

Introduction

Proposals have been developed to refurbish the dwelling, Sen Sook in Sheepscombe. Most of the work is internal reconfiguration and renovation of the existing building. This work will also include strengthening of the roof structure, plus enhancing roof insulation, as well as adding a new skin of external timber cladding to the wall facades, also incorporating new wall insulation. A small extension is also proposed, on the ground and lower ground floor - one above the other, infilling a discreet corner on the South facade.



This report is a Heritage Assessment of these proposals on the neighbouring heritage assets. Sen Sook sits within the Conservation Area of the village.

Discussion regarding the two nearest heritage assets.

The two listed buildings in question are in the same neighbourhood as Sen Sook. Shetlands is just 30m away to the North East. School House, another grade II listed property to the west, is just over 50 m away, as the crow flies, from Sen Sook.





The Proposals

(See all drawings attached to the Planning Application)

None of the proposals described will result in any change to the overall massing and scale of the existing building. The extension to the south is discreet and completely hidden from any outlook of the two listed buildings. Furthermore, there is little or no outlook from either of these listed buildings across to Sen Sook itself because of the intervening buildings in the case of School House, and because of the topography and intervening vegetation where Shetlands is concerned.

Only the impact of the proposed timber cladding and replacement windows need to be assessed in terms of their significance on the two listed buildings. The existing roof pantiles will be refitted once the roof strengthening works are completed.





Impact on Listed Buildings.

Since neither of the two listed buildings have a line of sight with Sen Sook, except possibly from Shetlands towards the apex of its roof, which will remain unchanged (other than the fact that the new ridge line will be level rather than sagging, as it currently is). None of the special attributes of either listed buildings will therefore be impacted upon by the new refurbishment proposals at Sen Sook. Their significance is therefore unaffected by the proposals.

Even if Sen Sook could be seen from Shetlands by the lowering or removal of the intervening dense hedgerow, it could be argued that the nature of the proposed material alterations would have a very limited impact on the setting of this listed building, and none on its character or significance,.

Conclusion.

The impact of the proposed new works is deemed to be limited, and in heritage terms, negligible on any of the surrounding heritage assets. Whilst there will, inevitably, be a very small degree of change, it is not considered to equate to “harm”.

