

# CROSS + CRAIG ASSOCIATES

**Rectory Cottage, Church Lane, Lapworth B94 5NX**

## **Design and Access Statement and Heritage Statement**

### **Introduction**

Rectory Cottage is a timber framed cottage dating from the 17<sup>th</sup> century. It has been previously extended several times and has a large flat roofed garage on the side. Planning permission was given in 2020 for a single storey side extension to replace this garage. Following pre-application discussions with Jane Catterall, Conservation Officer, this application is for the redesign of that single storey extension.

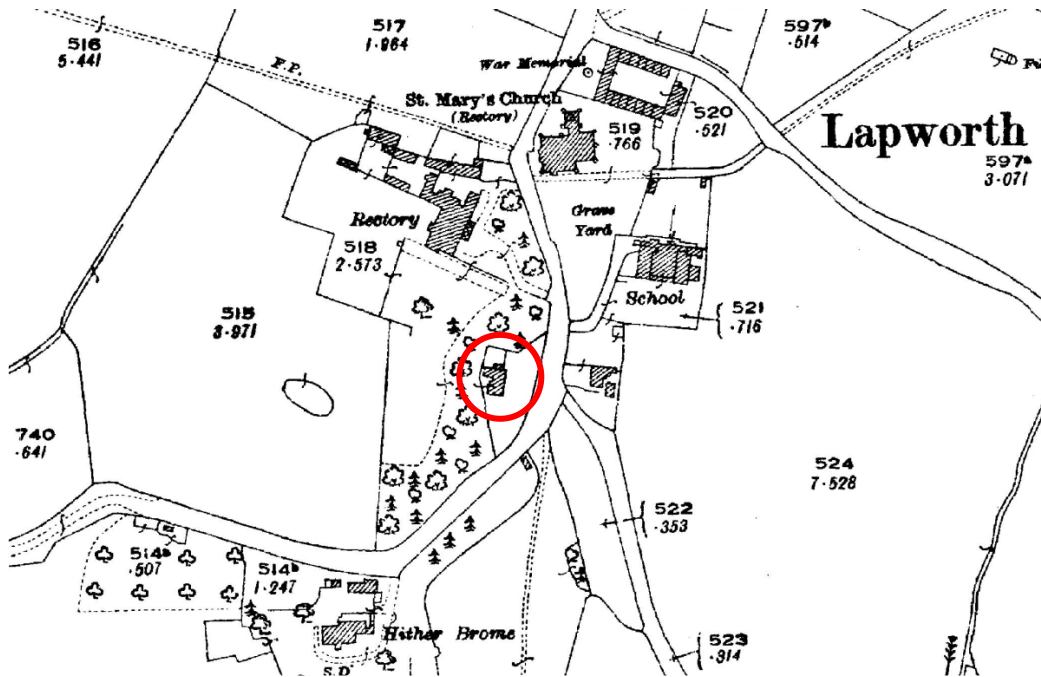


### **Full listing description**

*LAPWORTH CHURCH LANE SP17SE (West side) 1/27 Rectory Cottage 30/09/83 - II Cottage. Probably mid C17. Painted brick plinth; small timber-framing with painted brick infill; old plain-tile roof, hipped to right; brick ridge stack to centre. L-shaped plan. Single storey and attic; a 2-window range. Central porch with plank door. 3-light casement to left. 4-light casement to right. Gabled half-dormers to left and right with 2-light casements. Interior not inspected. [ 34]*

*Listing NGR: SP1628371008*

The cottage has historical value due to the age of the original part of the house and due to its group value alongside the Rectory, school and the Church. It is thought that the cottage was once used as accommodation for the servants or staff of the Rectory. The existing Rectory is modern and replaced an older building, as shown on the attached below map.

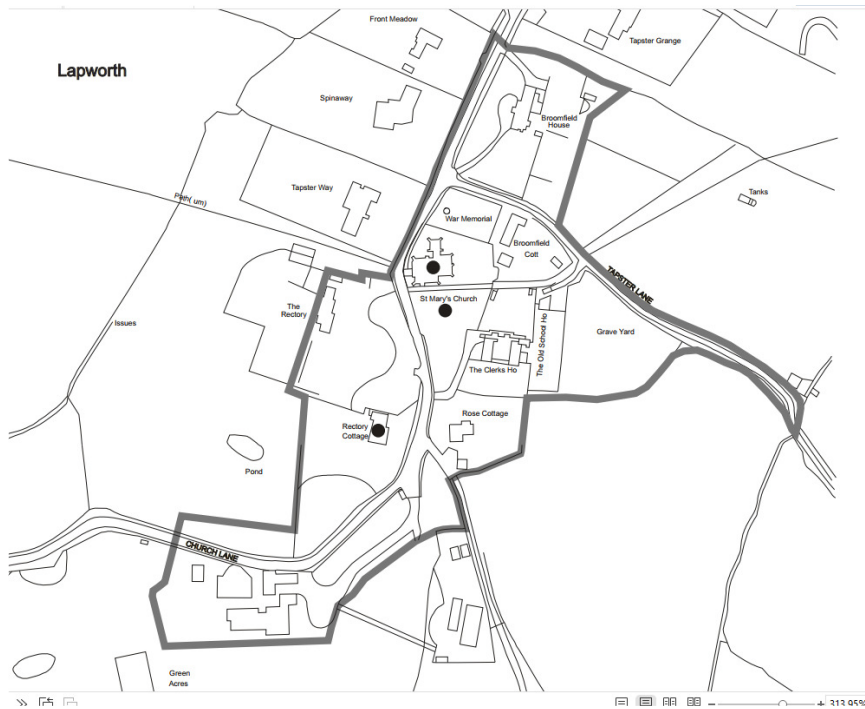


This map dates from 1916-1925 and shows the Victorian rectory which has since been demolished.

The Appeal Inspector in 2019 described the significance of the cottage as being due to its age, character and appearance, being a well preserved example of a vernacular timber framed cottage, typical of its period. He also commented on its legible L-shaped original footprint.

**Conservation Area**

The cottage also sits within Lapworth Conservation Area.



The Conservation Area statement states: 'The area around the Parish Church of St Marys does contain some original village properties which, together with the Parish Church and

views into the surrounding countryside, do define the character of this small Conservation Area. ‘

### History and planning history of the site



This photograph is believed to be pre-1950 and shows a lean-to wing on the right hand side of the cottage and a single storey garage building.



Pre 1951



Post 1952 with alteration



Pre 1951



Post 1952 with alteration

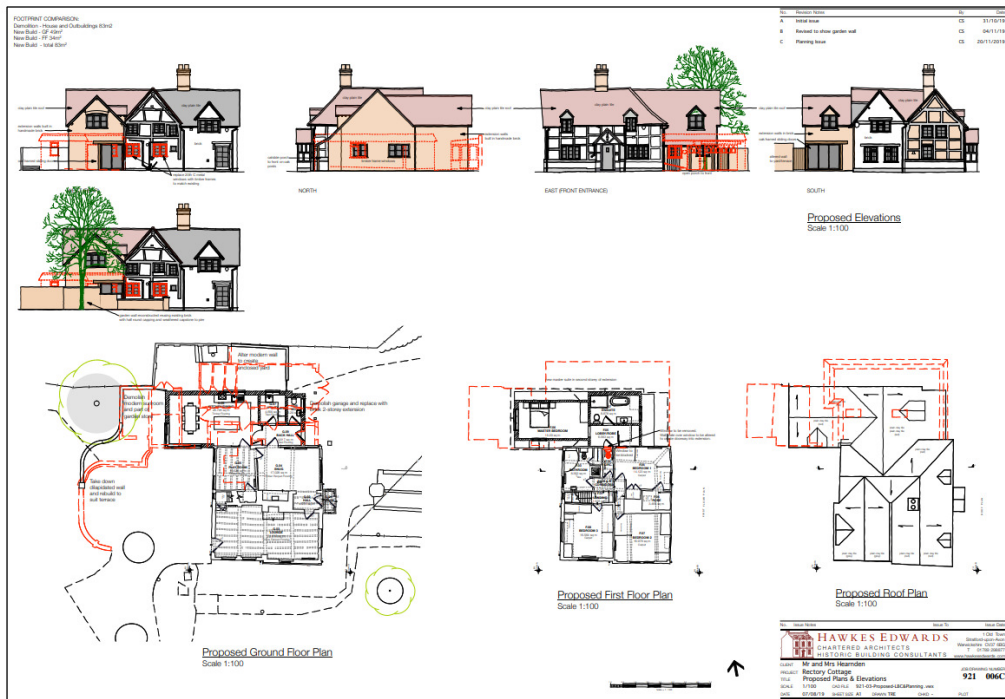
It is understood that the cottage was sold by the Church into private ownership in 1951, and it was then extended in 1952. The images above were submitted as part of the previous planning application and show the building pre-1951 with a lean to at the rear, and post-1952 when the building was extended. The building was painted white between the oak framework at this time.

Planning permission was retrospectively granted for a new porch in 1987, new windows in 2001 and retiling of the roof in 2007.



The image above shows the building in the latter part of the 20<sup>th</sup> century, with a substantial flat roofed garage to the side, and the gabled extension to the rear.

A 1.5 storey extension was applied for in 2019, reference W/19/1963 (see below), but was refused at appeal.



The Conservation Officer had commented on the design as follows:

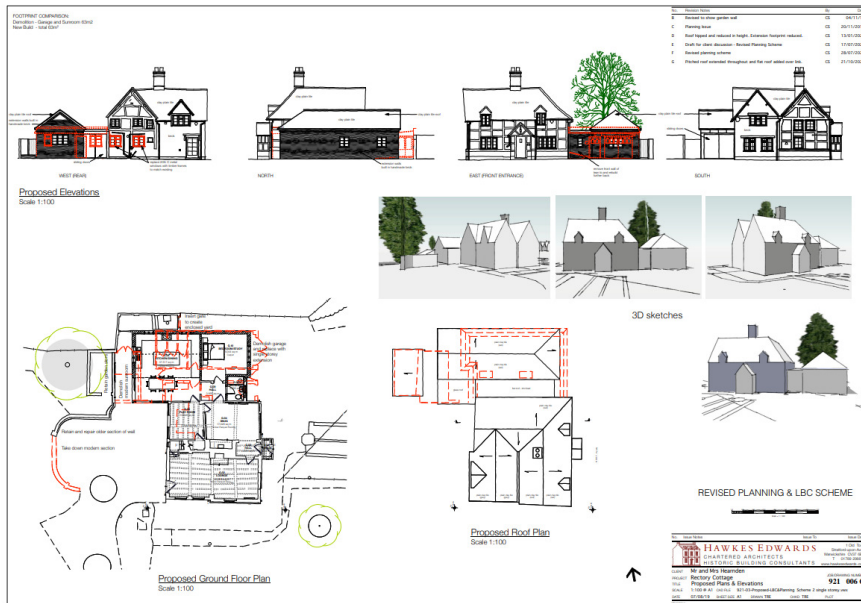
*The listed building has already been subject to a two-storey extension in the mid-20th century which would not be considered to be subservient and has rendered the original L-plan of the building largely illegible, both in plan and elevation. The proposed two-storey side extension to replace an existing single-storey garage is not considered to be subservient by reason of its plan-form, massing, height and length (particularly the length of the roof to the principal elevation), and would cause further harm to the legibility of the original building form.*

*We have no objection to the demolition of the existing 'sun room' building to the west as this is a later 20th century addition and has no historic or architectural significance.*

We would require further information on the shed proposed to be demolished that has been shown on the submitted historic phasing plan to likely date from the 19th century (and therefore possibly considered to be curtilage listed).

From the information that has been provided we cannot support its demolition. We object to the demolition/rebuilding of the existing garden wall. The wall appears to be historic and curtilage listed. There has been no convincing justification presented that warrants this to be rebuilt in another location as opposed to being repaired.

A follow up application in 2020 was then approved for a single storey extension instead. The design below was approved.



### This application

This application is to replace the single-storey side extension, 'sun room' and shed with a new single storey extension. The new proposals sit further from the boundary so that the extension is narrower but longer. The overall footprint of the building is less.

The new side extension sits on the footprint of the existing garage, extending behind the rear wall of the main house. The extension sits on the footprint of previous structure and therefore would have no additional impact on the mature trees in the adjacent Rectory garden.



In addition to the replacement side extension, we are applying to remove the sun room, garden wall and shed that sits behind the house, seen in the images below. The Conservation Officer previously raised concerns that the wall and shed were historic. However, the map extract above from 1916-1925 (above) shows neither of these structures. Closer inspection of the shed structure shows that although weathered externally, the materials are modern. Similarly the bricks in the wall are modern mass produced bricks. It is therefore believed that these were built in the mid-20<sup>th</sup> century as part of the extensive alterations to the property.



*Photo of existing wall – bricks are modern and believed to be from the 1950s*



*Photo of shed internally and externally – showing modern roof construction*

As in the previously approved scheme, the extension has a hipped plain-tiled roof and a flat roof linking section against the house. The pitch and width of the roof matches that of the gable on the house. The eaves are lower than on the previously approved scheme, and the ridge is approx 500mm higher due to the steeper pitch.

The extension would be clad in oak boarding which compliments the oak frame on the main house, whilst still being clearly a modern addition. The window to the front matches the original windows on the main house. The design is deliberately modern but respectful and subservient to the main house.

To the rear, the walls become glazed to maximise views over the garden. These are shaded by a black aluminium overhanging canopy to provide solar shading and a covered seating area off the kitchen.

To the existing house, the following amendments are proposed:

- refitting of the existing modern bathroom including removal of a modern stud wall,
- forming a new aperture in the wall alongside the staircase and forming three new

- steps to allow access from the study into the stairwell (this is not the original staircase and we believe it was installed as part of the refurbishment in 1950s),
- and enlarging the rear doors at the back of the living room (in a wall built in the 1950s).

### **Planning policy**

*NPPF paragraph 199 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'. Any alterations requires clear and convincing justification.*

*NPPF paragraph 202 states: 'Where the development will lead to less than substantial harm to the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

This building no longer has any functional relationship to the Rectory or the Church. The cottage was sold off by the Church in the 1950s when they demolished the historic Rectory and replaced it with a new modern house of no architectural merit. The school is no longer located behind the Church. Broomfield House is currently undergoing substantial alterations. The ties between these properties are therefore now historical, not current, and the designation of the Conservation must be primarily in recognition of these historical relationships rather than the preservation of the buildings themselves. These relationships will not change by making alterations to this building and so we do not believe that the proposal causes any impact to the character of the wider Conservation Area.

We should therefore consider the architectural significance of the building itself, and the age of the original front part of the property. The proposals are to remove the large flat roofed garage wing that was added in 1952, plus the wall and outbuildings situated behind the house, which are all of a similar period. No historic fabric would be removed. Permission has already been granted for a very similar scheme. The original parts of the house are unaffected by the proposals, and the alterations to the 1950s structure of the main house is minimal. The heritage asset would therefore be conserved.

The previously approved extension resulted in an increase in the original footprint of 38%. The proposed scheme would result in extensions of 36% more than the original footprint. The proposals therefore have no greater impact on the openness of the Green Belt than the existing garage or approved scheme.

In accordance with the Residential Design Guide, the extension is subservient, with a roof pitch that matches the existing roof.

### **Conclusion**

We do *not* believe that the proposed alterations would cause harm to the historic and architectural significance of Rectory Cottage or the wider Conservation Area. It is of the same scale and volume as the previously approved extensions, and ensures that the original house is legible and dominant.