

# Scrubb House Farm Cottage Heritage Statement – Link Building 19<sup>th</sup> July 2023

## Assessment of Heritage Significance

Scrubb House Farm Cottage (SHFC) is a brick-built workers cottage in the curtilage of Scrubb House Farm (not listed) that is a smallholding of approximately 8 acres. The two properties were split and sold off separately in approximately 2004 and share a private driveway from Crimbourne Lane. The subject premises is a three bedroom family home with outbuildings on a site of approximately 1.5 acres.

SHFC is Grade II listed and features original rattrap bond brick walls and a peg tile roof. It is simply built and was extended to the north, by consent, in 2010. The extension is built of brick and tile and features timber weatherboard and casement double glazed windows. Photograph 1 in the appendix shows the West elevation and the new extended part of the house (north) to the LHS.

This evolution of the building has meant it's use as a family home within the National Park and it sits centrally on the with a backdrop of woodland to the east and southerly boundaries known as The Mens and is designated as a Site of Special Scientific Interest. The Garage/annex was built at the same time as the extension facing the north elevation. There is a further outbuilding near the main entrance, also to the north that was constructed at the same time.

The proposed link building is to join the house and Annex to the North elevation which would span a gap of four metres and provide access to the annex. See photograph 2 in the appendix. The significance of this proposed change is to provide safe and clean access between the house and annex to enhance the use of the two buildings by its occupants and elderly visitors.

Mitigation of this change has been carefully considered and in particular linking the two buildings between the recent extension and the recent annex means only modern elevations are to be connected. In this way the original house or features are not touched or altered. The link would be modest at four meters between the two buildings and single storey to help minimise impact in terms of massing and scale and be subservient to the existing buildings. Please refer to plans in the current planning application and refer to photos in the appendix for context and the relevant HER document.

## Assessment of Impact

It is anticipated that the proposed link will have a small impact on the historic interest and significance of the building. The scale of the building incorporates low two metre floor to eaves height that is in keeping with the original house and the roof at low level a simple pitch to feature traditional peg tiles in keeping with the existing buildings and rural architecture of the local area. Oak weatherboard walls are to provide a soft appearance in keeping with the existing annex building. Metal guttering and ample overhang on the eaves detail is to provide good depth and traditional proportions to compliment existing structures. The two windows in each of the two new walls to the east and west, and door to the east elevation are to be timber and to be of simple design in character of the existing architecture and quality.

Proposed works are to incorporate:

- Preparation of groundwork

- Construction of inner structural wall and timber outer with insulated cavity.
  - Timber roof structure and lats
  - Peg tile roof covering on a breathable membrane with hogsback ridge tile. Leading and flashing details to adjoining walls
  - Metal (black) guttering and brackets linked to existing soak-away from existing surface drains
- Timber door to east elevation with glazed upper and glazing bars.
- Timber windows with conservation double glazing to east and western elevations.
- Solar panels to both elevations of the pitched roof.
- Existing chimney/flue unaffected and to remain in situ.

### Statement of impact

The likely impact of the proposed works is deemed to be minimal due to scales and materials used. Consideration has been given to the use of glass to form a contemporary design. A glass design was considered to have a higher impact due to the architectural contrast and also dark skies designation. High glass content was deemed also to be less suitable for this link building in consideration of insulative qualities and expansion details. As an architectural statement glass was deemed to work well however the small scale of the proposed link would lack impact and potentially look out of place. Rooflights have been considered within the existing proposal and practically would work well in terms of light and internal design. Externally rooflights are deemed to detract from the simple design and also conflict with dark skies designation. Therefore no rooflights is the best solution to retain this simple architectural design and respect our dark skies.

The proposed link occupies space between two modern structures and does not therefore impact on original or historic features. Moreover the current gap between the buildings forms a walk through lacking any real purpose or design. Use of this space for an adjoining link is purposeful and compliments the existing use of buildings sympathetically.

The changes proposed are desirable in terms of enhancing the existing use of buildings necessary in providing good quality solution for the use of the annex building by elderly guests who use this space and otherwise struggle, especially in winter months. The impact of the proposed works is low in comparison this is benefit due to the small scale of the construction.

For the National Park, the continued use as a family house and annex as a single occupancy is desirable. The existing use of the extended house and annex building remains unchanged. The garage would remain its ground floor and garage doors and remain unchanged in accordance with current consents. The house retains and preserves all original historic features.

Mitigation strategies have been used in the scale, design and materials as detailed above, notwithstanding the overall scale of the link to a modest four meters in length and low 2m floor to eaves height. Whilst the abutting walls are modern, if required at a future date the joints into the existing walls are reversable and there is already a lintel in the existing house (from an additional window in a former application) that can be employed to form the new doorway. It is planned to have a physical door where the house joins the link to isolate the annex when not in use and so not to compromise the qualities and use of the existing room.

Drainage is to the existing soak-away with no ground works required and therefore no reduction in water management. Sensitive design examples include a discreet design to part of the house currently underutilised and to blend in and compliment the existing house and design considerations utilising existing flank walls and lintel design. Accordingly, there is no criteria to record or protect existing historical features as these are unaffected and impact to the original dwelling therefore remote. The addition of solar to the east and west elevations of the pitched roof are designed to be discrete as set back from the main elevations and desirable from an environmental point of view meeting modern objectives and credentials.

Overall this proposal has been carefully considered and designed to create minimum impact whilst enhancing the existing use of the dwelling as a family home and provide modern standards to visiting relatives. The proposal maintains existing uses and preserves the values and policy of the National Park.

## Appendix

Photograph 1 West Elevation



New

Old



Photograph 2 link Area

