

DESIGN AND ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT

FOR

FIG TREE COTTAGE

MAIN STREET

ADSTOCK

MK17 2JN

PROPOSAL

To remove existing timber framed windows and replace with Heritage hardwood framed windows supplied and installed by Lloyd Woodworking Ltd.

Description

This application relates to a two storey detached, Grade II listed dwelling located to the east side of Main Street in the Adstock Conservation Area. The site is flanked to the north by a Grade II listed detached dwelling known as The Old Power House; to the south by a detached residential barn conversion known as The Old Threshing Barn and to the east and northeast by rear gardens of properties fronting East Street and West Street respectively.

The dwelling itself is positioned in the southwest corner of the site adjacent the highway with a gravel parking area to its north and a large, well-established garden to the rear (east) of the site. The dwelling has an L-shaped plan with the earliest two and a half storey part of the cottage at the rear, parallel to Main Street, and a two storey forward projecting wing.

A porch has been added to south elevation and sits on the footprint of a raised plinth giving access to the front door. It is constructed of lime render on a masonry wall. The porch roof is plain tiled.

The rear element has a distinctive timber frame, most evident on the rear elevation and the north facing gable elevation. The front projection is also timber framed but the remainder of the north facing elevation is predominantly of brick construction.

To the rear, the listed building has been extended with single storey garden room which is square in plan under a pyramidal roof with a glazed rooflight 'cap'. A glazed link connects the garden room to the original garage block now converted to residential use (a 600mm high brick plinth has been added to the external wall to the garage). The garden room is constructed of a steel frame clad with oak with a plain tiled roof, brick plinth and aluminium framed glazed infill panels and the links are steel frames oak clad with a brick plinth, aluminium framed glazing and lime render infill panels and a lead flat roof.

Adjoining this, is an open sided, pitched roof link to form an covered access with extension and store, granted planning approval in 2020 and constructed shortly afterwards.

The dwelling has been subject to various planning applications and Listed Buildings consents from 1988 up until the most recent application in 2020.

Planning history

The most recent and relevant applications are listed below :

Demolition of conservatory and erection single storey garden room with links to existing

garage and dwelling, conversion of garage into additional living accommodation and construction of porch

Ref. No: 17/02815/ALB | Received: Thu 20 Jul 2017 | Validated: Tue 01 Aug 2017 |

Status: Consent Granted

Demolition of conservatory and erection single storey garden room with links to existing

garage and dwelling, conversion of garage into additional living accommodation and construction of porch

Ref No: 17/02814/APP | Received: Thu 20 Jul 2017 | Validated: Tue 01 Aug 2017 |

Status: Approved

Demolition of conservatory and erection of single storey garden room with links to existing garage and dwelling, conversion of garage into additional living accommodation and construction of porch

Ref. No: 17/01540/APP Received Tue 25th April, Validated Thursday 17th April/ Status Approved

Demolition of conservatory and erection of single storey garden room with links to existing garage and dwelling, conversion of garage into additional living accommodation and construction of porch

Ref. No: 17/01541/ALB Received Tue 25th April, Validated Thursday 17th April/ Status Approved

Erection of front extensions with pitched roof.

Ref. No: 16/00056/APP | Received: Fri 08 Jan 2016 | Validated: Fri 08 Jan 2016 |

Status: Approved.

Erection of front extensions with pitched roof.

Ref. No: 16/00057/ALB | Received: Fri 08 Jan 2016 | Validated: Fri 08 Jan 2016 |

Status: Consent

Granted

Timber framing repairs

Ref. No: 15/00927/ALB | Received: Fri 13 Mar 2015 | Validated: Fri 13 Mar 2015 |

Status: Consent Granted

Demolition of existing conservatory and erection of single storey garden pavilion, front porch and partial conversion of garage block to form residential accommodation including dormer window and rooflights to rear

Ref. No: 12/01979/ALB | Received: Fri 07 Sep 2012 | Validated: Fri 19 Oct 2012 |

Status: Consent Granted

Demolition of existing conservatory and erection of single storey garden pavilion, front porch and partial conversion of garage block to form residential accommodation including dormer window and rooflights to rear

Ref. No: 12/01978/APP | Received: Thu 06 Sep 2012 | Validated: Thu 06 Sep 2012 |

Status: Approved

Erection of conservatory

Ref. No: 05/02016/APP | Received: Tue 09 Aug 2005 | Validated: Tue 09 Aug 2005 |

Status: Approved

Erection of conservatory

Ref. No: 05/02017/ALB | Received: Tue 09 Aug 2005 | Validated: Tue 09 Aug 2005 |

Status: Consent Granted

Grade II Listing information

Grade II Listed Building

Listing Date: 22 August 1983 Source: Historic England

English Heritage Legacy ID: 399570 Source ID: 1214676

Latitude: 51.9656 / 51°57'56"N Longitude: -0.9297 / 0°55'46"W

OS Eastings: 473633

OS Northings: 230220

OS Grid: SP736302

Mapcode National: GBR BZHRRW Mapcode Global: VHDT9.

Listing Text

SP 7330 ADSTOCK MAIN STREET (east side)

10/18 Fig Tree Cottage

GV II

House. Circa 1600. Timber framed with curved braces and colour washed brick infill. Concrete tiles to roof of rear wing with bargeboards to gables, corrugated asbestos to roof of front wing. Chimney stack at junction between wings has projecting colour washed rubble stone base with brick above, another brick stack to right-hand rear gable. L-plan. Rear wing : two storeys and attic, two bays, that to right with casements and C19 paired casement in attic gable. Front wing: two storeys, two bays; bay to street has lower eaves line and half-hipped roof. Irregular C20 barred casements, C19 paired casement to upper left, sun fire insurance plaque to street gable.

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Listing NGR: SP7363330220

Proposed works

The proposed work includes the removal of all existing single glazed, timber framed windows and their replacement with Heritage, flush fitting casement windows to be supplied and installed by Lloyd Woodworking Ltd, a well respected local window manufacturer who has established themselves in the locality, supplying and installing very high quality windows and doors including for Listed Buildings.

The existing windows fitted within Fig Tree Cottage are, in general terms, non-original, substandard and, in most cases, are considered have exceeded their natural life span for simple and 'budget' softwood framed windows. Cross reference should be made to the photographic schedule to illustrate their condition, and unsuitability in terms of their thermal, acoustic performance and their aesthetic characteristic, given that they are fitted within a Grade II Listed building. Many of the windows are secondary glazed internally, with aluminium framed, sliding secondary glazed units. The ironmongery used is a combination of wrought iron monkey tail style and modern aluminium casement stays and sash catches.

The existing windows vary in their age, from the 19th and 20th century, their construction and fenestration from flush fitting casement windows with cottage style, single horizontal glazing bars to Georgian Bar windows, of a storm-proof profile. Several of the windows also feature fanlight openers which are a more recent introduction and as such, are considered inappropriate for Listed or otherwise historic Buildings. No new windows will feature fanlights. Some of the windows appear much more modern, replaced probably within the last 10 years whilst some are clearly much older, their exact age unknown, but none considered to be original.

The proposed windows will match the existing in terms of their fenestration, style and appearance, with single or double horizontal glazing bars, Georgian bar sashes, replaced on a like for like basis but all Hardwood and all with flush fitting casements and traditional window ironmongery. They will feature a slender double glazed unit 12-14mm in overall width, comprising an annealed glazed outer pane and toughened glazed inner pane, with a Krypton filled cavity, which will provide a significant improvement in terms of energy efficiency, reduced heating costs (essential as we seek to reduce our energy consumption and CO2 emissions) but will also have an improved benefit of offering acoustic insulation, through the use of double glazing but also through a closer fitting and sealed frame to casement relationship. It is worth noting that similar windows (also supplied and installed by Lloyd Woodworking Ltd) were approved and installed at Wisteria Cottage, a Grade II Listed cottage situated just to the North of Fig Tree Cottage - Ref 20/02727/ALB.

Historic England published, in 2017, guidance to clarify the use of double glazing in historic building Ref -, *Traditional Windows: their care, repair and upgrading* which discussed the use of slender double glazed units, in which it states that there is potential harm caused by introducing double glazing to a listed building. However where they are replacing a window of inappropriate design (such as the upper hung

casements or modern storm-proof style windows) this harm could be outweighed or considered as a net balance if the replacement design is more in keeping.

In terms of their physical condition, the current windows have been inspected and, in most cases, are not considered to be beyond repair but, as they are of an inferior and substandard quality, they should be considered as being suitable for replacement. The proposed new windows will not only enhance the aesthetics of the Listed Cottage, but, being of a significantly higher standard in terms of the materials used and means of fabrication, they will provide an greatly extended life span with only periodic and preventative decoration required to maintain their condition.

National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage assets, namely the area of the Main St and the village as a whole.

It should be noted that whilst some of the other properties within the street have double glazed sash windows, with some isolated uPVC units and also a significant number of storm-proof style casement windows, the general character and appearance of the properties within Main Street remain unaltered.

No other alterations will be necessary to Fig Tree Cottage for the proposed replacement windows to take place, and they will also not effect the heritage asset of the exposed timber framing that can be seen to all elevations of the property.

The proposed works will have no negative impact on the heritage asset. The new windows will improve the appearance, have insulation benefits improving the buildings efficiency and energy consumption and will also improve the security of the property.

No issues arise in relation to the impact of the proposal on the living conditions of any neighbouring properties in terms of loss of light, noise or privacy as the proposal is not for any additional windows. The proposals would cause no harm to these designated heritage assets.

The new windows will improve the appearance of the property and preserve the historical character of house, giving it visual appeal and fitting in with the appearance of the characterful aspect of the rest of the street and village.