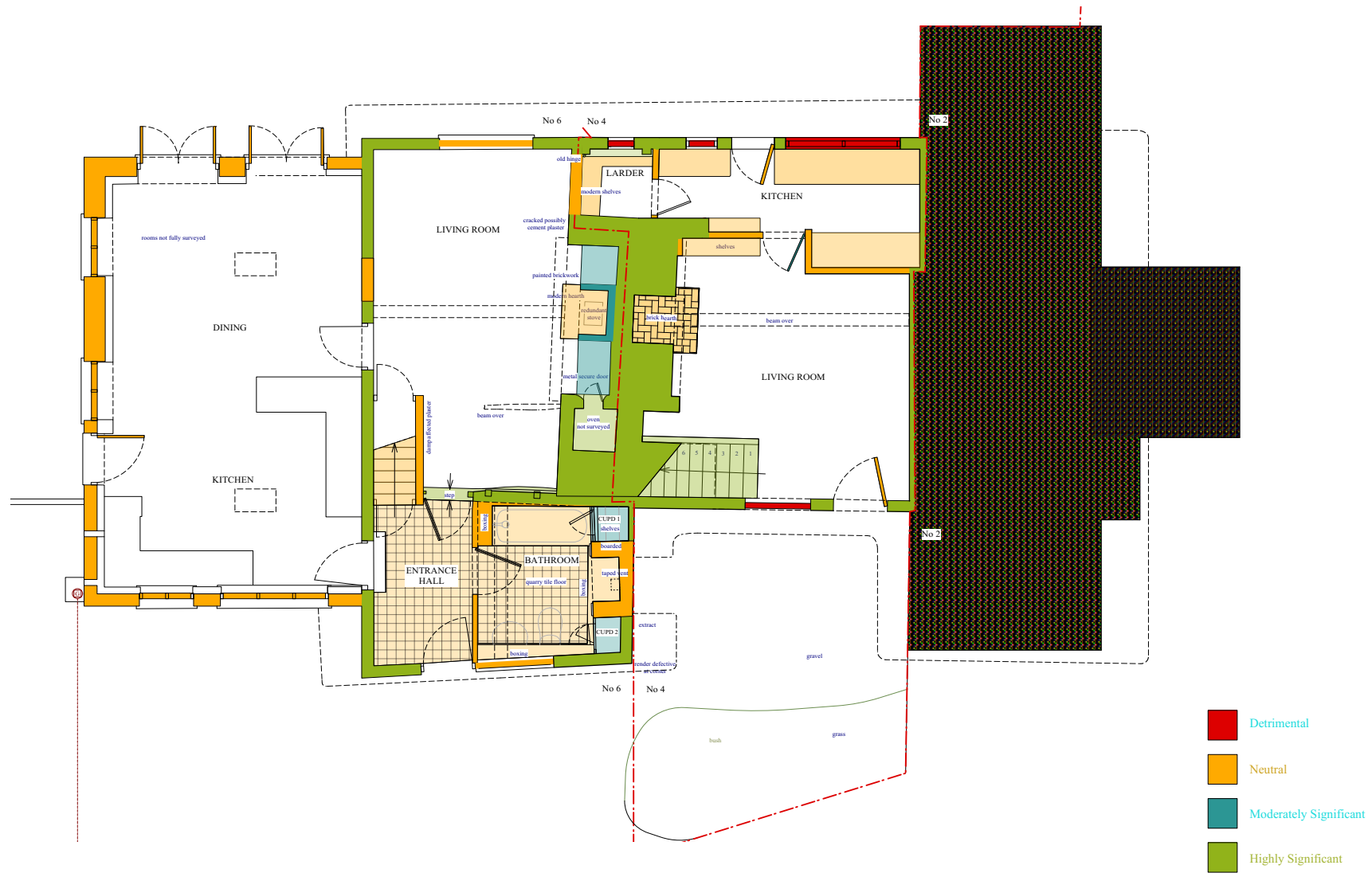


Fig 2.2 Ground Floor Significance analysis of the fabric

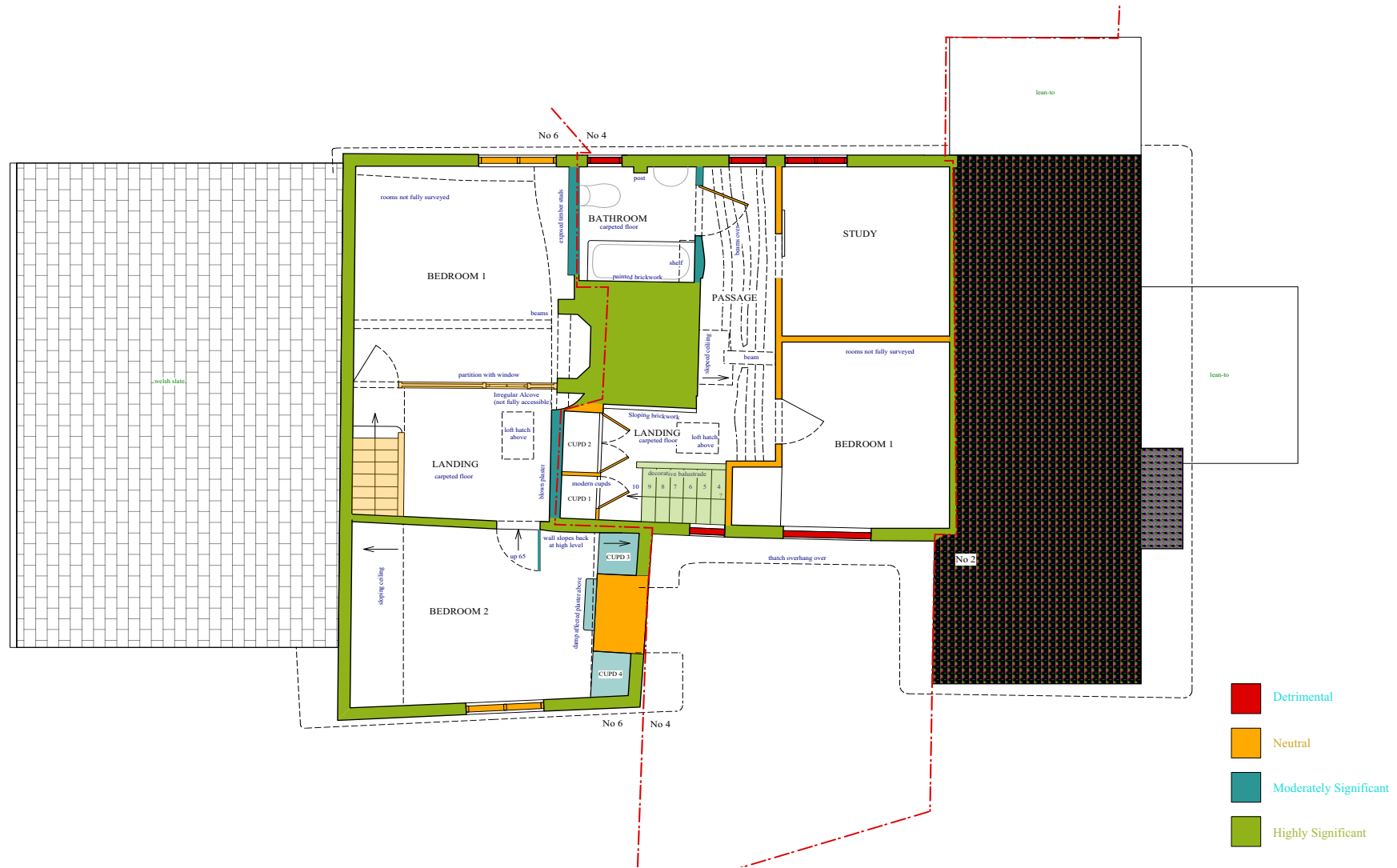


Fig 2.3 First Floor Significance analysis of the fabric



Fig 3.0 Location of Proposed Ground Floor Doorway from No 6 Living Room. [photo from HIA - Hoggett]



Fig 3.1 Living room to No 6 showing fireplace surround adjacent to where the doorway is proposed. [photo from HIA - Hoggett]



Fig 3.2 Metal door to bread oven in No 6 Living Room which is deteriorating due to damp surrounding brickwork to unventilated oven.



Fig 3.3 Living Room of No 6 showing doorway and ledged door leaf to be referenced in the new doorway design.

3.0 PROPOSALS

3.1 DEVELOPMENT STRATEGY

The proposals intend to combine No 4&6 Church Way into one residence or use by the owner's family. This will have advantages for the longer-term upkeep and maintenance of the property and help achieve a more unified approach to repairs to the house. In order to combine the properties, a connecting doorway at ground and first floor is necessary to allow circulation at both levels. The creation of a larger family residence will result in the need for greater amenity such as improved Bathroom comfort and larger rear shed space as well as unified garden. The proposals intend to add in improved sanitary accommodation to the ground floor Bathroom including underfloor heating which will require a new floor construction and relaying the tiles. Meanwhile Anglia Property Preservation have undertaken a damp proof report for each property (submitted separately with this application) and have advised upon some work required to all three properties to resolve some persistent and recent damp issues. For details on each proposals' affect on the fabric see section 4 table below.

3.2 DOORWAYS

Ground Floor - To allow access between 4&6, a doorway within the internal partition



Fig 3.4 Location of Proposed Ground Floor Doorway (straight ahead) from No. 4 Kitchen showing modern doorway/partition and shelves to Larder to be removed.



Fig 3.5 Damp patch in Larder of No 4 where studded cavity membrane to be installed to damp wall. Plaster to be removed first



Fig 3.6 Historic metal hinge in Larder of No.4 suggesting existence of old doorway between No 4&6 previously before subdivision of property.



Fig 3.7 No 2 Church Way LivingRoomshowing fireplace at right to receive insulated soffit board and vent. Photo - Hoggett HIA>

wall between the Living Room of No 6 and Larder of No 4 is necessary, to the North side of central chimney, as the oven, and staircase to No 4 block the south side. There is a remaining metal hinge of evident antiquity set within the timber post in the proposed location showing that a door almost certainly existed previously in this wall and since blocked up in the subdivision of the building. A section of hollow sounding plaster indicates an area of an opening previously filled in [HIA 2.3.1.4]. There is no indication of the structure within the partition but no visible features of antiquity are visible and cement plaster has been applied to both sides which is cracked and the area shows sign of dampness which can be addressed whilst removing fabric for the opening. The size of the opening is to be confirmed on site to suit the existing unearthed surrounding framing or studwork closest to the size to suit a 800mm wide door. A new oak frame set flush with the plaster will be fitted and a ledged timber door to match existing other doorways in the house, will be fitted. Visible timbers and metalwork of antiquity in the area will not be disturbed except where minimum needed to fix the new frame which will be fixed using as many existing hidden holes etc as possible. Modern partitions and associated shelves of no historic significance are to be removed from the existing Larder to enable passage through this doorway and enable



Fig 3.8. Historic staircase to No 4 dated to early 18th C. Of a level of elaboration that is likely from before the property subdivision and is designed to fit with the brickwork central chimney (background).



Fig 3.9. First floor beam to No 4 Living area fixed into central chimney structure.

better airflow and ventilation in this space. First floor - To allow circulation between the two properties at first floor level an opening is to be made in the partition between the landings of No 4 & 6. This is likely to have been one larger continuous landing when the house was a single dwelling after the central chimney and first floors and main staircase in No.4 were constructed [HIA 2.3.1.5]. The partition itself is believed to have been added later when the house was subdivided and so is less significant and not directly associated with the more significant features of the layout like the 18th C staircase and central chimney. The modern cupboards to the landing of No 4 are to be removed to allow for the new opening and to enable a comfortable landing space. A flush oak frame to match the similar features elsewhere in the house [fig.3.3] will be created - see detail drawing submitted with this application.

3.3

BATHROOM

The Ground floor Bathroom to No 6 is to be overhauled with a replacement of modern fittings and fixtures but the 19thC chimney cups will remain in situ. The floor is to be insulated and receive underfloor heating in order to provide greater thermal comfort. The floor construction will use breathable insulation and limecrete to control flow of dampness as appropriate for a building of this traditional construction. The existing terracotta tiles will be removed and if possible salvaged to be relaid as existing as

flush with surrounding floor level. If this is not possible then tiles to match with those retained in the Entrance Hall will be sought. Existing Timber historic features and the window will be unaffected.

3.4

DAMP REMEDIATION WORKS

In accordance with selected items advised within the 3 Damp Reports undertaken by Anglia Property Preservation, the selected following works are proposed to be undertaken :-

- No 4 New Utility - Cavity membrane to replace cement plaster to chimney breast brickwork.
- No 4 New Utility - humidistat extract fan through wall, with metal airbrick.
- No 6 Bread oven - vent through brickwork from No 4 Living Room to ventilate trapped dampness. Decorative vent in Living Room of No 4 where most discreet.

External

- Replace defective cement chimney stack flashing to thatch roof, with lead flashing.
- Replace cement chimney stack pointing with lime mortar.
- Repair holes and gaps in roughcast cement render and cracks against window door openings .
- New discrete holes near ground level outside No 4& 6 kitchens for electric cables



Fig 4.0. Gaps in approx 1930s roughcast cement external finish that require repair



Fig 4.1. 19th C chimney stack with defective cement flashing to be replaced with lead

4.0 PRE-APP

In response to the pre-application feedback from the Planning Officer and comments of the Conservation officer (quoted here in italics) the following adjustments were made to the proposals as included on the Pre-Application Submission ref: 21/50212/PREAPP.

New Doorways::

- ‘ - The impact of the insertion of the chimney stack and whether it coincides with the separation of the house needs to be understood further as adding openings between the proposed two halves could be considered problematic.... It is therefore recommended that any future application be accompanied by an adequate Heritage Statement that includes a description of the phasing of the building and the historic fabric likely to be affected by the proposal. In addition, a clear and convincing justification would be required for any alterations that could have an impact on the significance of the building. ’.

The construction phase diagrams and significance analysis within this Heritage Statement demonstrate the basis upon which the argument that the dominant features of the building ie the main staircase of No4, the central brick chimney and the first floor structure were constructed when the property was still unified so any partitions and nature of subdivision are of a less historic

nature, plus there is evidence of previous doorways in the relevant locations to justify the reintroduction of openings to enable this next phase of life of the property.

Shed/Outbuilding: :

‘ Their [sheds] replacement, as proposed, raises some concern due to its scale, character and proposed felt roofing. We discussed a potential position to the west in the garden of no. 6, orientated north to south; it would need to be subservient in appearance and scale to reflect the character of this part of the site (well treed and green) and be constructed using traditional materials that respond to the listed building and conservation area.’

The proposed shed is located in the West of the garden to no 6 away from and of subservient scale to the listed buildings. It is to be clad in timber boarding with cedar shingle roof to harmonise with its vegetated surroundings and maintain an informal character suitable for its role as an outbuilding.

See Design & Access Statement Ref 499. Appendix B for the full Pre-App response including all Conservation Officer’s comments at the end. These largely otherwise express that the other proposals included could be acceptable in a bid to ensure ongoing preservation of the fabric and help alleviate damp.

TABLE OF AFFECTED FABRIC					
FEATURE & LOCATION	DESCRIPTION	SIGNIFICANCE	PROPOSED WORKS	IMPACT	JUSTIFICATION OR MITIGATION
No. 2 CHURCH WAY					
CHIMNEY FLUE	Unused fireplaces. Redundant stove flue lining.	Neutral	Removal of redundant stove flue lining. Insertion of insulated soffit board over fireplace with airvent.	No loss of historic fabric, not visible from within room.	Removal of lining and insertion of vent needed to vent flue and reduce dampness within masonry.
No. 4 CHURCH WAY					
GROUND FLOOR					
LIVING ROOM	Damp affected chimney masonry walls	High	Air duct and decorative vent grille to ventilate very damp unventilated bread oven in No 6.	Minor loss of unseen significant fabric and vent inserted into most discrete position in No 4.	Masonry brickwork of central chimney is damp. This is made worse in bread oven within No 6 fireplace as this is unventilated space. Air vent will help maintain drier condition and mitigate deterioration caused by dampness.
LIVING ROOM	Unused fireplace. Redundant stove flue lining.	High (surrounding fabric)	Removal of redundant stove flue lining. Insertion of insulated soffit board over fireplace with airvent.	No loss of historic fabric, not visible from within room.	Removal of lining and insertion of vent needed to vent flue and reduce dampness within masonry.
EXISTING KITCHEN/LARDER	Modern studwork partitions, door and shelves.	Neutral	Removal of partition and flush panel door and shelves to open up the passage from new doorway to New Utility.	Loss of insignificant fabric. Will enable damp proofing works to damp wall..	Will have beneficial aesthetic effect and help ventilation within damp Larder.
EXISTING KITCHEN/NEW UTILITY	Existing external wall	High	New 'humidistat' extract fan with painted metal airbrick externally	Minor loss of potentially historic fabric (infill between timber studs). And slight visual disturbance to rear elevation.	Utility is a damp area and timber frame requires air extraction to avoid current dampness problems and further deterioration of fabric. To be put next to existing boiler flue extract and the least visually apparent method.

NEW UTILITY ROOM	Damp affected chimney masonry walls	High(masonry) / Detrimental (cement plaster)	Removal of modern cement plaster down to brickwork. Slimline 4mm cavity membrane and plaster skim finish over existing plastered masonry.	No loss of historic fabric, insertion of membrane only to replace modern cement plaster so no visual change.	Removal of moisture trapping cement plaster, allowing moisture to disperse. Membrane to help the moisture within the chimney masonry spread evenly, to avoid wet spots and reduce damp affects to the living area surfaces and atmosphere. Environmental benefits to structure and environment and minimal change of appearance overall.
FIRST FLOOR					
LANDING CUPBOARD 1&2.	Plain modern cupboard	Neutral	Removal of modern cupboards and doors.	Loss of insignificant fabric. No loss of historic features.	Allow insertion of new doorway to link between combined properties 4&6 at first floor level. Details of doorway will be more sympathetic to the historic character of property than modern plain cupboard.
LANDING	Timber studwork internal partition.	Moderate	Removal of section of partition /plaster finish either to extent of existing doorway if found, or to match between two uncovered studs to nearest width of 800mm wide doorway.	Minor loss of moderately significant fabric but reunifies joined landing between No 4 & 6 as was the arrangement contemporary with Chimney and stair structures.	Doorway here creates necessary first floor link between joined properties with least invasive damage. Only plain plastered wall will be visibly affected. If an existing doorway is uncovered it will be reinstated. If only studs then the new doorway will fit between two studs closest to desired door width to retain as much fabric intact as possible.
NO 6 CHURCH WAY					
GROUND FLOOR					
BATHROOM	Tiled floor	Neutral	Removal of existing terracotta tiled floor, and unknown subfloor. Tiles to match as closely as possible but water resistant, over new insulated floor slab.	Removal of neutral fabric but to match existing as closely as possible.	Reinstatement of water resistant tiles as close to existing as possible. Insulation to be breathable floor construction using limecrete and geocell insulation.

BATHROOM	Modern fittings	Neutral	Removal of modern fittings only. 19th C fittings retained.	Loss of neutral fabric.	Removal needed to reform floor structure, only modern fittings removed.
LIVING ROOM	Central chimney flue redundant stove lining	Detrimental	Removal of modern flue lining associated with redundant stove.	Improvement of flue to ventilated itself and regulate moisture better.	Stove not used so flue lining not required. Lining potentially is exacerbating the damp issues in the chimney brickwork so removal should help dry it out.
FIRST FLOOR					
LANDING	Timber studwork internal partition.	Moderate	Removal of section of partition /plaster finish either to extent of existing doorway if found, or to match between two uncovered studs to nearest width of 800mm wide doorway.	Minor loss of moderately significant fabric but reunifies joined landing between No 4 & 6 as was the arrangement contemporary with Chimney and stair structures.	Doorway here creates necessary first floor link between joined properties with least invasive damage. Only plain plastered wall will be visibly affected. If an existing doorway is uncovered it will be reinstated. If only studs then the new doorway will fit between two studs closest to desired door width to retain a much fabric intact as possible.
EXTERNAL					
CHIMNEY STACKS TO No 2, 4 & 6	Cracked cement flashing where chimney meets thatched roof covering. Cement pointing.	High/Neutral (overall structure)	Replacement of defective cement flashing with lead flashing. Replacement of cement pointing with lime mortar pointing repair.	Removal of modern detrimental and defective detail. No loss of historic fabric.	Defective cracked cement flashing and pointing believed to be letting in/trapping moisture causing or exacerbating damp issues to chimney breasts internally.
KITCHENS OF No 6 & 4	Brick wall plinth.	High, Neutral	Creation of small hole for electric cable to run through new connections as shown on drawings.	Very minor hole in fabric.	Located in discrete corner location at very low level so minimal visual disturbance.
ALL ELEVATIONS - WINDOWS AND EXT DOORS	20th C Cement rough-cast painted render	Neutral	Repair /infill of Cracks and gaps in render with like for like render to match..	No loss of significant fabric, will help reduce moisture ingress that may be damaging timber frame.	Will uses like for like render in material and texture to fill gaps and cracks. Traditional burnt sand sealant to be used against window/door joinery currently poorly sealed against walls..

EXTERNAL WORKS					
FENCE BOUNDARY BETWEEN EXISTING No 4 & 6	Timber close boarded fence	Detrimental	Removal to all boundary between No 4 & 6 due to combining of properties including garden.	Removal of detrimental visual disturbance to rear elevation of Leigh Cottage	Needed to open up newly combined garden to No 4&6. Will allow most of rear elevation of Leigh Cottage to be read as one again.
SHED	New timber shed	n/a	Creation of new shed at rear (N end) of garden to number 6. See attached drawings from <i>CRANE Garden outbuildings</i> or details.	No significant affect on setting of listed building. To be at far end of garden. Timber materials chosen to blend in with grounds and match nearby similar structures and remain subservient to surrounding listed buildings.	There have always been outbuildings in this part of property of some sort. Boarded timber and cedar shingle roof are sensitive natural materials appropriate to context. Will be sited to avoid damaging adjacent Yew tree but 2 adjacent fruit trees to be removed because they dont produce fruit.