



PROPOSED REPAIRS TO TIMBER FRAME, REPLACEMENT OF FOUR
WINDOWS & PROVISION OF FRENCH DRAIN

TO

MILL HOOK FARMHOUSE, GRANBOROUGH MK18 3NJ

HERITAGE STATEMENT

December 2023



Photograph 1
Front elevation of Mill Hook Farmhouse

Rory Cullen, Director of Cullen Conservation
MSc (Bldg Cons), IHBC, FCIQB, Heritage Certified Professional (Bldg Surv)

Historic Building Consultant

SECTION 1.0

CONTENTS

	PAGE NUMBER
COVER SHEET	1
1.0 CONTENTS	2 - 3
2.0 INTRODUCTION	4
3.0 CONTEXT	5
4.0 HISTORY OF GRANBOROUGH	6
Acknowledgements	6
Location	6
Heritage Significance	6-8
5.0 PROPOSALS	9
Introduction	9
Scope of Works	9
○ Repairs to South West Facing Timber Frame	9-11
○ Installation of French Drain	11
○ Replacement of Windows	11-14
Justification for Works	14
○ Repairs to South West Facing Timber Frame	14-16
○ Installation of French Drain	16
○ Replacement of Windows	16-17
6.0 ASSESSMENT OF SIGNIFICANCE	17
Introduction	17
Other Listed Buildings	17-18
Mill Hook Farmhouse	18
○ Summary of Construction Evolution	18-20
7.0 HERITAGE IMPACT ASSESSMENT	21
Introduction	21
Setting	21
Other Listed Buildings	21
○ Rookery Farmhouse	21-22
○ Rose Cottage	22-23
Heritage Impact on Mill Hook Farmhouse	23
○ The Significance of the Asset	23
○ Assessment of Significance	23-24
○ Heritage Values	24
○ Heritage Significance of Mill Hook Farmhouse	24-25
○ Determination of the Magnitude of Impact	25-26
○ Conservation Principles Adopted	26
○ Proposed Works	26
Repairs to South West Facing Timber Frame	26-27
Installation of French Drain	27
Replacement of Windows	27-28
8.0 DESIGN	29

Introduction	29
Key Design Principles	29
o Repairs to South West Facing Timber Frame	29
o Installation of French Drain	29
o Replacement of Windows	29
9.0 CONCLUSION	30
LIST OF PHOTOGRAPHS & IMAGES	31-32
LIST OF APPENDICES	33

SECTION 2.0

INTRODUCTION

This Heritage Statement forms the main part of the Listed Building Consent Application for essential repairs to/ replacement of the South West facing elevation timber frame, together with the installation of a French Drain and replacement of four windows (three within the existing Playroom, and one to the rear elevation of the Bedroom above) .

A report from a Conservation Accredited Structural Engineer is provided as Appendix E which confirms the essential structural reason for the timber frame works . A methodology for these repairs can be seen as Appendix F.

The approach follows best conservation practice using like-for-like traditional materials , as set out in BS 7913: *Guide to the Conservation of Historic Buildings*.

The Statement explains the heritage values behind the proposals, and needs to be considered in relation to the following documents:

- Appendix A - 1:500 Site Plan & 1:1250 Location Plan
- Appendix B - Aerial Photograph Showing Proximity of Closest Listed Buildings in Relation to Mill Hook Farmhouse
- Appendix C - Historic England Listing for Mill Hook Farm (17 Winslow Road)
- Appendix D - Schedule of Listed Buildings in Granborough
- Appendix E - Structural Engineer's Report
- Appendix F - Contractor's Method Statement for Timber Frame Repairs
- Appendix G – Specification for Thermalime Lime Render
- Appendix H - Specification for French Drain
- Appendix I - Elevation Drawings
- Appendix J - Section Detail for Proposed Window Glazing Bars
- Appendix K - Plan Showing Location of Proposed Replacement Windows
- Appendix L - Planning History

SECTION 3.0

CONTEXT

The Historic England listing for Mill Hook Farmhouse (referred to as 17 Winslow Road in the list description) can be found as Appendix C, and is highlighted in the Assessment of Significance section below.

The building provides a significant contribution to the streetscape and the local community, with appropriate heritage values that apply, and its listing also highlights that it is a significant Local Heritage Asset.

The proposed works in this application relate to external alterations and are essential to ensure the long term future of the structure. The timber frame for example can no longer perform its structural purpose. The cause of this issue is exacerbated by the ground and internal floor level differential, hence the need for the French Drain. There has evidently been a longstanding issue, with evidence of previous significant recent and historic repairs.

The repair/ replacement works for the timber frame will be undertaken in accordance with best Conservation Principles on a like-for-like basis. Although the wall in question is subject to the prevalent weather, typically the main cause of deterioration has been modern intervention, with inappropriate cement pointing within and around the brickwork panels causing increasing water ingress and subsequent erosion of the bricks and timbers. A record of the works will be undertaken once work is in progress, which will be assessed in detail when the bricks within the panels have been removed.

This Heritage Statement highlights the positive impact that the proposals will have on the listed building itself. In accordance with the NPPF Framework it also sets out the potential impact the proposals might be considered to have on the other two listed buildings within the vicinity of Mill Hook Farmhouse in relation to their settings. The proximity of these buildings can be seen from the aerial image in Appendix B.

A history of Granborough is outlined within this Statement, together an Assessment of Significance of Mill Hook Farmhouse, and a Heritage Impact Assessment of the proposals. This includes the Conservation Principles adopted in the design of the proposals and the materials specified - all based on BS 7913 and the requisite Historic England guidance.

The Design and Access Statement and the attached Appendices should be read in conjunction with this Heritage Statement, as they provide relevant information hereafter referred to.

SECTION 4.0

HISTORY OF GRANBOROUGH

ACKNOWLEDGEMENTS

I would like to acknowledge Claire Truman, RIBA Accredited Conservation Architect from Heritage Revival, for her kind permission to use extracts from the Heritage Statement she devised for the previous 2021 Listed Building Consent application.

Other Documents

Historic England (2008) Conservation Principles Policy and Guidance: for the Sustainable Management of the Historic Environment. [Online]. Available from www.historicengland.org.uk [Accessed: 20.05.2021].

Ministry of Housing, Communities & Local Government (2019) National Planning Policy Framework [on-line]. Available from www.assets.publishing.service.gov.uk [Accessed: 20.05.2021].

Page, W. (ed). (1927) Parishes: Grandborough, in A History of the County of Buckingham: Volume 4. pp. 48-50 [on-line]. Available from British History Online www.british-history.ac.uk/vch/bucks/vol4/pp48-50 [Accessed 20 May 2021].

Websites

Buckinghamshire's Heritage Portal: www.heritageportal.buckinghamshire.gov.uk

Historic England: www.historicengland.org.uk

Mills Archive: www.newmillsarchive.org

National Library of Scotland: www.maps.nls.uk

Wikipedia www.wikipedia.org

Winslow History: www.winslow-history.org.uk

Granborough Parish: www.granborough.org

LOCATION

Granborough is a Parish of 1580 acres in the Buckinghamshire Hundred of Waddesdon (Granborough Parish, 2021). Its location can be seen from image 1 below.

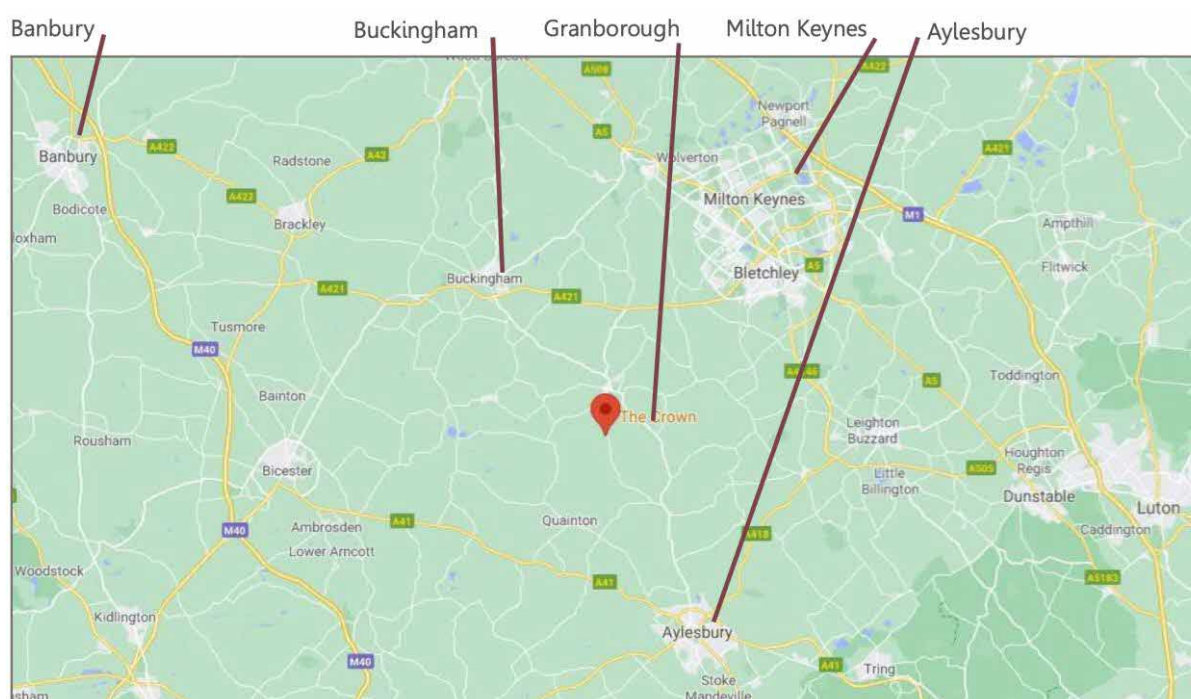


Image 1
Location of Granborough (Google Maps, 2021)

HERITAGE SIGNIFICANCE

Granborough appears in the Domesday Book 1086 as 'Grenesberga', meaning 'green hill' (ibid), and the History of the 1927 County of Buckinghamshire (Volume IV) describes it as sitting on a ridge (British History Online, 2021). Granborough, held by St. Alban's Abbey in 1086, and the local centre from which the Abbot ran the demesne was known as 'Biggin'. It is recorded as passing to the Crown after the dissolution of the monasteries, in 1547 (Wikipedia, 2021) after which time it became a farm in its own right (Winslow History, 2021) however it is believed to have been demolished in 1680. The

Buckinghamshire's Heritage Portal (2021) describes the site of Biggin as Earthworks of 'Medieval moated grange of Biggin' and noted as being a Manor in its own right by 1330 (ibid). The present day earthworks are north of Mill Hook Farm - see Image 2 below - along the Claydon Brook. Biggin Manor is possibly part of a deserted medieval village (ibid).



Image 2
Extract from Buckinghamshire's Heritage Portal

The Church of St. John the Baptist, dates from the 14th century, but substantially destroyed during the English Civil War (1642–1651) (Wikipedia, 2021). It was rebuilt after the Restoration of the Monarchy, in 1685 (ibid), and more latterly restored in 1881 by Sir Gilbert Scott (British History Online, 2021).

Granborough and its surrounding area developed from its dependence on arable farming. However, after the Enclosure Act for the Parish was passed in 1796 (British History Online, 2021) the local economy changed to be based on pastoral farming (Granborough Parish, 2021). Several farms are evident in building names today such as Rookery Farm immediately to the west of Mill Hook Farm, and Green End Farm on the road east out of Granborough. The Buckinghamshire's Heritage Portal (2021) states medieval settlement earthworks have been recorded at Rookery Farm - this may suggest owing to the immediate proximity of Mill Hook Farm and its slightly later date (C17), that Mill Hook Farm could have comprised ancillary buildings for Rookery Farm - possibly as farm cottages.

The Mills Archive records there was once a water-powered mill "...thought to be located on a branch of the Claydon Brook" (2021). It also indicates that there is no clear evidence as to whether Winslow and Granborough had separate mills or shared one. Its purported location is to the east of Biggin Bridge along the stretch of river upon which Biggin Manor was sited - Buckinghamshire's Heritage Portal suggests a mill to this location was part of the 1599 Salden Estate Map (2021). There appears to be no evidence, however, that 'Mill Hook Farm' was an independent farm or associated with a mill.

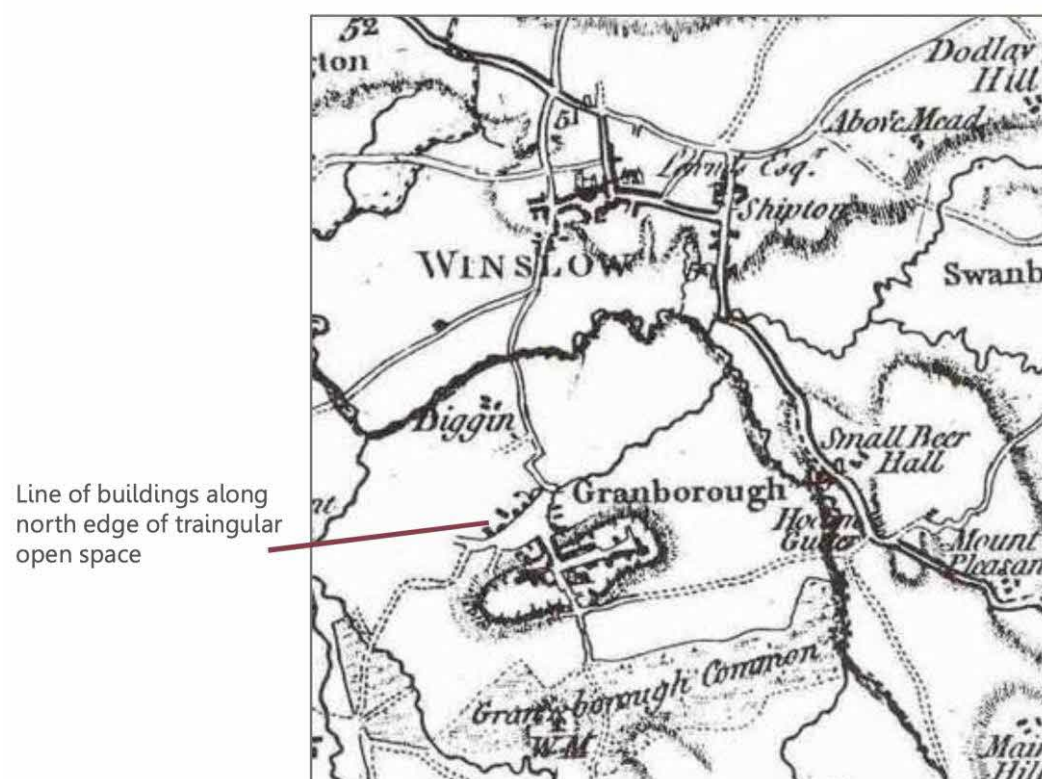


Image 3
Extract from Winslow History

The Thomas Jeffreys' Map of Buckinghamshire of 1770 indicates part of Granborough as having an open triangular space where roads met. The row of buildings along this northern edge appear to align with the front face (facade) of Rookery Farm and Mill Hook Farm. It is possible these buildings faced directly onto the village centre – as shown from the blue dashed line on image 6 below.

The Ordnance Survey map of 1883 shows Mill Hook Farm as a long building facing south. By the 1898 map the western end of the building has been extended. This corresponds with the older timber framed extension north, before its subsequent further extension in the early 20th century.

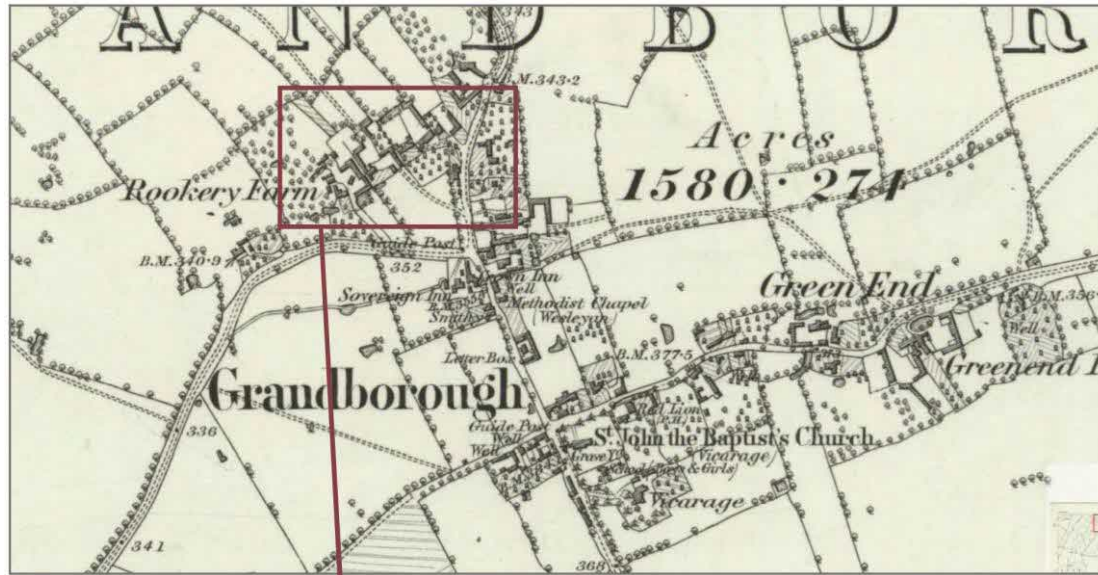


Image 4
Ordnance Survey Map 1883 (National Library of Scotland, 2021)



Image 5
Detail from Ordnance Survey Map 1883 (National Library of Scotland, 2021)

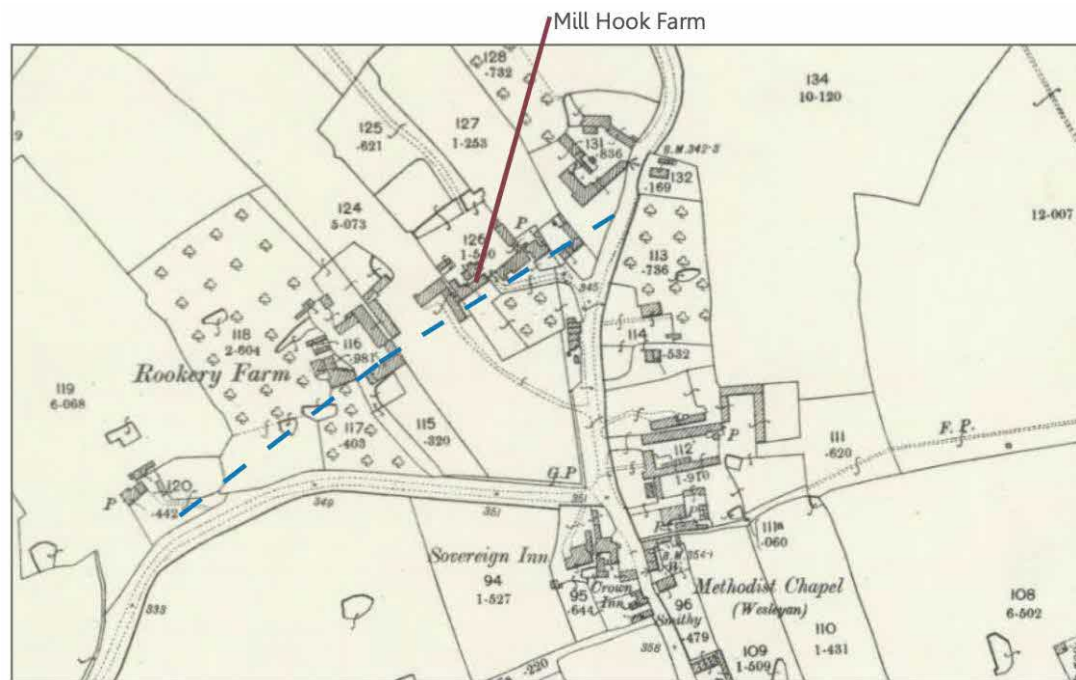


Image 6
Ordnance Survey Map 1898 (National Library of Scotland, 2021)

SECTION 5.0

PROPOSALS

INTRODUCTION

There are three elements of works for the proposals, with Listed Building Consent required as they represent alterations; although the timber frame element might be considered as repairs.

The timber frame repairs/ replacement are essential on structural grounds, as highlighted in the Conservation Accredited Structural Engineer's report attached as Appendix F, whilst the three existing windows in the Playroom proposed for replacement are modern units of no historic significance whilst the other one to the Bedroom above is likely to date from the 1920's so has little significance. The replacement units will be more traditional in appearance, and will also significantly enhance thermal performance.

The appearance of the building will also be enhanced with the new windows, which will be bespoke units with narrow glazing bars, whilst the rendered limewashed panels will revert the wall to an earlier form which is evidenced from the adjoining wall.

There will be no impact in terms of the setting of the building owing to the heavy natural screening around the side elevation, but if this were to be removed then the works would undoubtedly represent an aesthetic improvement.

SCOPE OF WORKS

There are three basic elements to the proposals:

- Structural repairs to the South West facing timber frame.

- Installation of a French Drain to the South West facing wall.

- Replacement of four windows (three windows to the Playroom and one to the Bedroom above) with heritage slimline double glazed units in the locations as shown on the plan in Appendix K.

Full details of the Scope of Works is set out below, together with a detailed explanation/ justification for them in the section below this.

Repairs to South West Facing Timber Frame

Photograph 2 below shows the problematic South West facing elevation of Mill Hook Farmhouse - the exposed timbers are in a deteriorating and unstable structural condition and require urgent remedial works. The Conservation Accredited Structural Engineer's report in Appendix E explains the need and urgency for the repairs.



Photograph 2
North facing timber frame to original part of building requires extensive repairs

Photograph 3 below shows a closer view of the brick infill panels, with extensive repointing in damaging cement mortar in the joints and around the edges. The bricks themselves are a mixture of sizes and colours within the different panels, which highlights the many changes that this area has experienced historically and in more recent years.



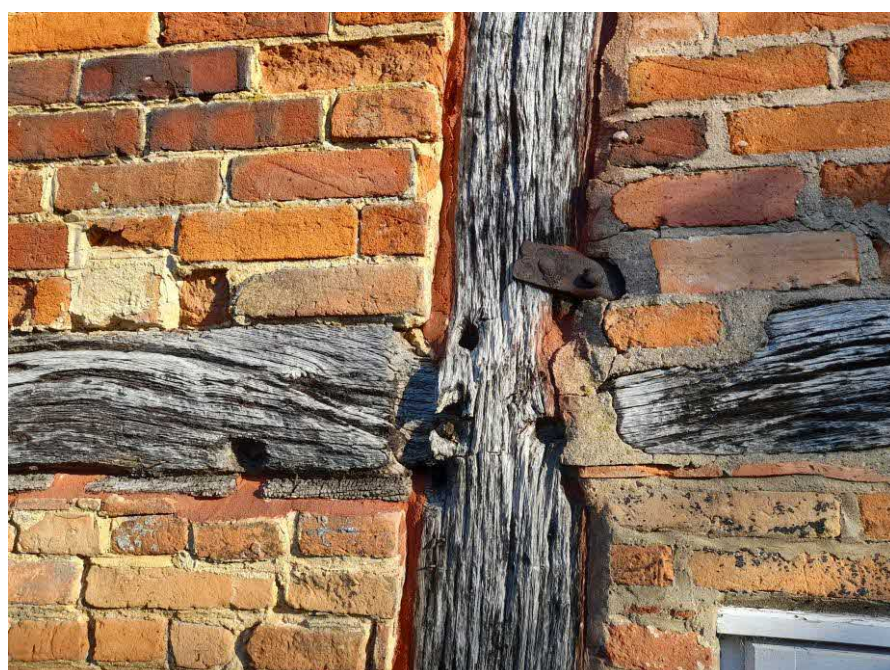
Photograph 3
Close up view showing poor condition of timber frame

Photograph 4 below shows the temporary repairs undertaken in 2021, with bricks now supporting the bases of the vertical timbers, with the all but non-existent sole plate between them.



Photograph 4
Temporary repairs to shore up wall undertaken in 2021

Previous poor repairs and the use of cement has inevitably caused water penetration within the timber connections through extensive open joints, as typically shown in photograph 5 below. This has caused irreversible damage to nearly of the frame, with the full extent to be assessed once the brick panels have been removed. This photograph and photograph 6 below it also show both historic and modern structural interventions through the frame, which is now providing any support.



Photograph 5
Extensive decay to joints with cement infill; historic structural repairs also evident



Photograph 6
Met al rod inserted through timber frame in 2021 to stabilize structure

Although the full extent of the repairs cannot be identified yet, the sole plate will certainly need complete replacement, as identified in the Structural Engineer's report attached as Appendix E.

Photograph 7 below shows the adjoining wall, and provides evidence that the brick infill panels would at one time have been rendered or at the very least been covered with liberal coats of limewash. The proposals therefore include rendering in a 'Thermalime' finish, the specification for which is attached as Appendix G, followed by a minimum of four coats of traditional white limewash.



Photograph 7
Evidence of lime render/ limewash to adjoining wall

Installation of French Drain

The external ground level to the South West facing elevation wall is above the internal floor level in places, which is causing issues with damp ingress at low level.

This is a common problem with traditional buildings, and although attempts have been made to alleviate the issue these have only been partially successful. A French Drain, with an underground perforated pipe to the side of the building which can discharge water away, should resolve this problem.

The specification for this proposal is attached as Appendix H.

Replacement of Windows

The Playroom has three windows which are proposed for replacement - the two within the brick panels which will be removed as part of the timber frame repairs, and another on the opposite side of the room, to the right of the rear porch

extension. The two windows within the panels can be seen in photograph 3 above, whilst the one on the North East side directly opposite can be seen in photograph 8 below .



Photograph 8
Window to right of porch to be replaced

The detail in photograph 9 below shows that this window is a modern off the shelf unit of no historic significance, and it will therefore be replaced with a heritage slim line double glazed unit. This will have thinner glazing bars which will therefore be more traditional. It will also benefit from increased thermal performance , thus meeting the sustainability aims encouraged within Section 5.3 of BS 7913. To ensure airflow, the unit will also incorporate a trickle vent.



Photograph 9
Close up of modern window to be replaced, to right of porch

The two windows to the opposite side will need to be removed as part of the timber frame repair work. The windows are of different design, as can be seen from the profiles of the glazing bars in photographs 10 and 11 below , and again they are modern ready-made casements of no historic significance.



Photograph 10
Thick non-traditional glazing bars to right side window within South West facing timber frame panel



Photograph 11
Close up of modern glazing bars to left side window within South West facing timber frame panel

The window to the right of these units was replaced in 2021 with a heritage slimline unit, as shown in photograph 12 below.



Photograph 12
Heritage slimline double glazed window replaced modern unit in 2021

The fourth window proposed for replacement is to the Bedroom to the rear elevation, and can also be seen from photograph 8 above. This window is likely to date from the 1920's so has limited significance, but it is in very poor condition. Internal and external images of this window can be seen from photographs 13 and 14 below, which also highlight its poor condition.



Photograph 13
Internal view of Bedroom window proposed for replacement



Photograph 14
External view of Bedroom window, showing poor condition of frame

All four windows will be to the same traditional design as the one in photograph 12 above, thus enhancing the character of both Mill Hook Farmhouse itself and the Historic Environment in which it sits.

JUSTIFICATION FOR WORKS

Repairs to South West Facing Timber Frame

The timber frame to the South West facing elevation of Mill Hook Farmhouse forms part of the earliest structure of the building. It faces directly into the prevailing weather and has deteriorated to the extent that the frame itself offers no structural support. This can be seen from photograph 15 below, which clearly shows how the wall is significantly bowing out.



Photograph 15
Side angle of timber frame highlighting extensive bowing of wall

The wall is now braced by a number of metal straps and rods, some historic and the most recent fixed in place in 2021 as a temporary holding measure – the rods can be seen in photographs 5 - 6 above. Typically, the decay has been accelerated by inappropriate modern intervention in the form of cement mortar around the edges and within the joints of the brick panels. This has enabled moisture ingress to disintegrate the tenon joints and sole plate as shown in photograph 16 below, and has made the wall unstable, .



Photograph 16
Extensive decay & rat hole through sole plate to Playroom

The Conservation Accredited Structural Engineer's report attached as Appendix E confirms the problem, with extensive repairs/ potential replacement of the whole of the timber frame now required. This will necessitate removal of the brick infill panels, following which a detailed assessment can be undertaken to see which (if any) of the timbers are salvageable in accordance with best conservation practice and in line with the Conservation Principles set out within this Heritage Statement.

The bricks themselves are of different periods, with the oldest ones evidently already re-used, and as such they themselves are of limited significance. A significant number are also in poor condition, but as many as possible will again be saved for re-use within the new timber frame panels.

The application of lime render and limewash is also based on evidence from the surrounding walls, and can be justified on the basis of Section 5.2 of BS 7913: *Guide for the Conservation of Historic Buildings* which states:

“ The approach taken to that justification should be proportionate to the nature and significance of the historic building and the scale and impact of the proposed works.”

This can be further justified on the basis of sustainability, as encouraged within the NPPF and set out in Section 5.3.1 of the British Standard which states:

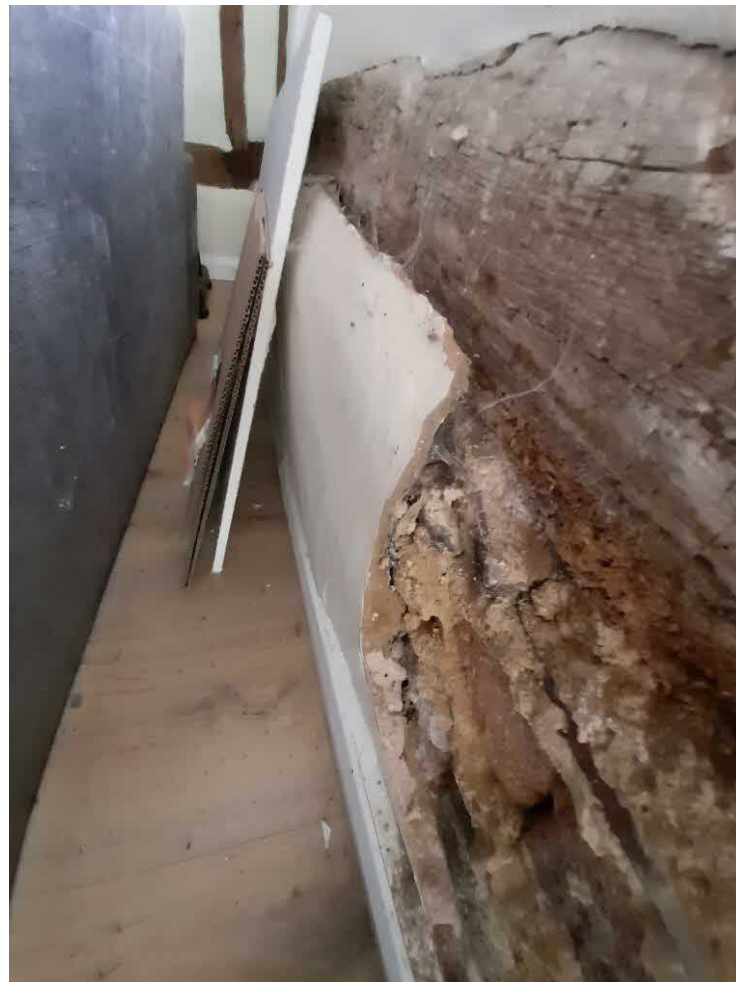
“ The most effective way of ensuring energy efficiency and sustainability is to keep historic buildings in good repair so that they last as long as possible, do not need replacement and do not suffer from avoidable decay that would require energy and carbon to rectify.”

The repairs will enhance the thermal performance of the wall and as they are being undertaken using like-for-like traditional materials, with good maintenance they should last for generations.

Installation of French Drain

The installation of a French Drain to the specification provided as Appendix H is traditional best practice which will not be visible and which will enable water to drain away from the structure.

This simple preventative maintenance technique will effectively reduce the external ground levels by enabling water to permeate through shingle at the side of the wall. The stone plinth in photograph 17 below shows how moisture has become trapped at the base of the sole plate on top, causing significant decay.



Photograph 17
Cement render to inside of stone plinth will be replaced in lime

The installation of a French Drain will alleviate the water ingress issue, slow down the deterioration of the timber sole plate, and thereby increase the lifespan of the structure.

Replacement of Windows

The three windows to be replaced in the Playroom are all modern off the shelf units, and although they are single glazed they have thick glazing bars as shown in photographs 10 and 11 above, and modern ironmongery as shown in photograph 18 below.



Photograph 18
Interior close up of window to be replaced showing thick glazing bars & modern inappropriate ironmongery

It is unknown when they were inserted, but it is possible that this was after the building was listed. They therefore have no historic significance; and indeed others in the building were replaced with heritage slimline double glazed units in 2021 as shown in photograph 12 above which offer far better thermal performance and with their thin glazing bars are more in keeping with the traditional nature of the dwelling.

The fourth window proposed for replacement, to the Bedroom above the Playroom, pre-dates the listing as it is likely to have been inserted in the 1920's. It will be replaced to a similar design to ensure it retains its traditional appearance, but again upgraded with heritage slimline double glazed units for enhanced thermal efficiency.

The enhancement in the aesthetics of the windows is in line with best conservation practice and the NPPF, with sustainability encouraged by Historic England guidance and set out within Section 5.3 of BS 7913.

SECTION 6.0

ASSESSMENT OF SIGNIFICANCE

INTRODUCTION

Significance is defined within the National Planning & Policy Framework in Planning Policy Statement 5: *Planning for the Historic Environment* (PPS 5) (Annex 2) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”

Section 4.1 of BS 7913 states that:

“Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. The level of the research appropriate is dependent on the nature and history of the historic building, (for example, any statutory protection) and any proposed works. Understanding the significance of a historic building enables effective decision making about its future.”

The proposed timber frame repairs/ replacement to Mill Hook Farmhouse as well as the installation of the French Drain are essential works, whilst the three replacement windows will undoubtedly represent aesthetic and sustainable improvements in line with best conservation practice as set out within the ICOMOS Articles, Historic England guidance, BS 7913 and the NPPF.

The methodology has also been very carefully considered to follow best practice – the like-for-like Oak timber frame repairs for example will reinstate the original appearance of this element of the wall, with the new timber weathering down to a silvery grey patina after just a few months; whilst the white limewashed lime render will also revert the building to its likely earlier appearance and improve energy loss. The French Drain is a functional requirement which will result in no visible change, and the replacement windows will enhance the appearance of both the building itself and the Historic Environment in which it sits, and improve thermal efficiency.

All works are also based on a sound understanding of the significance of the building, and the potential impact on Mill Hook Farmhouse itself, and on either of the two listed buildings within the vicinity (Rookery Farmhouse and Rose Cottage). The proposals follow best practice guidance set out by Historic England and consideration of the main four conservation values as set out within BS 7913: *Guide for the Conservation of Historic Buildings*.

Aesthetic value- derived from ways in which people draw sensory and intellectual stimulation from a place.

Communal value- derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals.

Evidential value- derived from the potential of a place to yield evidence about the past.

Historical value- derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event.

The Significance Assessment that follows therefore considers the significance of Mill Hook Farmhouse and also briefly covers the two listed buildings stated above.

The Heritage Impact Assessment highlights what effects the works could have on these heritage elements, and the benefits that the proposals will add to the Heritage Values.

OTHER LISTED BUILDINGS

The proposed changes to Mill Hook Farmhouse are minimal and will therefore only have a potential impact on the building itself and its immediate neighbours – Rookery Farmhouse and Rose Cottage.

Both of which are visible from Mill Hook Farmhouse, with their proximity seen from the aerial image in Appendix B. From an aesthetic heritage perspective this impact is of positive benefit as:

The Oak timber frame repairs will be undertaken on a like-for-like material basis which will quickly patinate.

The French Drain will not be visible.

The replacement windows will be the same size but to an improved traditional design.

The South West facing elevation is heavily screened by the tall hedgerow just two metres in front.

This Heritage Statement therefore focusses mainly on the significance of Mill Hook Farmhouse, with the Heritage Impact Assessment setting out the potential implications of the works on the fabric and setting of this building; the heritage impact on its two closest listed neighbours is also covered although this will not be perceptible.

MILL HOOK FARMHOUSE

As with the History of Granborough Section of this Heritage Statement above, I would like to acknowledge Claire Truman, RIBA Accredited Conservation Architect from Heritage Revival, for her kind permission to use extracts from the Heritage Statement she devised for the previous 2021 Listed Building Consent application.

Mill Hook Farmhouse is set well back from the Winslow Road to the north of the centre of Granborough. The village centre has a cluster of listed buildings, and although relatively isolated from this group Mill Hook Farm is located close to two other listed buildings - Rookery Farmhouse to the West, and Rose Cottage to the East.

The National Grid Reference (NGR) of Mill Hook Farmhouse is SP 7657425318. Its picturesque front elevation can be seen from the cover sheet of this Heritage Statement in photograph 1, whilst its rear elevation can be seen from photograph 19 below.



Photograph 19
Rear elevation of Mill Hook Farmhouse

It is one of 17 listed buildings in the village. It was originally listed on 17th May 1984, where its significance as a building of regional importance was confirmed.

The Historic England listing (Source ID reference: 1212890) has the following citation for the building:

“ House. C17 L-plan house, altered C18 and C19, extended C19. Timber frame with brick infill to rear, front refaced, the left bay in C18 vitreous brick with vertical strips of red brick, the right bay in C19 red and pale brick. Old tile roof, brick chimney to left. One storey and attic, 2 bays. Left bay has 2 late C19 sash windows to ground floor, right bay has C19 canted bay window with sashes and slate roof. First floor has gabled eaves line dormers, with paired barred casements, glazed gables and decorative bargeboards. C19 extension to right is of pale and red brick with old tile roof and flanking brick chimneys. 2 storeys, 1½ bays. Canted bay window to right, tripartite and single sash windows with gauged brick heads to first floor, door to left in gabled porch. Brick pilaster at junction with older house.”

Summary of Construction Evolution

A diagram showing the phases of development of Mill Hook Farmhouse is shown in image 7 below.

Mill Hook Farm has evolved over time from its 'nucleus' as a post-and-truss timber frame (box) cottage construction in the 17th century (Phase 1), then extended Eastwards with a second cottage in the 18th century (Phase 2). The rear extension may have occurred at the same time, or later within the 18th century. It seems likely the first cottage was over-clad on its south and west facades with bricks in the Georgian period: the brickwork is of Flemish bond, incorporating Queen closer bricks either side of three of the total four sides to the two window openings at the South elevation.

The timber frame to the rear North elevations of the Phase 1 and 2 construction is visible at the first floor level: a rear elevation was deemed less important and therefore not over-clad in this instance. This hierarchy of brick investment to the front and west elevations may support the theory that the building once was very visible as part of the central triangle of the village.

The rear Phase 2 extension is at a lower level than the principle cottages and joins rather awkwardly to the Phase 1 cottage with a half-landing access to the first floor. The timber frame shows signs of considerable deterioration, having been left exposed to the prevailing weather. The rear location and lower level suggests this part of the building may have been an auxiliary space - such as a kitchen or store - or both. The dormer window has been inserted later.

The dormer windows to the C17 and C18 cottages' South elevation may have been created during Phase 2 as this would have created a 'balanced' facade favoured by the Georgians. The existing windows are modern replacements.

Substantial development occurred in the 19th century - Phase 3. This saw the 18th century cottage overlaid at its South elevation, and the distinctive bay window created to the centre of the second cottage width, to mirror the new bay window to the East. The Phase 3 construction incorporates distinctive brick buttress details along the South and East elevations. Rear additions were also created, during which the C18 rear timber frame construction was extended, with the tie beam at the first floor cut to create a doorway. The stand-alone outbuilding with its own fireplace and chimney was created at this time. It has a 'rat-trap' brick bond which was common to utility buildings of lower hierarchy within the domestic property arrangements.

The Phase 4 developments appear to be of low construction quality of the 20th century. These appear to have been added for purely practical purposes - as a WC, door porch, and store - with little consideration as to their incongruous nature.

The Phase 5 development - the extension constructed in 2015, and the entrance porch - are sensitive to their host building and support its long term evolution as a property.

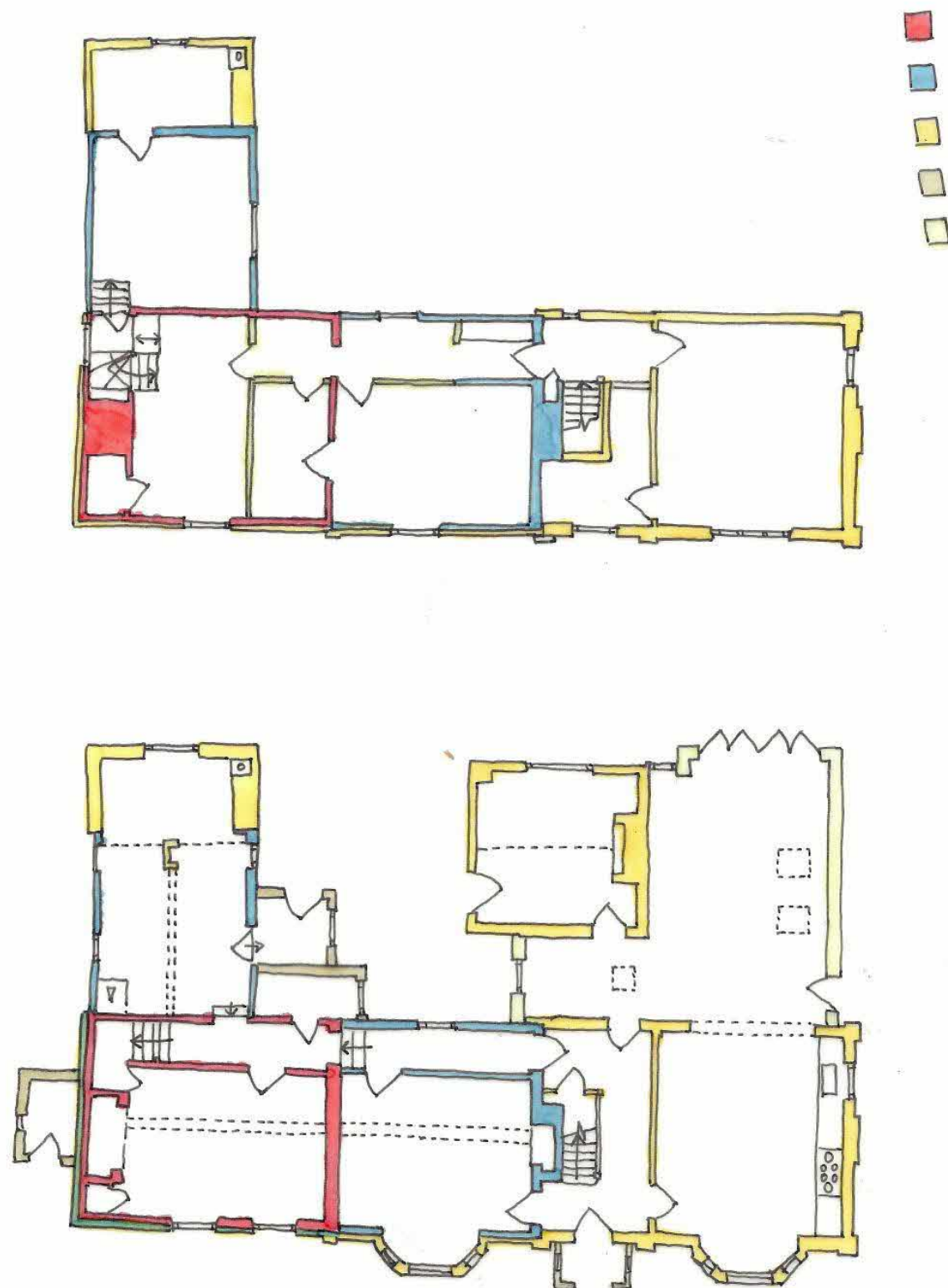


Image 7
Phased plans to describe distinct periods of construction

The philosophy and approach to be taken for all of the proposed works is set out under the Design section below, ensuring that the significance of all aspects of the building have been recognised, conserved/ retained as far as appropriate, retained and indeed enhanced where possible – all with a view to ensuring the wellbeing of the building, to ensure

subsequent owners and indeed the community will continue to have a building to be proud of, that will be fit for purpose so that future generations can utilize and enjoy it.

SECTION 7.0

HERITAGE IMPACT ASSESSMENT

INTRODUCTION

The heritage impact of the proposed works on the setting of the listed buildings within the vicinity of Mill Hook Farmhouse is set out below.

The measures taken to ensure any works undertaken will enhance the building in terms of aesthetics and materials is covered in the design section below, which also sets out how the setting of the two listed buildings can be considered to be enhanced.

The location of Mill Hook Farmhouse can be seen in Appendix A, with an aerial photograph of the area in Appendix B highlighting the two listed buildings in closest proximity (Rookery Farmhouse and Rose Cottage) which might be considered to be impacted in terms of their settings.

The Heritage Impact Assessment set out below demonstrates that the proposed works will no impact on the settings of either of the neighbouring listed buildings within the immediate vicinity, and also shows how the design considerations for any of the minor changes can only in fact enhance the special character of this significant historic area.

SETTING

The justification for the proposals in terms of the setting of the Mill Hook Farmhouse itself and on the two listed buildings within its vicinity stems directly from the NPPF and related guidance in the Planning Practice Guide on managing change within the settings of Heritage Assets, and also from the Historic England Good Practice Advice entitled *The Setting of Heritage Assets*.

Setting is defined within the NPPF as:

'The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

In making the assessments on the impact of the works on the three listed buildings, it can be seen that the five steps recommended by Historic England have been accounted for, namely:

- Step 1: Identify which Heritage Assets and their settings are affected.
- Step 2: Assess the degree to which these settings make a contribution to the significance of the Heritage Asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful. On that significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and outcomes.

Granborough has significant historic importance within Buckinghamshire but rather surprisingly has no Conservation Area. It does however have 17 listed buildings - with many of these around the village centre as shown in the Historic England map in image 8 below. The full schedule of listed buildings can be seen in Appendix D.



An assessment of the impact of the proposed works on the setting of Mill Hook Farmhouse itself, on Rookery Farmhouse and Rose Cottage has therefore been undertaken and is set out below, ensuring that the change is proportionate to the Heritage Asset, in accordance with the NPPF guidelines.

The sensitive approach that will be taken for the external works to Mill Hook Farmhouse means that there will be no detrimental effect to the building - in fact the very opposite as the works are essential works and will help ensure its long term future, and both the visible and invisible alterations will represent improvements to its external appearance.

OTHER LISTED BUILDINGS

Rookery Farmhouse

Rookery Farmhouse is a two storey whitewashed timber frame building with rubble brick and stone walls and a tiled roof. It is situated around ninety in front of Mill Hook Farmhouse, to the West - the National Grid Reference number (NGR) is SP 7651025268.

Its regional significance can be seen from its original Grade II listing status which was bestowed on the building on the same date as Mill Hook Farmhouse - on 17th May 1984.

The Historic England listing (Source ID reference: 1289327) has the following citation for the building:

"House. Late C16-C17. Timber frame with diagonal braces and whitewashed brick infill to end bays and rear. Whitewashed rubble stone plinth. Front of centre bay rebuilt with whitewashed rubble stone to ground floor and brick above. Half-hipped old tile roof, 2 brick chimneys off-centre to right. 2 storeys, 3 bays. 3-light wooden casements with horizontal glazing bars, that to upper left C20. Lower right-hand windows have segmental heads, one with rendered voussoir. Flush panelled door between right-hand bays with Sun fire insurance plaque above. Rear has C20 casements and C18 2-storey extension of brick with tiled roof forming L-plan. Further C19 bay, now part garage attached to gable of extension. Interior: centre room on ground floor has moulded and stopped spine beam and section of painted frieze with floral motifs and shield with date of 1628. Spiral staircase. Upper left-hand rooms probably once open to roof. Ground floor has one original oak window with moulded jambs and central mullion and 2 diamond mullions."

Appendix B shows an aerial view of the proximity of this building to Mill Hook Farmhouse, with photograph 20 below showing the view taken from the 2021 first floor replacement heritage window above and in front of the existing hedge looking directly towards Rookery Farmhouse.



Photograph 20
View from window of Mill Hook Farmhouse directly towards Rookery Farmhouse, completely screened by modern house

These highlight:

- The tall Evergreen hedge just two metres directly in front of the main proposed works.

The modern unlisted detached house directly between Mill Hook Farmhouse and Rookery Farmhouse.

The presence of these natural and man-made features/ structures will continue to ensure that Rookery Farmhouse is completely screened from any view, so its setting will not be impacted.

In addition, as the repairs to this wall are being undertaken on a like-for-like basis, with the two windows in an enhanced traditional design, even if the hedge was removed the potential impact can only be positive.

In terms of Historic England's good practice guidance for the settings of Heritage Assets detailed above, the proposals can therefore be considered not just to be *less than substantial*, but will represent a positive impact on the setting of the building.

Rose Cottage

Rose Cottage is a much altered seventeenth century building with an asbestos slate roof which was refronted in brick in the twentieth century. The National Grid Reference number (NGR) is SP 7661625340.

It was also bestowed with Grade II listed regional significance status on the same date as Mill Hook Farmhouse, on 17th May 1984.

The Historic England listing (Source ID reference: 1212989) has the following citation for the building:

“ House. C17, altered and refronted in brick early C20. Timber frame to rear wall, partitions and upper gables, red brick to front and lower gable ends. Rubble stone plinth. Steeply pitched asbestos slate roof. Central chimney of C17 brick. 1½ storeys, 2 bays. Early C20 paired barred wooden casements, those to ground floor with segmental heads, those to first floor in semi-dormers. Blocked doorway to centre now has C20 2-light casement. Entries in late C19 and C20 extensions to rear.”

Rose Cottage is the closest listed building to Mill Hook Farmhouse – it is situated approximately seventy metres away from the rear elevation, to the East.

The aerial image in Appendix B also shows that it is also screened by from Rose Cottage by Mill Hook Cottage, again another modern unlisted building.

As the only proposals that might be considered to have any impact on the setting of Rose Cottage (two replacement windows) will be undertaken to the the opposite side of the building they will not be visible.

As with Rookery Farmhouse above, in terms of Historic England's good practice guidance for the settings of Heritage Assets detailed above, the proposals will therefore have no impact on the setting of the building.

Heritage Impact on Mill Hook Farmhouse

The Significance of the Asset

Significance needs to be understood in order to reduce the risk of losing or compromising the components of the site which are of value. Significance is defined within the National Planning & Policy Framework in Planning Policy Statement 5: Planning for the Historic Environment (PPS5) (Annex 2) as:

“ The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”

Section 4.1 of BS 7913 states:

“ Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. The level of the research appropriate is dependent on the nature and history of the historic building, (for example, any statutory protection) and any proposed works. Understanding the significance of a historic building enables effective decision making about its future”

The Significance Assessment that follows therefore considers the significance of Mill Hook Farmhouse as a listed building for the potential on its historic fabric as well as its setting. The Heritage Impact Assessment highlights what effects the works could have on these heritage elements, and the benefits that the proposals will add to the Heritage Values described below.

The table overleaf sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The table provides a general framework for assessing levels of significance, but it

does not seek to measure all aspects for which an asset may be valued - which may be judged by other aspects of merit, discussed in the paragraphs following.

Assessment of Significance

Table 1 below sets out how significance should be assessed.

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I, Grade II* & Grade II Registered Parks & Gardens & historic landscapes & townscapes of international sensitivity.
High	Grade I, Grade II* & Grade II Listed Buildings and built heritage of exceptional quality. Grade I, Grade II* & Grade II Registered Parks and Gardens & historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).
Good	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives. Grade II* & Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have good qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields & historic landscapes & townscapes of good level of interest, quality & importance, or well preserved & exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Grade II Listed Buildings, Conservation Areas, locally listed buildings & undesignated assets that can be shown to have moderate qualities in their fabric or historical association. Grade II Registered Parks & Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Assets compromised by poor preservation integrity &/ or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Historic buildings or structures of low quality in their fabric or historical association. Locally-listed buildings and undesignated assets of low quality. Historic landscapes & townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity &/ or poor survival of contextual associations.
Negligible	Historic buildings or structures which are of limited quality in their fabric or historical association. Historic landscapes and townscapes of limited sensitivity, historic integrity &/ or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes & townscapes with no surviving legibility &/ or contextual associations, or with no historic interest.

*Table 1
How to Assess Significance*

Heritage Values

Historic Significance of Mill Hook Farmhouse

Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential Value - 'derives from the potential of a place to yield evidence about past human activity....physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them....the ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement' (Historic England Conservation Principles - page 28).

Evidential value therefore relates to the physical remains of a building/ structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

Mill Hook Farm is close to the location of Rookery Farm and there may be evidence within this area between the two buildings of medieval village remains.

Although the building itself retains its original core, the most recent extensions and alterations to the rear have diminished some of its overall significance, so its evidential value is more limited than it otherwise would be. These changes are set out in the Assessment of Significance section above.

Based on the above table, the building is therefore assessed as having **medium/ moderate** evidential value.

Aesthetic Value - 'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects....aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive' (page 30-31).

Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

The most recent extensions are to the rear of the building and are not unattractive, whilst the other phases can be easily perceived and now form an important part of the whole, although aesthetically this is diminished by the encroached development to all sides.

Based on the above Mill Hook Farmhouse is assessed as having **medium/ moderate** aesthetic value.

Historic Value - 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative...association with a notable family, person, event, or movement gives historical value a particular resonance....the historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen 'illustrative value' (page 28-30).

Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

Mill Hook Farmhouse is one of a group of properties that once faced directly onto the village's central triangle whose collective create a discernible consistent building line.

The building holds interest in its phases of evolution, barring the Phase 4 works of low quality design and construction, in particular relating to the remaining 17th and 18th century timber frame construction, the 17th century chimney and the 19th century extension and comprehensive brick construction.

The core of the original building has been retained, albeit with various internal and external changes. Although the most recent extensions have diminished its historic value to an extent, they have served to bring it up to modern standards and all have left their mark on the local people and events that have lived and taken place.

Therefore, Mill Hook Farmhouse is again assessed as having relatively **medium/ moderate** historic value.

Communal Value - "Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it....social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...they may relate to an activity that is associated with the place, rather than with its physical fabric...spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there" (page 31-32).

Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/ or spiritual connections.

Granborough has always been a close knit community, with Mill Hook Farmhouse once part of the heart of this as one of the oldest buildings within the village centre, not far from the focal community point of the Church. It has communal value as part of the landscape and its association with local events in the past. It can also be said to hold Group Value in relation to Rookery Farmhouse in particular within its surrounding historic setting.

Therefore, Mill Hook Farmhouse is also assessed as having **medium/ moderate** communal value.

Determination of Magnitude of Heritage Impact

Once the value and significance of an asset has been assessed, the next stage is to determine the 'magnitude' of the impact brought about by proposed works. This impact could be a direct physical impact on the asset itself or an impact on its wider setting, or both. The table below sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. Beneficial: The proposals would remove or successfully mitigate existing & significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality & integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/ or context of the asset. The asset's integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. Beneficial: The proposals would remove or successfully mitigate existing damaging & discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding & setting for an area or group of features; halt rapid degradation &/ or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Medium	Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting &/ or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The asset's integrity or setting is damaged but not destroyed, so understanding and appreciation is compromised. Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting &/ or context of the asset would be enhanced & understanding & appreciation is substantially improved; the asset would be brought into community use.
Minor/ Low	Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The asset's integrity or setting is damaged but understanding & appreciation would only be diminished not compromised. Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding & appreciation would be enhanced.
Negligible	Barely discernible change in baseline conditions.
Nil	No discernible change in baseline conditions.

*Table 2
How to Assess Magnitude of Heritage Impact*

Using the tables above to quantify the asset, Mill Hook Farmhouse can be considered to hold a **medium/ moderate** level of heritage value.

The proposed impact of works could be considered to have a **medium beneficial** overall impact on the heritage values of the building, as the main works are essential to safeguard its future, whilst the replacement windows represent an enhancement to the building and its setting.

The following section describes the impact that each element of works will have on the building.

Conservation Principles Adopted

The over-arching Conservation Principles embedded into the proposals are as follows :

- The works will be carried out to halt or minimise deterioration & increase longevity of the building's use .
- The works should result in minimal loss of historic fabric.
- New materials should be sensitive to the existing historic fabric .
- The materials used should be sustainable as far as possible.
- Any works should be honest.
- Works should be reversible as far as possible.

Proposed Works

Repairs to South West Facing Timber Frame

The works to the North facing timber frame are essential because of its fragile unstable condition, as highlighted in the Conservation Accredited Structural Engineer's Report in Appendix E. The timber frame is rotten and it is likely that little can be salvaged, but the Conservation Principles adopted for its repair follow best practice – it will be undertaken on a like-for-like basis using similar traditional materials for both the frame and the infill panels.

This will include sustainably sourced Oak, salvaged bricks as far as possible supplemented by locally made hand made others which match in terms of size, colour and texture, with the insulated limerender improving thermal efficiency to further enhance the sustainable credentials of the proposals. The panels will also be limewashed on completion in the traditional manner.



Photograph 21

Detailed assessment of timbers will take place to try to save as much historic material as possible once bricks within panels have been removed

These works will serve to ensure the building's long term future - a key requirement set out in BS 7913 and within the ICOMOS Articles .

Installation of French Drain

The installation of a French Drain forms part of the essential repairs to the South West facing facing timber frame , and is therefore being undertaken halt or minimise deterioration and increase the longevity of the building's use . There will be no loss of historic fabric and traditional materials used will also ensure sensitivity to the existing fabric. A photographic record of the works will also be undertaken as part of the process.

Replacement of Windows

Three of the four windows proposed for replacement are modern standard units of poor quality which are also in poor condition. Although they will be replaced, they will match the existing ones in terms of size so the works can be regarded as minimal intervention, with no loss of historic fabric. The fourth window, to the Bedroom above the Playroom, is likely to date from the 1920's so has limited historic significance. It is beyond economic repair and replacement can therefore be regarded as *less than substantial*.

The new units will be bespoke units with heritage slim line glazing which will be more traditional in appearance and therefore more in keeping with the surrounding historic fabric. They will also ensure sustainability as they will enhance thermal performance.

SECTION 8.0

DESIGN

INTRODUCTION

All three elements of the proposals require elements of 'design' to various extents:

The repairs/ replacement to the South West facing timber frame detailed in the Conservation Accredited Conservation Structural Engineer's report in Appendix F.
The associated installation of the French Drain.
The replacement of the four windows.

KEY DESIGN PRINCIPLES

Care has been taken in considering all elements of the proposals to ensure that they will sit harmoniously with their surroundings. The methodology and materials for all of the repairs have been carefully considered in terms of their design to best practice conservation and sustainability principles, as set out within BS7913.

This attention to these principles means that the elements of work will continue to provide a positive contribution on the setting of any adjacent designated or undesignated Heritage Assets. Thus the requirements for any works in a historic setting set out by Historic England and within the NPPF have been met and indeed exceeded.

The following Design Principles have therefore been adopted to ensure that these objectives have been met:

Repairs to South West Facing Timber Frame

The bricks will be salvaged as far as possible, supplemented by new ones sourced locally which will match the existing in terms of size, texture and colour. This approach will help prevent the trade in the theft of historic materials, and will be sourced locally to help keep such traditional skills alive - as advocated as best practice within BS7913.

The Oak to be used will be air dried Oak from an FSc Approved source.

The new timbers will be fixed using traditional joints and pegs, bonded with Rotafix structural timber adhesive to prevent water penetration into the joints.

Thermal insulated render will be used for the infill panels, thereby providing additional insulation.

The panels will be finished with traditional limewash, to ensure no compromise in function or aesthetics.

Installation of French Drain

The French Drain has been designed to perform an essential function – to discharge the water away from the wall – in a traditional manner.

The design will be unobtrusive as the drain and associated pipes will not be visible, thus ensuring no impact on the aesthetics of the wall.

Replacement of Windows

The replacement windows have been designed with both tradition and sustainability in mind.

They will therefore be double glazed but with slimline heritage glazing, and with narrow glazing bars for aesthetics.

The external decoration to the new windows will match the existing colour, and will again be undertaken in a traditional manner.

SECTION 9.0

CONCLUSION

The proposals set out within this Heritage Statement are for essential structural external repairs to the timber frame to the South West facing side elevation, installation of a French Drain, and replacement of four windows to Mill Hook Farmhouse. Every consideration has been undertaken to ensure that the three elements of work are not detrimental to the character of the historic building and the Historic Environment where it lies; and indeed enhance the area where possible.

Careful assessment has therefore been given to all aspects of the design, to ensure that the proposals will be beneficial to the listed building itself and will enhance the setting of any listed buildings within the vicinity which might be considered to be impacted (potentially Rookery Farmhouse and Rose Cottage as well as Mill Hook Farmhouse itself).

From a heritage perspective, the proposals are therefore in line with the NPPF - the works will cause no undue damage to historic fabric and will not just cause '*less than substantial harm*' to accord with the NPPF, but will exceed this minimal requirement, as per best conservation practice set out within BS 7913: *Guide for the Conservation of Historic Buildings*.

Respect for best Conservation and Design Principles will also ensure that the works will provide positive benefit in terms of the Heritage Values set out by Historic England and within BS 7913.

LIST OF PHOTOGRAPHS & IMAGES

PHOTOGRAPH 1

Front elevation of Mill Hook Farmhouse

IMAGE 1

Location of Granborough (Google Maps, 2021)

IMAGE 2

Extract from Buckinghamshire's Heritage Portal

IMAGE 3

Extract from Winslow History

IMAGE 4

Ordnance Survey Map 1883 (National Library of Scotland, 2021)

IMAGE 5

Detail from Ordnance Survey Map 1883 (National Library of Scotland, 2021)

IMAGE 6

Ordnance Survey Map 1898 (National Library of Scotland, 2021)

PHOTOGRAPH 2

South West facing timber frame to original part of building requires extensive repairs

PHOTOGRAPH 3

Close up view showing poor condition of timber frame

PHOTOGRAPH 4

Temporary repairs to shore up wall undertaken in 2021

PHOTOGRAPH 5

Extensive decay to joints with cement infill; historic structural repairs also evident

PHOTOGRAPH 6

Metal rod inserted through timber frame in 2021 to stabilize structure

PHOTOGRAPH 7

Evidence of lime render/ limewash to adjoining wall

PHOTOGRAPH 8

Window to right of porch to be replaced

PHOTOGRAPH 9

Close up of modern window to be replaced, to right of porch

PHOTOGRAPH 10

Thick non-traditional glazing bars to right side window within South West facing timber frame panel

PHOTOGRAPH 11

Close up of modern glazing bars to left side window within South West facing timber frame panel

PHOTOGRAPH 12

Heritage slimline double glazed window replaced modern unit in 2021

PHOTOGRAPH 13

Internal view of Bedroom window proposed for replacement

PHOTOGRAPH 14

External view of Bedroom window , showing poor condition of frame

PHOTOGRAPH 15

Side angle of timber frame highlighting extensive bowing of wall

PHOTOGRAPH 16

Extensive decay & rat hole through sole plate to Playroom

PHOTOGRAPH 17

Cement render to inside of stone plinth will be replaced in lime

PHOTOGRAPH 18

Interior close up of window to be replaced showing thick glazing bars & modern inappropriate ironmongery

PHOTOGRAPH 19

Rear elevation of Mill Hook Farmhouse

PHOTOGRAPH 20

View from window of Mill Hook Farmhouse directly towards Rookery Farmhouse, completely screened by modern house

IMAGE 7

Phased plans to describe distinct periods of construction

IMAGE 8

Listed buildings in Granborough (Historic England, 2021)

TABLE 1

How to Assess Significance

TABLE 2

Determination of the Magnitude of Impact

PHOTOGRAPH 21

Detailed assessment of timbers will take place to try to save as much historic material as possible once bricks within panels have been removed

LIST OF APPENDICES

APPENDIX A

1:500 Site Plan & 1:1250 Location Plan

APPENDIX B

Aerial Photograph Showing Proximity of Closest Listed Buildings in Relation to Mill Hook Farmhouse

APPENDIX C

Historic England Listing for Mill Hook Farmhouse (17 Winslow Road)

APPENDIX D

Schedule of Listed Buildings in Granborough

APPENDIX E

Structural Engineer's Report for Timber Frame

APPENDIX F

Contractor's Method Statement for Repairs to Timber Frame

APPENDIX G

Specification for Thermalime Lime Render

APPENDIX H

Specification for French Drain

APPENDIX I

Proposed Elevations

APPENDIX J

1:20 Section Detail for Proposed Window Glazing Bars

APPENDIX K

Plan Showing Location of Proposed Replacement Windows

APPENDIX L

Planning History