

DESIGN AND ACCESS, AND HERITAGE STATEMENT

Proposal to replace existing outbuilding corrugated iron roof with
slate

at

15 Old End, Padbury, MK18 2BB



1.) Introduction

The property is Grade 2 listed building entry number 1277221 listed 20/7/76 and is located within Padbury Conservation Area.

Listing Detail:

9/134 No 14 and No. 15 (Field View) 20/7/76

Listing NGR: SP7158830520

Pair of cottages. C17. Timber frame with colour-washed brick infill to No. 15 and ground floor of No. 14, with brick above. Half-hipped thatch roof swept down to right over weatherboarded extension. Each cottage has central stack and two bays with C19 wooden casements. No. 15 has one-and-a-half storeys with one leaded casement in thatch to right, and board door to left; colour-washed rubble stone of chimney stack shows to centre of front wall. No. 14: has two storeys with horizontal sliding sashes to first floor and board door to right.

15 Old End (Spring Cottage), Padbury, MK18 2BB is one of a pair of Grade II listed 17th century thatched and timber-framed cottages with infill panels of painted brickwork and traditional lightweight panels to the front elevation of number 15. The proposal seeks to replace a degrading outbuilding tin roof with a slate covered roof. This will be to compliment and match the work proposed to be completed as part of the neighbouring properties existing approval on the adjacent side of the outbuilding. The apex of the outbuilding roof approximately represents the boundary between 14 Old End and 15 Old End. The Western side of the apex already has consent granted under 23/01352/ALB belonging to 14 Old End. This proposal seeks consent for the same as 23/01352/ALB but for the adjoining Eastern side of the roof belonging to 15 Old End.

The proposed works consist of...

- 1) Removal of existing corrugated iron roofing sheets
- 2) Fitting of natural Welsh slates

Guidance had been sought from Buckinghamshire Council heritage team who advised that consent be sought. Although the outbuilding is partly represented in the elevation drawings in application 23/01352/ALB, the mentioned application area detailed in the Siteplan did not cover the side belonging to that of 15 Old End which this application serves to cover.

Planning History

- Installation of 1st floor windows & ground floor french doors. Internal alterations & re-thatching of roof. Ref. No: 92/01861/ALB | Status: Approved

- Demolition of existing rear lean-to, erection of replacement single storey rear extension, rebuild chimney with additional pot and cowls and replace and rebuild front and side boundary walls. Ref. No: 08/01400/APP | Status: Approved
- Demolition of existing rear lean-to, erection of replacement single storey rear extension, rebuild chimney with additional pot and cowls, replacement front door, stair balustrade and fireplace and replace and rebuild front and side boundary walls. Ref. No: 08/01401/ALB | Status: Listed Building Consent
- Submission pursuant to discharge of conditions 4 (Roof tiles) and 5 (Bricks) of 08/01400/APP and 08/01401/ALB, and 9 (Fireplace brick piers) of 08/01401/ALB. Ref. No: 08/12862/DIS1 | Status: Satisfies requirements
- Replacement of French doors. Ref. No: 12/00386/ALB | Status: Listed Building Consent
- Listed building application for undertake repairs to timber frame and infill panels, removal of impermeable paint to timber frame and footings. Ref. No: 22/02296/ALB | Status: Listed Building Consent
- Householder application for removal of section of garden wall and erect driveway gates. Ref No 23/00459/APP | Status: Listed Building Consent

2. Heritage Asset and Statement of Significance

The property (15 Old End) is a Grade II Listed Building. The listing states that the property dates to the seventeenth century and is a listing combined for 14 and 15 Old End as a semi detached pair. 15 Old End has a side driveway, rear garden and runs parallel to the street in a prominent position within Old End. The property is of timber frame construction however the original structure has been modified historically to include elements of structural brickwork to the rear elevation and a stone chimney visible from the front elevation. Above and to the right of the front door are lightweight panels thought to be original wattle and daub. Other remaining infill panels are whitewashed or painted brick. A later rear addition extension, of clay tile roof and weatherboarding was built around 2009. Prior to its listing the building fell under the ownership of All Soul's College, Oxford for its entire life. All these alterations since listing have received the required consents.

A supporting sitemap has been supplied.

The property lies within Padbury Conservation Area which was first designated by Aylesbury Vale District Council on the 1 January 1969. Padbury sits within the Padbury Valley Landscape Character Area. This area which is defined by a distinctive shallow valley

landform, is relatively sparsely settled (especially along the valley floor) and has a strong rural character.

Padbury is also an example of a polyfocal settlement, displaying the key characteristics of a dislocated church and former manor to the north-eastern end of the A413, and areas of early irregular development concentrated around an area of rough paddocks at Old End (where the property is located) at the south-western end of the village and a former open area towards the north-eastern end of Main Street.

Old End is situated towards the south-western extremities of Padbury. U shaped in form it rises up the north-eastern side of the valley enclosing a small group of exposed paddocks and an assortment of historic and modern cottages.

There are a number of listed buildings located along Old End as well as several buildings which have been identified as being of Local Note within the Padbury Conservation Area.

The majority of the historic buildings within this area are orientated so that their ridgelines run parallel with the road so have a strong visual connection with the carriageway.

Within Old End there is also a mixture of building types with former farm houses, converted utilitarian farm buildings, vernacular cottages and 19th century terraced housing. Buildings here are eclectic in date and form. They are a mixture of detached, semi detached and terraced buildings, which vary in scale, form and massing.

3. Design Concept and Impact Mitigation

The proposed works consist of...

- 1) Removal of existing corrugated iron roofing sheets
- 2) Fitting of natural Welsh slates

The existing outbuilding that this application relates to currently has a corrugated iron roof on both sides and consent has already been granted to change to slate on one side. It is felt that it would be beneficial to the setting of the listing building and curtilage to be able to complete the work for both sides of the building at the same time, and therefore have matching sides of the same materials and finish.

It is believed there is no historical asset to the corrugated iron sheets currently used. There is evidence of corrosion on the existing sheets with previous temporary patches present.

Considering the finite lifespan of the corroding corrugated iron, there is benefit to replacing this at the same time as the adjoining roof as there will be no need for future disruption to the apex of the roof compared to if they were to be replaced in the future.

Existing ridge tiles will be carefully removed and retained and rebbed to cap the new slate roof.

Felt and batten will be used and 510 x 255mm reclaimed Welsh will be used. Samples are available for viewing on site and photos included below for reference. A slate undercloak finish and will be pointed in a weak lime sand cement mix.

It is proposed the existing rainwater goods will be removed, retained and refitted once the roof is complete.



Slate sample (above). Reclaimed Welsh slate to give an immediate aged look.

The proposed works at 15 Old End are to improve the setting of listed building - external visual changes are on a full understanding of the significance of the building, and the potential impact on the Conservation Area and on any of the listed buildings within the vicinity and aim to improve the aspect of the property.

The use of sympathetic and natural finish materials used are intended to have a positive impact on the aesthetic quality of the area.

Use – There will be no change to material use of the outbuilding or immediate areas.

Amount and Scale - There will be no change.

Access - There will be no change.

The proposal would preserve the architectural and historic interest of the listed building and therefore complies with sections 16/66 of the Act. The proposals would preserve the

character and improve appearance of the conservation area and therefore complies with section 72 of the Act.

NPPF - The proposal would cause no harm to the significance of the heritage asset

5) Conclusion

Every consideration has been undertaken to ensure that work would enhance the character of the historic building itself and the Conservation Area where it sits.

It is felt that in heritage terms the works will cause no damage to historic fabric of the buildings and will allow an aesthetic improvement and longevity to the outbuilding with the solid and watertight slate roof.