



# Heritage Statement

Lawford House  
Grange Road  
Lawford  
Essex  
CO11 2JD

8<sup>th</sup> January 2024

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## Introduction & Site Location

### 1.1

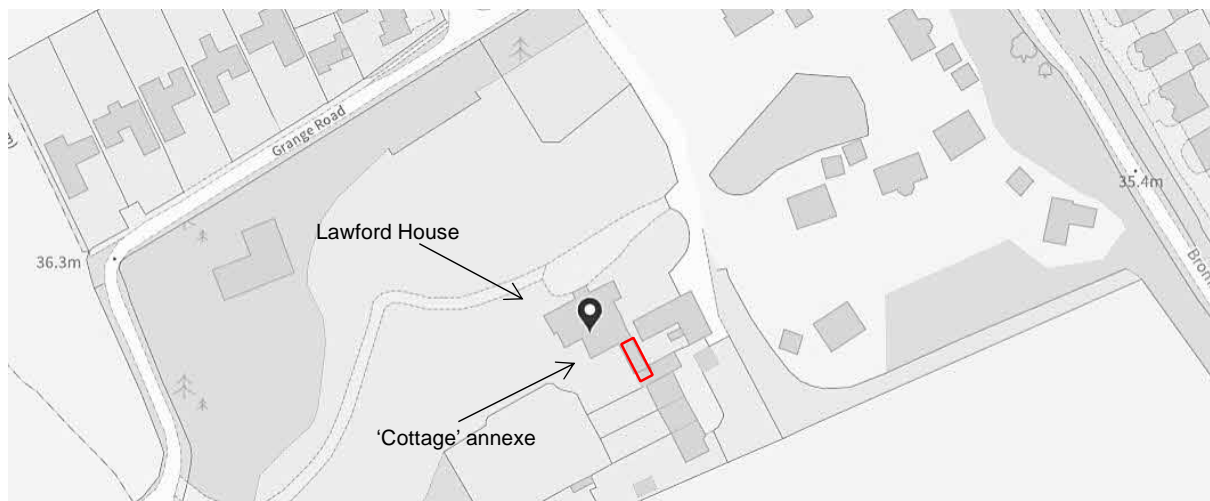
This Heritage Statement has been written to support an application for listed building consent for alterations to 'The Cottage' at Lawford House. The National Planning Policy Framework December 2023 (NPPF) requires an applicant to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 200).

### 1.2

This Statement provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF and the guidance contained in Historic England's Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. The impact of the proposed works on the significance of the heritage asset is then described and considered.

### 1.3

The site comprises a former outbuilding to Lawford House used as a residential annexe to the main house.



### 1.4

On the 18<sup>th</sup> October 2023 applications for planning permission and listed building consent were refused for the extension of 'The Cottage', linking it to an outbuilding, for internal alterations and alterations to fenestration (ref. 23/00982/FULHH & 23/00983/LBC). The Decision Notice stated that

*In this instance, the proposed link addition would add a further incongruous feature which would alter the historic relationship and hierarchy between the main building and its ancillary outbuildings which, despite the alterations, is still clearly legible. Consequently, the proposals would fail to preserve the special interest of the listed building to which there is no justification or public benefits, as the building is already in a viable use in its existing situation as a private residential dwelling.*

1.5  
It was noted that sufficient justification for the proposed internal alterations and the replacement of the existing windows had been made, though more information would be required regarding the retention of part of the existing first floor structure as storage and how access to the loft would be provided. It was also noted that the rear chimney stack had to be taken down due to severe damages and health and safety concerns.

1.6  
The proposal now submitted excludes any extension to The Cottage and seeks consent for the reinstatement of the rear chimney and alterations to the interior and windows as before.



## The Heritage Asset: Description & Significance

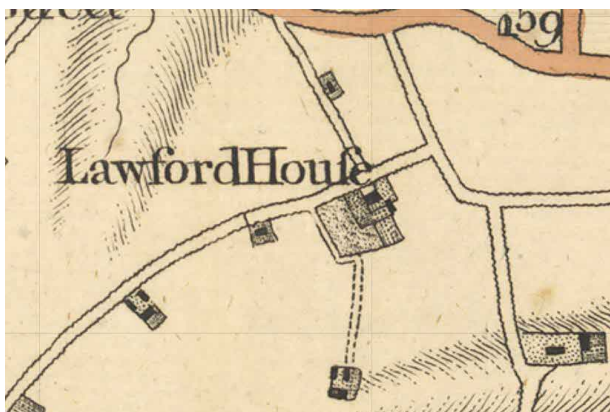
### 2.1

Lawford House was listed, grade II on the 21<sup>st</sup> February 1950 (list no. 1261450). The list description reads as follows:

*House. C17 rear range, C18/C19 front range. Front range of gault brick, rear range timber framed with brick facing. Hipped grey slate roofs. Front range has parapet, 7 window range of small paned vertically sliding sashes, moulded flat lintels, moulded surrounds, internal shutters. Central double panelled doors. 2 pairs of fluted columns with moulded capitals and bases on a low plinth support the flat canopy. The lower forward bases support a pair of dolphins. Rear range has lodged side purlin roof with pegged rafters and circa 1800 inserted circular open-well stair.*

### 2.2

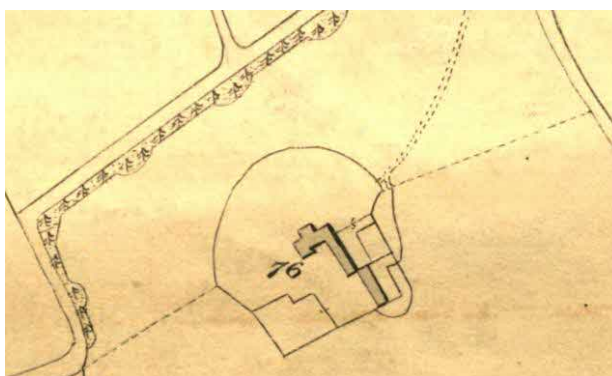
The rear range of the main house dates from the seventeenth century and is timber framed. It was given a fashionable front range of brick in the eighteenth or nineteenth century.<sup>1</sup> John Chapman & Peter André's map of 1777 shows the house with a single, unattached outbuilding at the rear, possibly a stable.



1777

### 2.3

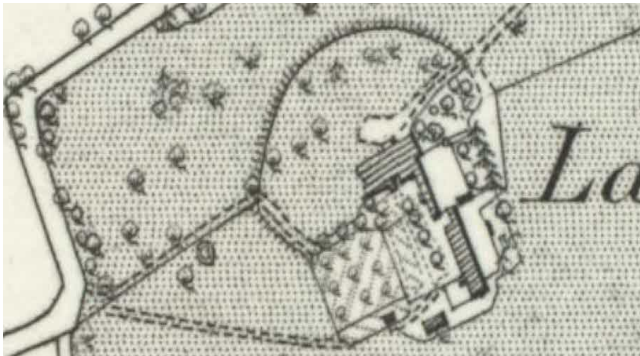
The buildings are shown more clearly on the tithe map of 1839 with yards to the east. The tithe apportionment records the property, described simply as 'house and premises' was owned and occupied by Thomas Nunn, who owned some 212 acres.



1839

<sup>1</sup> EHER 34599

2.4  
 Subsequent maps through the later nineteenth century show a similar layout and it is clear that the separate outbuilding dates from at least 1777 and was probably built when the house was given its front range.

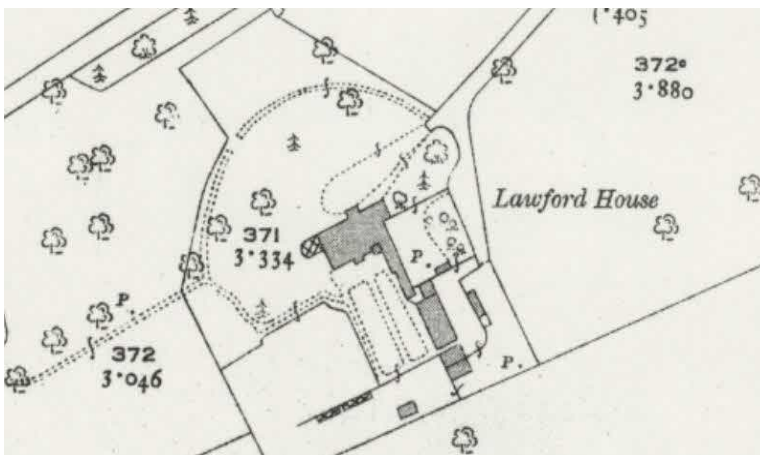


1875

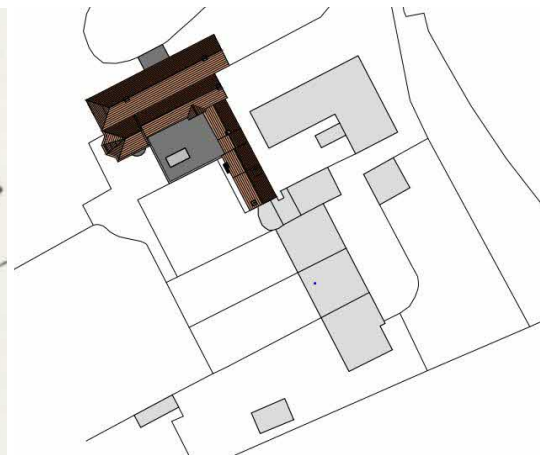


1896

2.5  
 The relationship between the house and outbuilding continued well into the twentieth century. Change came in the last quarter of the century when a large garage/office building was constructed and to the immediate east of the house and linked to the outbuilding by a red brick wall.



1921



2023

2.6  
 The 18<sup>th</sup> century outbuilding was originally in two parts, with the northern section having a lower ridge height. The lower section has a chimney stack on its west (garden) side, which is splayed at the base. It was possibly a stack with an oven or copper attached and may have been a wash house or bakehouse. There is no evidence of either inside and the hearth now has a fireplace decorated with swags, which has been inserted later probably when the building was converted to residential use. The fireplace has a niche to the right and a door opens to a cupboard but was originally a link to the rear wing of the main house.



2.7  
The front (east) elevation has undergone change, again when the building was converted to a residential annexe. A former wide opening can be seen in the brickwork beneath the white paint, its width defined by straight joints. It was infilled and a three light casement window with top hung vents was inserted.



2.8  
The larger section of the outbuilding to the south is connected internally to the lower part. It also has a chimney stack at its south gable. The east elevation has a door and windows reminiscent of the 1950s, but a dormer window has a six over six pane sash without horns. On the west (garden) side, modern casements appear to be of a later (possibly 1970s) date.



East elevation



West elevation

2.9 Internally the building has a 1970s interior with a modern stair leading to the attic, a bathroom and kitchen, all within the larger southern section, and a sitting room with the fireplace in the northern part. The attic provides a single bedroom with exceptionally low headroom. The kitchen retains a fragment of timber framing showing that it was once two 'rooms'.



Kitchen



Sitting room



Attic bedroom

2.10 The outbuilding clearly had original uses ancillary to the main house. At some time in the mid-twentieth century, it was converted to provide residential accommodation and then upgraded in the late twentieth century. The 'upgrade' included the insertion of a studwork wall to create a bathroom within part of the former south bay of the former two-bay kitchen. In more recent times, it was occupied by the gardener.



## Significance

### 2.11

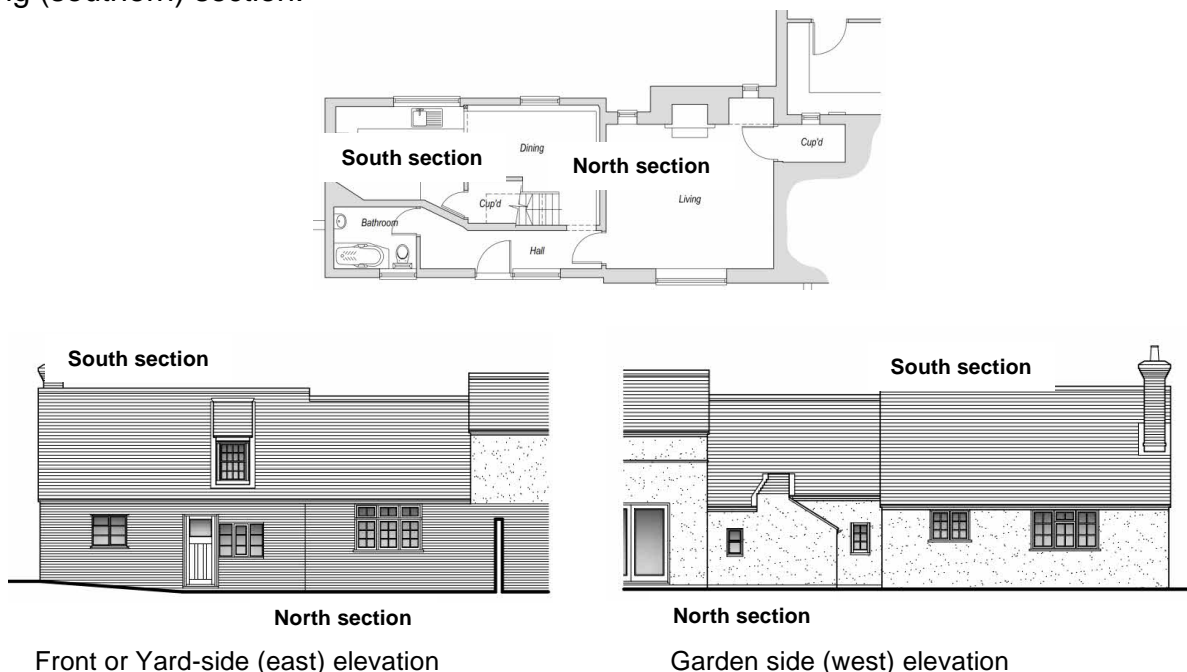
The National Planning Policy Framework defines 'significance' as, "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".<sup>2</sup>

### 2.12

Significance may be assessed on a scale from very high to none depending on the values society places on a particular historic asset. Historic England considers that these values may be 'evidential' (from past activities or remains), historical, aesthetic, communal (commemorative or symbolic, cultural, social or spiritual) or natural<sup>3</sup>. Understanding such values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society. In assessing significance, the importance of the setting of the heritage asset should also be considered.

### 2.13

Lawford House retains the remains of a 17<sup>th</sup> century timber framed building within its rear service wing. This may have been the original house before a fashionable brick house was attached to it around the mid-18<sup>th</sup> century and is shown on Chapman & André's map of 1777. The 'cottage' which is the subject of the application is situated at the southern end of the range. It comprises two sections; the northernmost, a slightly lower and smaller section, appears to pre-date the adjoining (southern) section.



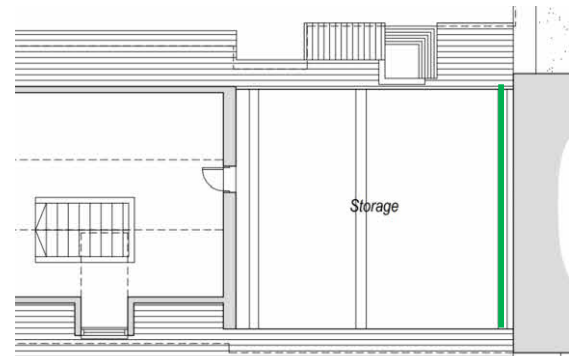
<sup>2</sup> NPPF 2021 Glossary

<sup>3</sup> Historic England 2008 pp. 27-40

North Section

2.14

This comprises a single ground floor room and an attic above and is linked at ground floor level to the remainder of the house's rear service wing by a door (now forming a cupboard). It is built of brick with thick walls, suggesting it may be later than the main timber-framed service wing to the north and possibly dating from the 18<sup>th</sup> century rebuild of the main house. At first floor level, the wall between the north section and the main service wing is timber framed of probable 17<sup>th</sup> century date. On the opposite wall a small hatch links it to the attic above the south section. Two east-west tie beams divide the roof space, which is lime plastered.



Probable 17<sup>th</sup> century timber frame on first floor

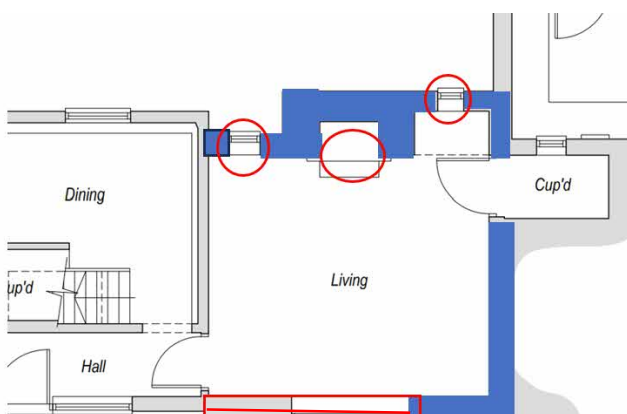
2.15

The ground floor comprises a single room, with a fireplace on its garden side with a niche to the north and later windows inserted either side of the stack. This wall was probably originally blank without openings to the garden. It is now cement rendered. On its east or yard-side it has a single three light casement window with top hung vents, dating from around 1970 and typical of 'catalogue windows' of that date. This wall has been partially rebuilt and the window appears to have been inserted within a wide opening, partially infilled to the south with painted, stretcher bond, herringbone-textured common brickwork of around the 1950s. In contrast, the brickwork to the north of the window is earlier, in Flemish bond. The wall on the garden side has the remains of the chimney stack, the lower section of which probably dates from the 18<sup>th</sup> century. Niches on either side possibly accommodated an oven or copper and 20<sup>th</sup> century windows are later insertions.

2.16

Whilst it is difficult to be certain, the use of this north section appears to have been connected to the service yard which was sited to the east, with a blank wall to the garden side. Its use formed part of the service wing and the presence of the chimney stack on its west side with a niche beside it suggests perhaps a bake house with oven or a wash house with copper. The original use cannot be ascertained as the fireplace was altered during the 20<sup>th</sup> century when a chimney piece was installed, presumably to make the room more suitable as living accommodation. The drawing below summarises the evolution of the ground floor of the north section.

North section: summary of development



- Probable 18<sup>th</sup> century
- 20<sup>th</sup> century alterations

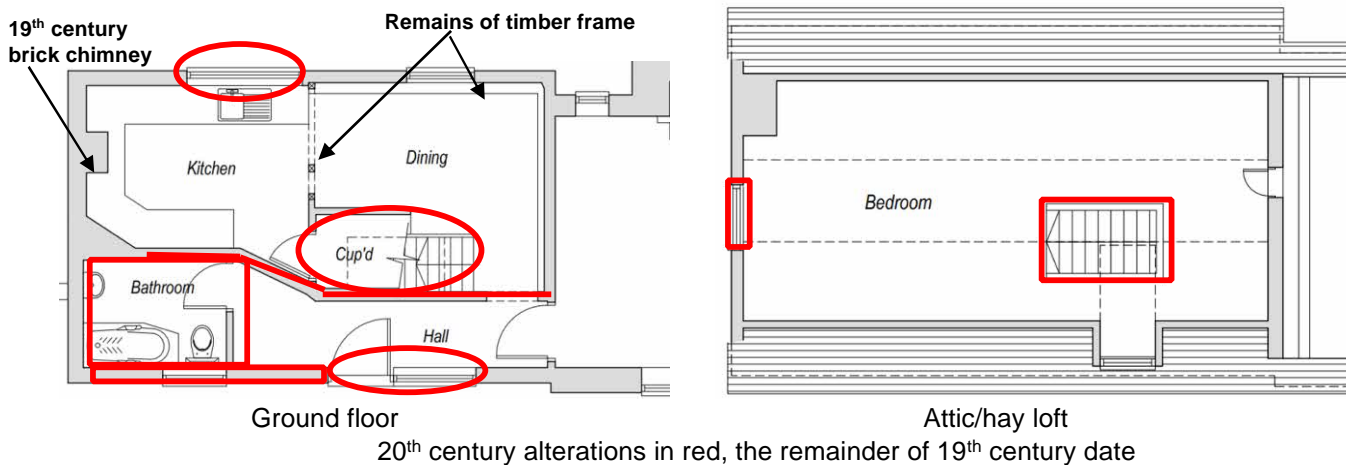
## South Section

### 2.17

This section was originally a 19<sup>th</sup> century partly timber-framed extension to the north section. It accommodated additional services, probably a stable with a hay loft above. It was much altered around 1950 when it was converted and added to the north section to form a 'cottage'. Its interior retained the tall red brick chimney at its south-west end and the remains of a section of timber framing on the west side, which formerly divided the space into two rooms. A wall was inserted in the mid-20<sup>th</sup> century to divide the space into a kitchen, bathroom and hall corridor, with a staircase inserted to the attic which became used as a bedroom. The stair probably replaced a ladder and there is no visible evidence to show where it was located.

### 2.18

The residential conversion seems to have taken place in more than one phase; the subdivision occurred around the 1950s, whilst the insertion of the stair and enlargement of the west window to the ground floor was done in the 1970s. At that time, when the attic space became used as a bedroom, the former hay loft door probably became a gable window to the bedroom with an additional dormer on the east roof slope.



### 2.19

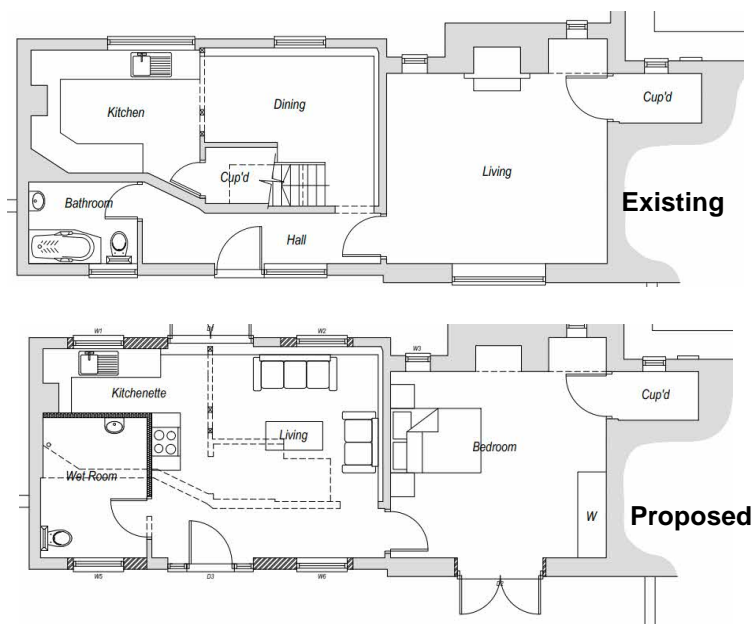
The conversion to residential use in the 1950s involved an extensive rebuild of the east elevation using common brick, with windows inserted above tile cills and a 'new' front door.

## Proposed Works & Heritage Impact Assessment

### Internal Alterations

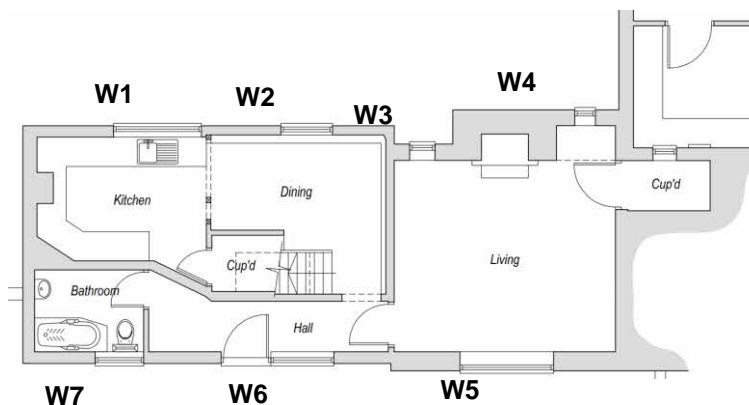
3.1 It is proposed to retain the residential use, but upgrade the interior. The attic bedroom has very low headroom and it is proposed to retain it in part as a store, removing the 1970s stair and providing access to the storage area by means of a ladder (not permanently fixed). The bathroom and its modern dividing wall are to be removed, but the remaining timber frame is retained without alteration. A wet room replaces the bathroom.

3.2 The living room is to be replaced by a bedroom within the lower northern section, retaining the stack and fireplace.



### Window Alterations

3.3 It is proposed to alter windows and external doors. The following schedule explains the windows in more detail and their replacements are detailed in the drawings which accompany the application (nos.2047/22/04 A & 2047/22/05).



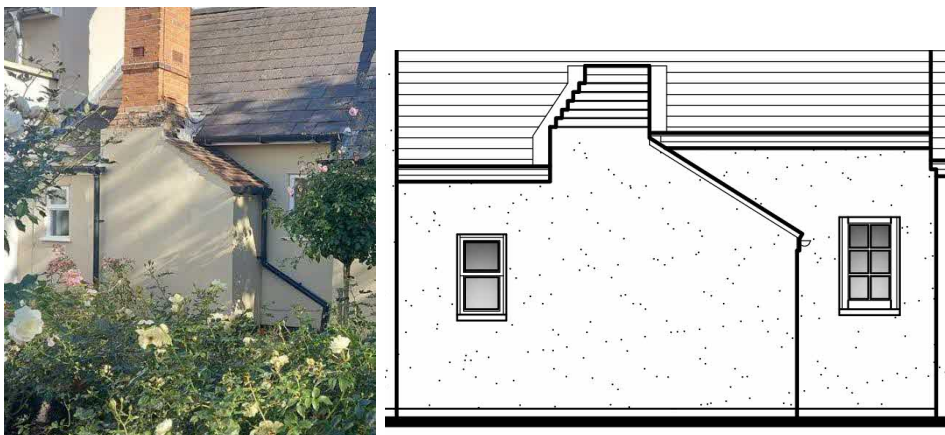
3.4

On the west (garden) elevation, windows W1 & W2 are mid-20<sup>th</sup> century. W1 is a three-light casement with a central top hung vent; W2 is a two light 'storm' casement.



3.5

W3 is a six-pane fixed light window and W4 is a fixed window of two panes, the upper pane being a top hung vent. Both are 20<sup>th</sup> century insertions.



3.6

On the east side, W5 is a three-light casement with top hung vents of around 1970. W6, to the right of the 1950s front door is a three-light window with a central opening casement of similar date. W7 is a 1950s six pane window to the bathroom with a vent, set above a tiled cill with a cement hood mould above it in this section of wall which has been rendered.



W5



W7

W6

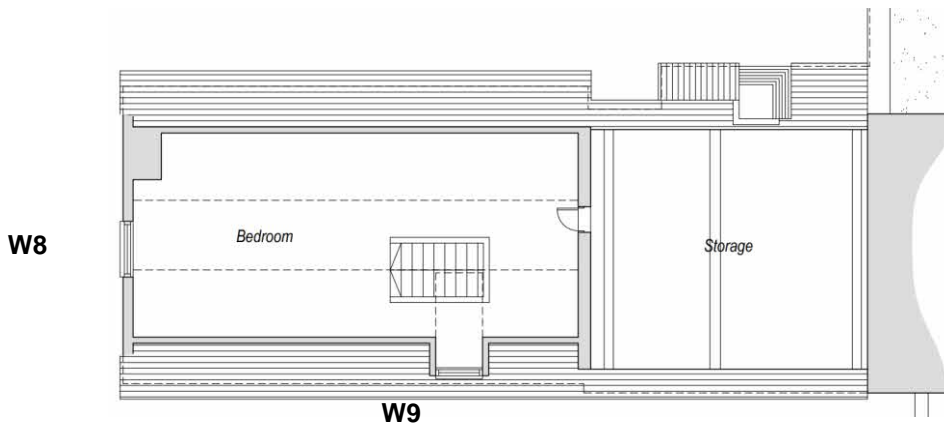
3.7  
 On the attic floor, there are two windows. The gable window W8 is an enlarged casement, which was inserted when the attic was converted to bedroom use and possibly replace a smaller one or possibly replaced a hoist door to the former loft.



W8



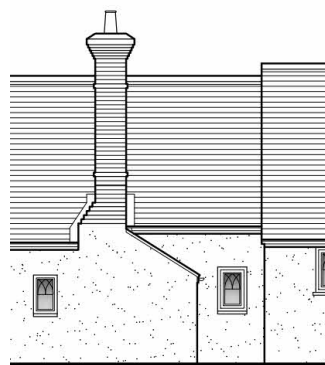
W9



3.8  
 W9 is a dormer window. It is an 8 over 8 pane sash within a moulded frame and appears to be of 18<sup>th</sup> century origin. It is poorly fitted and seems to have been moved from elsewhere and fitted to provide light when the attic loft was converted to a bedroom in the mid-20<sup>th</sup> century.

### Chimney Stack

3.9  
 It is proposed to reinstate the chimney stack on the west side which may have served an oven or copper. The reinstatement will precisely match the form of the stack before it was taken down



## Heritage Impact Assessment

### 3.10

“Some buildings and structures are deemed designated as listed buildings by being fixed to the principal building or by being ancillary within its curtilage and pre-dating 1 July 1948. Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (i.e. the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance”<sup>4</sup>.

### 3.11

In this case, the former outbuilding forms a part of the historic curtilage and is now physically linked to the main house. Despite twentieth century alterations it retains features of interest, all of which are to be retained, and it still has significance as a part of the heritage asset.

### 3.12

The question is whether the proposal harms the setting of Lawford House. The Department for Levelling Up, Housing and Communities Planning Practice Guidance (PPG) July 2019 states that

*The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.*<sup>5</sup>

### 3.13

Paragraph 13 of the PPG advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

### 3.14

The proposal upgrades an existing residential annexe in a manner which is sympathetic to its significance and relationship to Lawford House. The internal alterations of the late twentieth century which have compromised the interior are removed; the attic restored as an attic and the original two bay plan form of the southern section of the outbuilding is reinstated. Chimney stacks, fireplaces and dormer window are retained and the stack on the western side is reinstated. The overall appearance of the former outbuilding is improved and the excesses of the twentieth century conversion removed.

### 3.15

The remaining timber frame is retained without alteration so that the original form of the two bays in the southern section can be expressed.

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<sup>4</sup> Historic England *Good Practice Advice in Planning: 2* (2015) para.15

<sup>5</sup> PPG para.013

### 3.16

It is also proposed to replace the twentieth century windows and existing front door and to provide access to the rear garden. Though this results in the loss of some fabric, it enables a coherent design as a fitting twenty-first century refurbishment of a building which has been altered and refurbished in the 1950s and again in the 1970s.

## Conclusion

### 4.1

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting (section 66.1). Special attention shall also be paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of any powers under the planning Acts (section 72).

### 4.2

The National Planning Policy Framework (December 2023) expands on the 1990 Act. Paragraph 195 notes that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 205 states that 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

### 4.3

Paragraph 200 of the NPPF requires an applicant to "describe the significance of any heritage assets affected, including any contribution made by their setting". Paragraph 203 requires local planning authorities, in determining applications to take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".

### 4.4

Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification and paragraph 205 advises that when considering the impact on the significance of designated heritage assets, great weight should be given to their conservation (and the more important the asset, the greater the weight should be).

### 4.5

No harm to or loss of the significance of the heritage asset results from this proposal. It benefits the setting and retains a viable use for the outbuilding. Consequently, in this case the balance is in favour of the proposed development. It satisfies both national planning guidance and local planning policies which seek to protect the historic environment and encourage local distinctiveness in design.



## Bibliography

Essex County Council	<i>Historic Environment Record</i>	
Department for Levelling Up, Housing and Communities	<i>National Planning Policy Framework</i>	December 2023
Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government	<i>Planning Practice Guidance: Conserving and Enhancing the Historic Environment</i>	July 2019
Historic England	<i>Conservation Principles: Policies and Guidance</i>	2008
Historic England	<i>Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12)</i>	2019
Historic England	<i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Second Edition)</i>	2017
Historic England	<i>Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2</i>	2015