



## HERITAGE STATEMENT

for

Single Storey Side Extension  
& Internal Refurbishment

at

The Laurels  
45 Main Street, Lyddington,  
Rutland, LE15 9LR

Revision P3  
08 December 2023

RIBA 

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Chartered Practice

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# HERITAGE STATEMENT

**Project:** The Laurels, Lyddington  
**Client:** Claire Smith & Matthew Blake  
**Job No:** CZ417  
**Date:** 08 December 2023  
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## 1.0 EXECUTIVE SUMMARY

1.1 This report has been commissioned to assess the impact of proposals for a single storey side / rear extension, internal alterations and the relocation of the single detached garage at The Laurels in the village of Lyddington in Rutland.

1.2 The Laurels is a Grade II listed building, located within the Lyddington conservation area, and it has an attractive setting on Main Street in the historic Rutland village.

1.3 The Listed Building is of high heritage significance for its historic and architectural value, although much of this is no longer evident following extensive alterations during the 1980s.

1.4 The current proposals to extend the house to the side / rear, retain the historic character of the building and do not harm its significance. No demolition is proposed apart from some removal of masonry to create a larger internal opening through to the extension; most of the changes entail added work rather than removal of historic fabric. The internal alterations are to the modern additions rather than historic elements of the property.

1.5 The impact of changes on setting has been minimised by siting the addition to the rear where it will have least impact on views of the historic property, particularly from the Highway. The addition will have some impact on the landscape setting, but as it will be sited on an existing yard at the rear of the building, it will have a low impact on the openness of the countryside and the character of the conservation area.

1.6 The proposals will enable this property to be brought into a sustainable use that will allow improved environmental qualities. The proposals are consistent with advice and policies in NPPF and CZA is pleased to support the proposed scheme.

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## INTRODUCTION

### Background to the Report

1.5 This report was commissioned from by Claire Smith & Matthew Blake, the owners of the property. This Heritage Statement has been written to support an application for Listed building consent and planning permission for an extension and internal alterations to the house, and should be read in conjunction with survey and plans produced by CPB Surveys Ltd and proposal drawings by Concept Zero Architects.

1.6 NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance. This report has been produced to comply with this policy framework.

1.7 The property was unsympathetically adapted and remodelled by the previous owner. The current owners purchased the property in December 2021 and are now looking to enhance the property to modern standards whilst also looking to reinstate historical features where possible.

### 1.8 Purpose of the Report

The purpose of the report is to assess the significance of the building, and the impact of proposals to extend it. The report will cover the following key issues:

- A summary of the history and development of the building,
- An impact assessment of the proposed works, in the context of PPS5.

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## 2.0 THE HERITAGE ASSET

### Introduction

2.1 The Framework defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest<sup>1</sup>.”*

### Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

2.3. STATUTORY DESIGNATION – Extract from the listing:

LYDDINGTON MAIN STREET SP 8696-8796 (west side) 8/80 No 45. GV II

House. Early-mid C18, altered C20. Coursed ironstone rubble, corrugated iron roof, stone gable copings with moulded kneelers to gables of main block. Main block has flanking brick chimneys. Main block of 2 bays to left is of 1 1/2 storeys, lower bay of one storey and an attic to right. At right-angles to road. Left bays have wooden casements with single horizontal glazing bars, 3-light to ground floor, 2-light semi-dormers with eyebrow roofs. Door between with C20 gabled wooden porch. Right bay has C20 wooden casement and door to left, and C20 casements in chamfered stone surrounds to gable end.

Listing NGR: SP8749097027

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<sup>1</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

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## Statutorily Listed Buildings

2.4 There are several statutorily listed buildings within close proximity of the site, and as such any works to this property will have any affect on the setting of several statutorily listed building.


Leicestershire and Rutland HER include 26 listings within 100m of the property. The Leicestershire & Rutland Historic Environment Record (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains, including historic buildings. These are;

<a href="#"><u>Bishop's Palace, Lyddington Bede House, Lyddington</u></a>
<a href="#"><u>THE BEDE HOUSE, BLUECOAT LANE, LYDDINGTON</u></a>
<a href="#"><u>22 MAIN STREET (EAST SIDE), LYDDINGTON</u></a>
<a href="#"><u>LINCOLN HOUSE, THE GREEN, LYDDINGTON</u></a>
<a href="#"><u>1 THE GREEN, LYDDINGTON</u></a>
<a href="#"><u>Medieval stone cross, The Green, Lyddington</u></a>
<a href="#"><u>STONELEIGH, 3, THE GREEN, LYDDINGTON</u></a>
<a href="#"><u>THE WHITE HART, 51, MAIN STREET, LYDDINGTON</u></a>
<a href="#"><u>MULLINS, 11, STOKE ROAD, LYDDINGTON</u></a>
<a href="#"><u>PAGEANT HOUSE AND POST OFFICE, 47-49, MAIN STREET, LYDDINGTON</u></a>
<a href="#"><u>THE BELL HOUSE, 4, THE GREEN, LYDDINGTON</u></a>
<a href="#"><u>SLIVENANANEE, 63, MAIN STREET, LYDDINGTON</u></a>
<a href="#"><u>WALLS SURROUNDING ENCLOSURES TO NORTH EAST SOUTH WEST OF LYDDINGTON BEDEHOUSE, LYDDINGTON</u></a>
<a href="#"><u>55 AND 57 MAIN STREET (WEST SIDE), LYDDINGTON</u></a>
<a href="#"><u>LYNDON HOUSE, 59, MAIN STREET, LYDDINGTON</u></a>
<a href="#"><u>6 THE GREEN, LYDDINGTON</u></a>
<a href="#"><u>Medieval and post-medieval pottery from 22, Main Street, Lyddington</u></a>
<a href="#"><u>7 THE GREEN, LYDDINGTON</u></a>
<a href="#"><u>ROWAN COTTAGE, 26, MAIN STREET, LYDDINGTON</u></a>
<a href="#"><u>FINESHADE, 9, STOKE ROAD, LYDDINGTON</u></a>
<a href="#"><u>45 MAIN STREET (WEST SIDE), LYDDINGTON</u></a>
<a href="#"><u>7 STOKE ROAD, LYDDINGTON</u></a>
<a href="#"><u>28 MAIN STREET (EAST SIDE), LYDDINGTON</u></a>
<a href="#"><u>Site of medieval market, The Green, Lyddington</u></a>
<a href="#"><u>INGLEWOOD, 61, MAIN STREET, LYDDINGTON</u></a>
<a href="#"><u>TELEPHONE KIOSK, MAIN STREET, LYDDINGTON</u></a>

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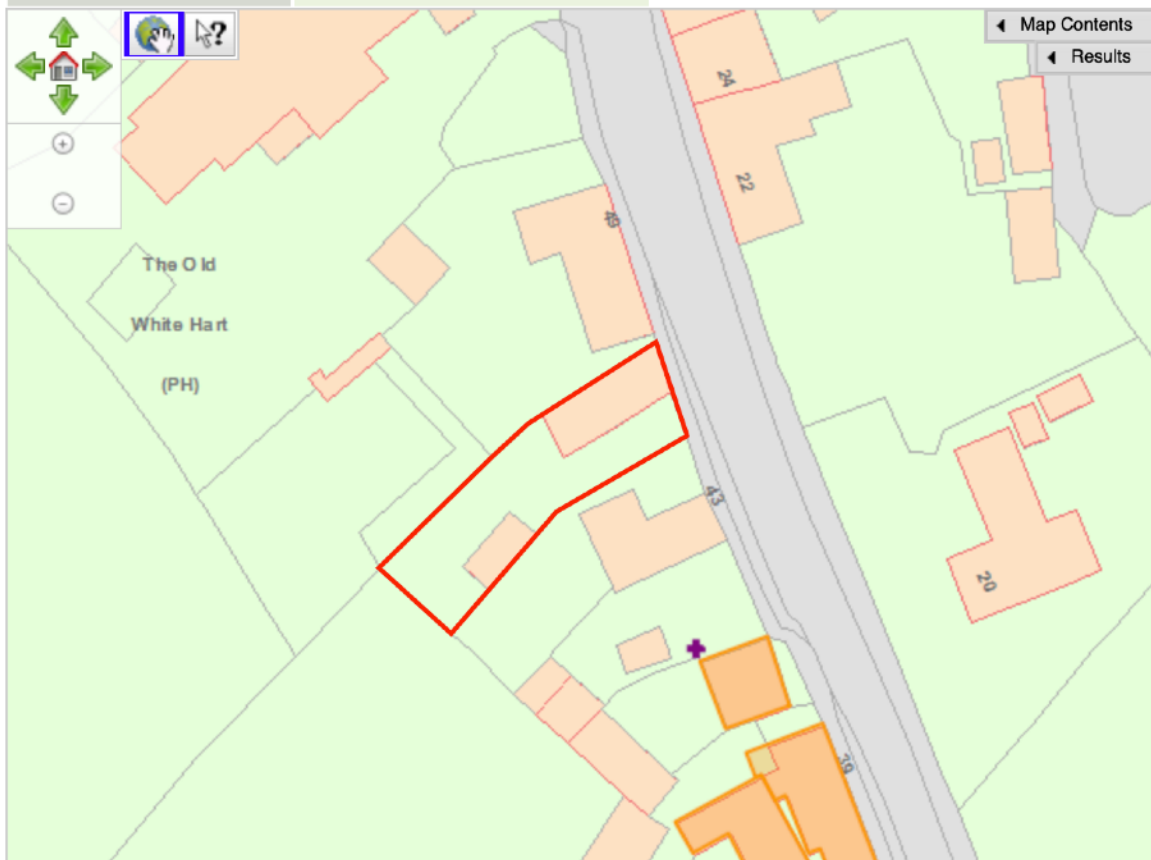


Your search returned 59 results from 7 of the 17 resources available on the Heritage Gateway.  
**Results from 6 of the 7 resources are visible on the map. These are indicated by the  icon in the results list.**

- Where = Within 100m of selected location (SP874970)



















[\[ Refine your search \]](#)

**Summary Results** | **View Results on a Map**



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## Legend

- |   |   |
|---|---|
|  Listed Building (NHLE)                      |  Scheduled Monument (centre point)           |
|  EH PastScape                                |  Registered Park/Garden (centre point)       |
|  Local HER record points                     |  Registered Battlefield (centre point)       |
|  Local HER record polygons                   |  Protected Wreck Site (centre point)         |
|  National Trust HBSMR                        |  World Heritage Site                         |
|  Building Preservation Notice                |  Certificate of Immunity                     |
|  Designation Decision Records De-listed      |  Designation Decision Records Non-designated |
|  Parks and Gardens (Non Statutory Data)      |  Expired Certificate Of Immunity             |
|  Church Heritage Record (Non Statutory Data) |  NMR Excavation Index                        |

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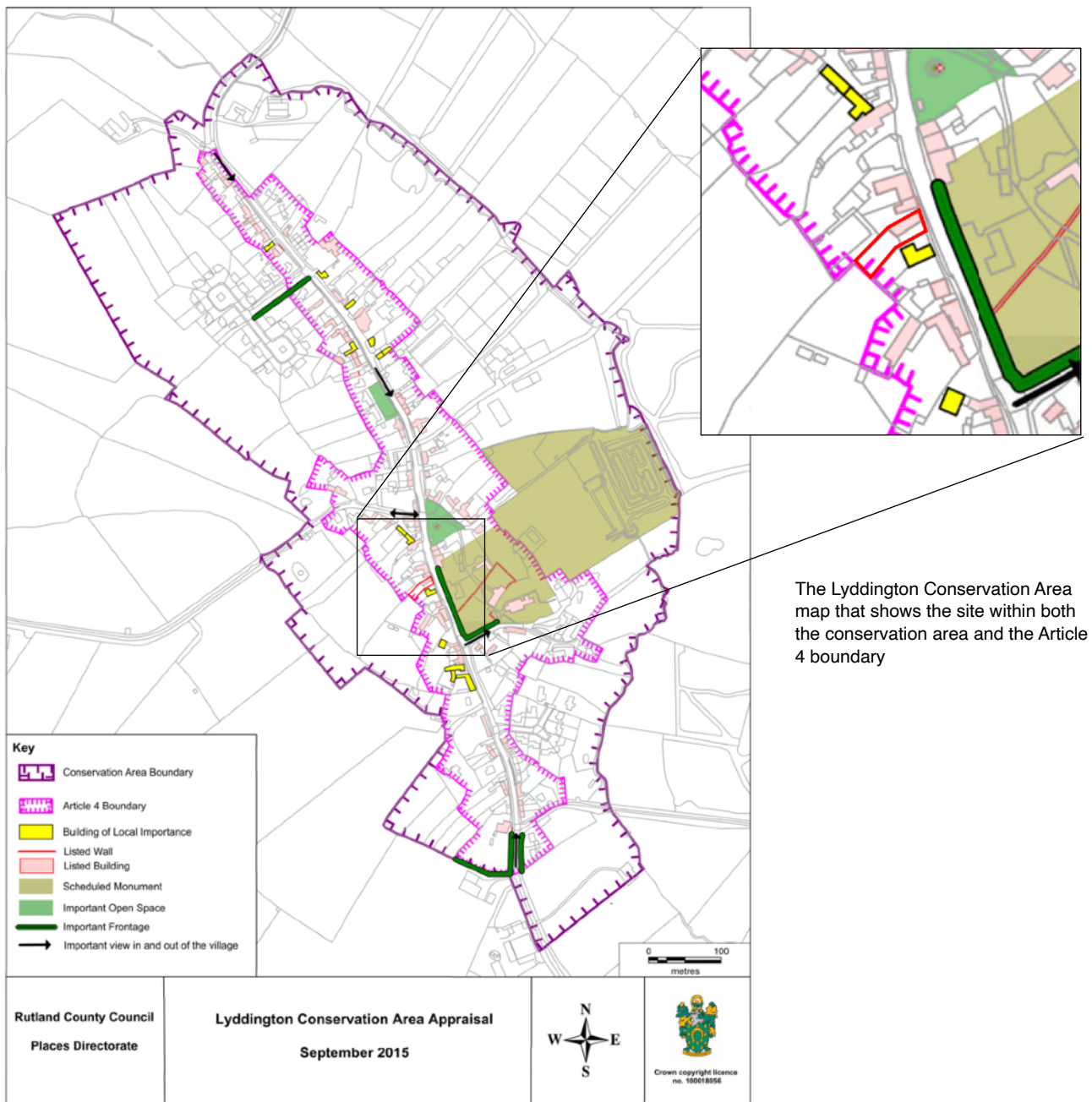
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## Conservation Area

2.5 The property is located within the Lyddington Conservation area.

*“Location & Setting. Lyddington is a large, secluded village approximately two miles south-east of Uppingham. It is located within a valley formed by one of several streams that flow from the plateau on which Uppingham stands southwards to the River Welland. The location has resulted in the village developing in linear form along Main Street for almost a mile. Within the village, the land falls from a point approximately 79 metres above sea level at the northern end of Main Street to 65 metres at the southern end².”*



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## 3.0 HISTORIC DEVELOPMENT

3.1 In this section, the historic development of The Laurels is considered and a description of the architectural character of the relevant buildings is provided.

### Historic Development

3.2 The property can be found on maps dating back to 1804.

3.3. The book “Buildings and People of a Rutland Manor” include one paragraph of information relating to this property.

*“45 Main Street: During the nineteenth century, 45 Main Street was owned by members of the Clarke family: Robert, son of William Clark, who lived next door at 43 in 1804, and another Robert in 1848 Mrs. Eliza Goodwin was recorded as both owner and occupier in 1910, when the four-roomed house was still thatched..”*

*Buildings and People of a Rutland Manor; Rosemary Canadine, Vanessa Doe, Nick Hill, Robert Ovens, Christopher Thornton. Lyddington Manor History Society.*



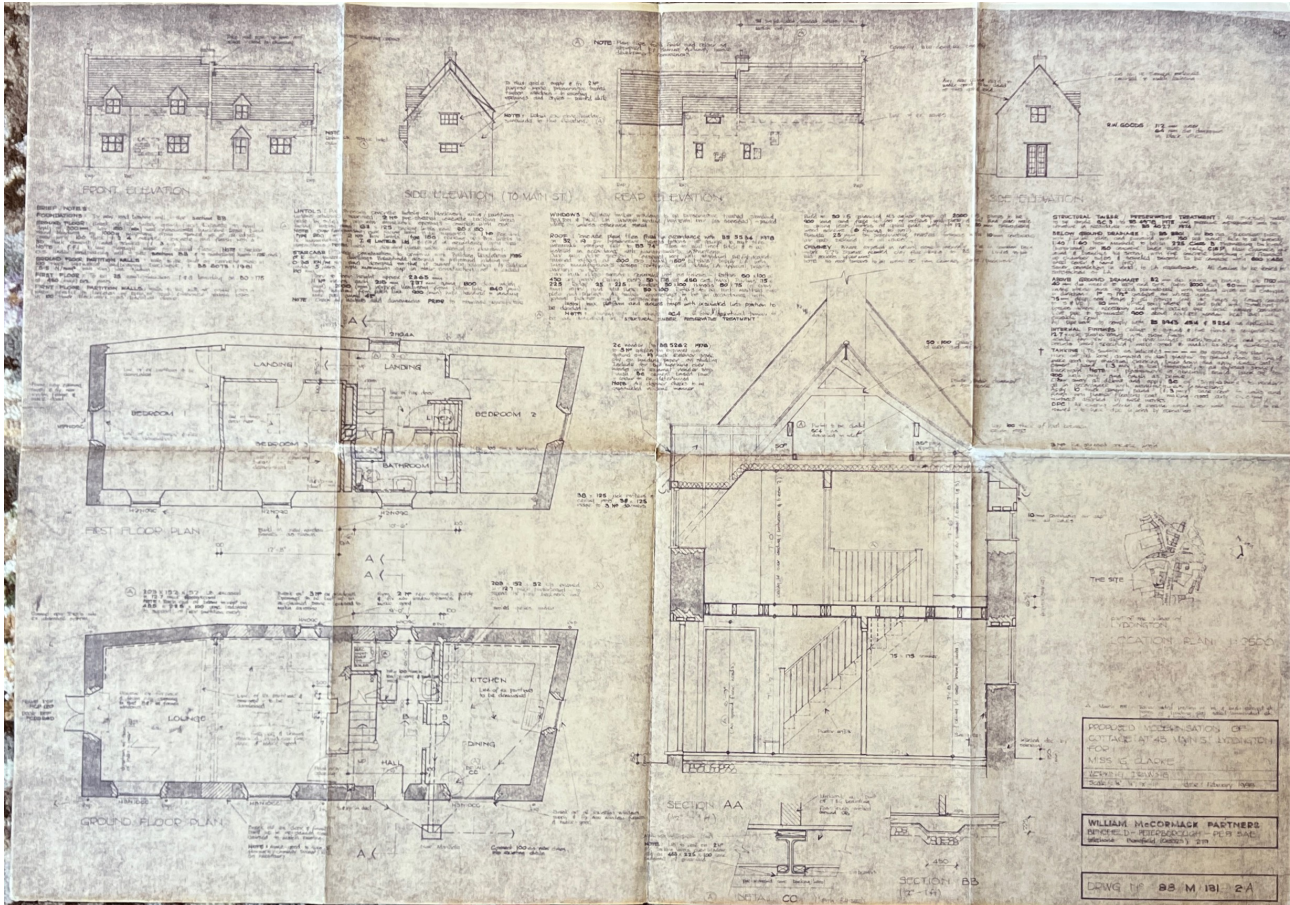


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3.4 Extensive works were carried out in the 1980's including the removal of both chimney breasts, first floor extension, new roof and dormer, replacement stairs and internal walls removed and replaced with new stud walls.



3.5 The Local authority website includes the following planning history for the site;

- 3.5.1 Alterations and extension to dwelling Ref. No: 1987/0380/HIST | Status: Approve
- 3.5.2 Alterations to existing dwelling, erection of detached garage, construction of new vehicular access. Ref. No: 1983/0432/HIST | Status: Approve
- 3.5.3 The erection of a porch to the front elevations of dwelling. Ref. No: L/1993/0503 | Status: Approve
- 3.5.4 Alterations to dwelling to enable insertion of additional dormer window. Ref. No: L/1993/0443 | Status: Refused
- 3.5.5 Store extension to existing garage Ref. No: F/1994/0634 | Status: Approve
- 3.5.6 Insertion of additional dormer window to dwelling house. Ref. No: F/1993/0442 | Status: Refused
- 3.5.7 APPEAL: Insertion of additional dormer window to dwelling house. Ref. No: 1993/0010/HISTAPPEAL | Status: Appeal dismissed
- 3.5.8 APPEAL: Alterations to dwelling to enable insertion of additional dormer window. Ref. No: 1993/0011/HISTAPPEAL | Status: Appeal dismissed

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3.6 The property was first listed on 06 July 1987, list entry number 1236763. The description detailed in the official list entry does not accurately describe the property that is currently on the site.

## Listing:

House. Early-mid C18, altered C20. Coursed ironstone rubble, corrugated iron roof (A), stone gable copings with moulded kneelers to gables of main block. Main block has flanking brick chimneys (B). Main block of 2 bays to left is of 1 1/2 storeys, lower bay of one storey and an attic to right. At right-angles to road. Left bays have wooden casements with single horizontal glazing bars, 3-light to ground floor, 2-light semi-dormers with eyebrow roofs (C). Door between with C20 gabled wooden porch (D). Right bay has C20 wooden casement and door to left, and C20 casements in chamfered stone surrounds to gable end.

## Current Situation:

- (A) The roof is currently laid with traditional clay roof tiles, similar to the adjacent properties.
- (B) Only one chimney remains, the chimney to the rear gable end has been removed.
- (C) The 2-light semi dormers with eyebrow roofs are no longer present, it is presumed that the eaves have been raised.
- (D) The central door and timber porch is no longer present, there is evidence that the door has been filled-in.

3.7 The current owners purchased the property in December 2021 and are now looking to enhance the property to modern standards whilst also looking to reinstate historical features wherever possible.

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## 4.0 IMPACT ASSESSMENT Summary of the proposals

### 4.1 Proposed works to be carried out to the existing property are as follows;

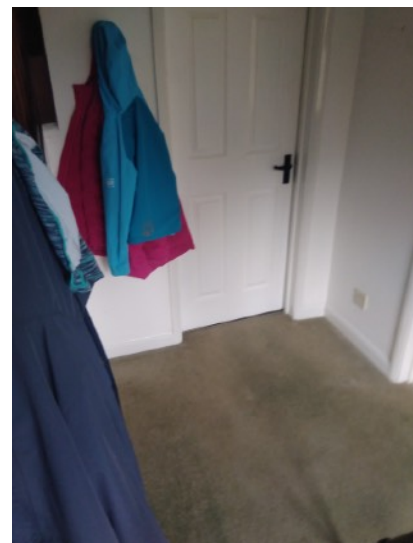
#### A. Existing modern kitchen units to be stripped out.

The Kitchen is located at the front of the property and will be relocated to the proposed lean-to side extension. The kitchen is not original, and once removed will allow the space to be used as a reception room and occasional guest bedroom



#### B. Stud wall and internal door between the Hallway and Kitchen to be removed, new stud wall and door to be built.

The existing entrance hall is small and there are no original features to be retained. The internal walls are all modern stud and the doors are modern 4-panel moulded doors that were added during the works in the 1980's. The new wall and door will allow for a larger entrance hall and a more regular space in the reception room.



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- C. Electric boiler and heating system to be stripped out and replaced with a new high efficiency system.

The current electric central heating boiler is located in the WC and is a large inefficient system. A new high efficiency system will be installed in the extension, this will be either an air source heat pump or a gas fired combi-boiler. All existing modern white radiators will be replaced with new radiators that are in-keeping with a heritage property.

- D. Refit and enlarge the downstairs WC.

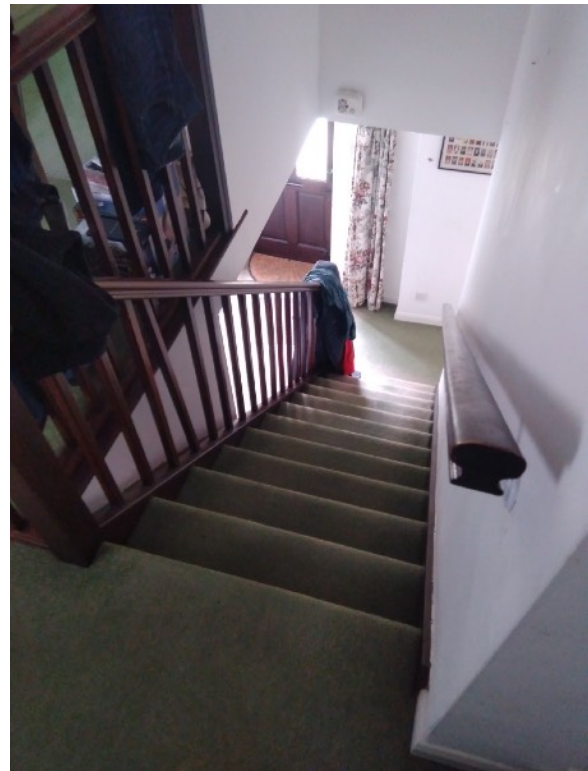
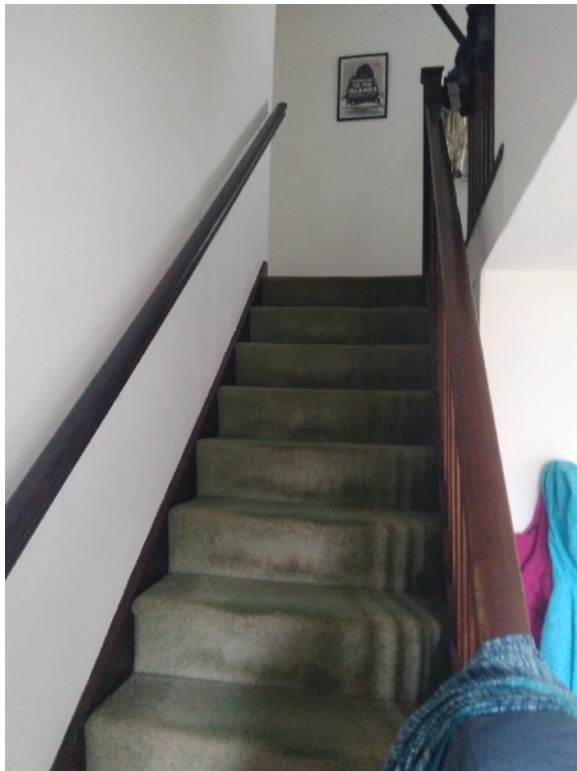
The modern WC and basin will be refitted with new, and the unused space below the stairs will be incorporated into the room, and space will be provided for cloakroom storage.

- E. Existing electrical system to be removed and a full re-wire with new consumer unit to be fitted.

The existing electrical system is dated and requires a full rewire including a new consumer unit.

- F. Modern staircase to be removed and replaced with new including new banister and handrail.

The existing staircase was fitted during the works which were carried out during the 1980's. It is not of any historical significance, and is constructed using basic materials. The replacement stair will be designed for the space and will allow the timber to be exposed rather than hidden behind carpets.



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- G. Modern fireplace to be removed, existing chimney to be exposed, flue liner fitted and new woodburner installed.

The chimney will need to be exposed on site to check its viability for a wood-burner, if suitable, then a new flue liner will be installed. The modern hearth and surround will be removed and replaced with a simple oak beam and slate hearth to suit.



- H. Modern timber French doors removed from the side / rear elevation, and structural opening widened to improve access and replace existing concrete lintel.

It is understood that there was a chimney breast at this end of the property and it was removed during the works in the 1980's. Its removal allowed a narrow set of timber French doors to be inserted, and a window to the first floor bedroom. This is evident from the modern concrete lintel over the doors.

The proposed extension will utilise this opening, but to allow good access, this structural opening will be enlarged with a new feature oak lintel over, retaining the proportions of the existing splayed walls. New structural fitch beam with exposed oak detailing to be fitted to support the existing external walls above. All rubble walling to be cleaned and stacked on site for re-use within the extension walls.

As works have already been carried out on this wall for the removal of the chimney, the additional works to enlarge the opening will have a minor impact on the historic fabric of the property.



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- I. Existing external wall within the extension to be cleaned and repointed in lime mortar and exposed internally.

The extension will enclose part of the side gable wall, but this will be retained and celebrated within the extension by cleaning and re-pointing the walls in lime and exposing the walls so that if ever in the future the extension were to be removed, the impact of the extension will be minimal.

- J. Existing boundary wall (not original) to be deconstructed, and the stone retained for re-use on the site where possible. New single storey lean-to side extension to be constructed.

The boundary wall adjacent to the patio is part retaining and is believed to have been constructed when the works were carried out to the house in the 1980's. This will be deconstructed, the stone cleaned for re-use, and a new stone faced boundary wall constructed as part of the extension. The extension will cover the area of the existing patio and a new patio will be located in the garden.



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## K. Secondary glazing to be fitted to windows with stone mullions.

The listing states “C20 casements in chamfered stone surrounds to gable end.” If these casement cannot be easily replaced with like-for-like units or simple aluminium casements, then secondary internal glazing will be used. The window to the rear gable includes a white plastic glazing bar within the sealed unit, will be replaced.



## L. Windows to be replaced with new double glazed units within flush casement timber frames and pre-cast concrete sill to be replaced with reconstituted stone cills (HaddonStone).

Existing windows are in a poor condition, double glazed units within painted timber flush casement frames. Style to match existing with slim glazing conservation units.



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- M. New painted timber front door with a simple wall mounted timber porch over.

The existing timber door is half glazed within a timber frame. This is a modern door which does not have any historical value or significance to the property. Over the replacement door will be a simple wall mounted gabled timber porch that will provide shelter at the entrance.

The listing states that there was a gabled porch at the time of listing - "*Door between with C20 gabled wooden porch*".

The 1987 existing plans appear to show there was a porch in the past on a now blocked up front door, and a larger one was granted LBC in 1993 on the current front door (not built).



- N. Stud walls and internal doors to the first floor to be removed, new stud walls and door to be built to form new bathrooms and bedrooms.

All of the internal walls at first floor are modern stud walls that were fitted to a chipboard floor during the works carried out during the 1980s. These walls are to be removed and rebuilt to suit the new layout that will include two bedrooms and two bathrooms.

- O. Installation of new conservation style roof-light, fitted between the rafters, flush with the tiles, to the front bedroom.

One new roof light to be inserted into the roof to the front elevation that does not front the Highway. This will bring natural light and ventilation into the front bedroom that currently only has a very small window to the front gable end which results in a dark bedroom. This will bring in natural light and reduce the reliance on artificial lighting and ventilation which will also improve the sustainability of the property. The addition of this roof light is to the front elevation that does not address the street-scene, so it is not considered that this will have a detrimental effect on the setting of the conservation area.



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- P. Existing pitched dormer over the bathroom window to be removed and replaced with a shed style dormer, tiles to match existing.

The current pitched roof dormer positioned over the bathroom window is tall and narrow with a low window, rendered cheeks & gable that results in an awkward design that is not in keeping with the property.

The window is to be replaced as detailed above. The dormer roof to be removed and replaced with a shed-style dome, similar to others can be found in the village.



in

The existing dormer over the bathroom at The Laurels



An example of a shed style dormer in Lyddington

- Q. Black plastic rainwater goods to be replaced with black cascade cast iron style rainwater goods (Brett Martin or similar)

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## 4.2 Proposed New Extension.

The extension has been designed as a lean-to single storey side extension to accord with the form, building alignment and scale of the existing building, taking into account subservience, as set out in the Council's design guidance for extensions.

4.2.1. The extension will house the kitchen has been designed as a lean-to that could in the future be removed and would result in the original fabric of the historic structure being returned to its original form. The simple form is set back from the main elevation and the roof is set below the first floor window to minimise impact on the property and the neighbours.

## 4.3 Design and relationship to the existing building.

Careful consideration has been given to how best this property can be improved and altered with minimum impact on it's original form and setting within the village cluster of equally interesting properties. The following points conclude the proposed design that is submitted as part of the application:

### 4.3.1 Overall visual impact.

This has been considered with view to not effecting the main front aspect of the property by naturally containing such additional works to the rear of the building within the enclosed rear garden area. Keeping the single storey extension subservient in scale in relation to the original building and constructing it in traditional matching materials in order to allow it to interrelate well with the existing form of construction. Minimising the visual impact on the neighbouring dwelling has been considered with regards to avoiding over-shadowing, over-looking windows and the overall visual form as seen from neighbouring windows.

### 4.3.2 Loss of visual external detail

When considering an addition to such a building of this period careful thought must be given to what external visual details are lost, concealed or changed by connecting onto the existing building. In this instance there is some minor visual loss of detail but the proposed works will enhance the original building by following the original elements of constructional detail and using matching materials.

## 4.4 Outbuildings & External Works

This application includes the demolition of the existing modern brick detached single garage, with a replacement timber framed garage located closer to the Highway. This will involve the construction of new low retaining walls to form a patio area and improved garden amenity to the rear of the property.

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## 5.0 Relevant Policies

5.1 Planning policy statement NPPF (2021) provides a policy framework for making decisions about historic assets. A key principal enshrined in the NPPF is the need to balance the significance of heritage assets against the harm caused by, and the public benefits of, the proposals. The relevant policies are covered below.

5.1.1 Paragraph 195 of the NPPF: “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.

5.1.2 Paragraph 199 of the NPPF: “When considering the impact of a proposed development on the significance of a designated heritage, asset, great weight should be given to the asset’s conservation”.

5.1.3 Paragraph 200 of the NPPF: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

5.2 Planning policy statement PPS5 provides a policy framework for making decisions about historic assets. A key principal enshrined in the PPS is the need to balance the significance of heritage assets against the harm caused by, and the public benefits of, the proposals. The relevant policies are covered below.

5.2.1 **Policy HE1** relates to climate change and heritage assets. The new addition will be designed meet current standards for thermal insulation to minimise energy use, whilst upgrading windows and improve u-values of the historic property as part of this proposal.

5.2.2 **Policy HE7** relates to proposals that affect all heritage assets and requires assessments of significance and impact to be made as part of application process. HE7.2 states that *“in considering the impact of a proposal on a heritage asset, the Local Planning Authority (LPA) should take into account the particular nature of the significance of the heritage asset”*. The affected heritage assets are the conservation area and the listed building.

The proposal will alter the appearance and setting of the property at the end of the listed building, but this will not cause harm to the listed building as a whole, as this an area of relatively low significance at the rear of the property. The impact is also considered to be less than the impact that would be caused by the more intrusive schemes, as the current proposal is consistent with the stone-built character of the building. The addition will not affect the house element to the east, the most significant element of the building, and this will not be altered.

In terms of the conservation area, the addition will not be apparent from the Highway, and as such the conservation area character will not be affected by the addition.

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5.2.3 **HE9.** PPS5 policies relate to the level of the asset's significance and the level of harm that a proposal may cause. As the proposal would not cause 'substantial harm', HE9.2 does not apply in this case.

The works will affect some elements of historic fabric such as the masonry of the west wall, which will be partly removed or obscured by the addition. The building's overall volume and footprint will also be extended. The current scheme also respects the traditional stone- built construction and character of the existing property, and as such, the level of harm is considered to be low.

In relation to the balance of benefits against harm, it is considered that the low level of harm is justifiable by the provision of improved living accommodation for the owner, helping to sustain the existing residential use, and by the enhanced design quality proposed at the rear of the building.

5.2.4 **HE10** relates to setting. Building beyond the historic envelope will affect some views of the building, but the level of harm is low, as the addition is sensitively designed and it will not affect a high significance part of the building or its setting. The addition will be seen from the west and south in views of the building but the design quality and use of local materials will ensure it does not harm the setting.

5.2.5 **HE12.** Policy HE12 of PPS5 states that '*where the loss of part of a heritage asset's significance is justified*', recording should be required. This report provides part of this record and if necessary, a measured survey and full photographic record could be taken of the rear of the building.

## 6.0 CONCLUSION

6.1 The Laurels is a Grade II listed building, and is important to the character of the Lyddington village and is within the Lyddington conservation area. The proposal to extend the property will create an addition which has been sensitively designed to minimise the visual impact on the setting of the building and will not have a harmful impact on a high significance element of the building. The impact on the conservation area is considered to be minimal.

6.1 The proposals are consistent with advice and policies in NPPF (2021) & PPS5 and CZA is pleased to support the proposed scheme.

## SOURCES

Published

- Department for Communities & Local Government, PPS5: Planning for the Historic Environment, 2010
- English Heritage, Conservation Principles, 2008
- National Planning Policy Framework: Planning Practice Guidance 12, Conservation and enhancing the historic environment.
- Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2
- Buildings and People of a Rutland Manor; Rosemary Canadine, Vanessa Doe, Nick Hill, Robert Ovens, Christopher Thornton. Lyddington Manor History Society.

Maps & Plans

- <https://maps.nls.uk/view/101592888>
- <https://www.oldmapsonline.org/map/nls/101592888>