

DESIGN & ACCESS / LISTED BUILDING HERITAGE STATEMENT

FOR: Enhancing the existing features of the Listed Building and extensions and alterations to include reconfiguring annex building and replacement rear extension of the main structure.

AT: Woodside (The Old Inn), Green Ore, Wells, Somerset, BA5 3ES



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1. Context Analysis

English Heritage – Listed Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1307448

Date first listed: 29-Jan-1987

List Entry Name: Woodside (none as The Old Inn)

National Grid Reference: ST 57820 50283

Details - Cottage. C18. Coursed and squared rubble, painted dressed alternating quoins, double-Roman tile roof, end brick stacks. Symmetrical front. Two storeys, 3-bays, 2 and 3-light stone mullioned windows, except centre window to first floor with semi-circular head, emphasised key and imposts. Gabled roughcast porch, paired C20 half-glazed doors.

Further to the Historic England summary above, the property comprises of a principal dwelling known as The Cottage in the above text, an attached two-storey annex with separate facilities, a large, detached garage and stone store to the North-West of the main property.

The front garden is dominated by a substantial Copper Beech tree which is not subject to a protection order. An Arboriculture Impact Assessment and Method Statement has been undertaken and included within the application.

2. Introduction

The property was purchased in 2023 by the applicant who will cohabit the property with two generations of their family. A multi-generational household is considered to have strong socio-economic benefits, as the family will have its own support network within one premises.

This also benefits the listed asset as funds are more readily available to put right elements which detract from the listed building and/or continue on-going maintenance, thus safeguarding the property for future generations.

Brief

The objective is to create additional living space with alterations which will impact on the dwelling positively to create an environment suitable for cohabitation of two generations of the same family. The majority of the changes look to enhance the existing annex building with changes also proposed to the rear of the principal cottage.

An assessment of the existing property from a heritage significance perspective has been undertaken, see heritage statement. This highlights the building elements and existing alterations which in our view have impacted on the building negatively. Proposed alterations to said elements

are incorporated in the scheme to offset and enhance the proposed works to create a more appropriate space for cohabitation.

3. Amount of Development

The following bullet points set out the key elements of the proposed scheme. We refer you to the supporting proposed drawing ref: 7608W-05 Proposed Floor Plans and Elevations.

- ⊕ Annex front elevation lean-to extension.
- ⊕ Annex external finishes and windows – renew casement windows and alter proportions to complement the existing cottage. Remove white painted render and replace with cedar cladding.
- ⊕ Existing store located on North-West boundary – convert existing structure into habitable space, linked to lean-to extension proposed.
- ⊕ Demolish existing rear lean-to utility and WC.
- ⊕ Rear elevation – construct new traditional timber frame pitched roof Orangery extension and lean-to, to form new Kitchen and Entrance Lobby.
- ⊕ Annex internal layout – remove existing modern partitions and reconfigure internal space to include new staircase leading to first floor.
- ⊕ Main house ground floor – reconfigure Kitchen space in rear later portion, to provide a Pantry, Utility and WC.

4. Layout

The external layout and orientation to the surrounding spaces and public highways will remain unchanged.

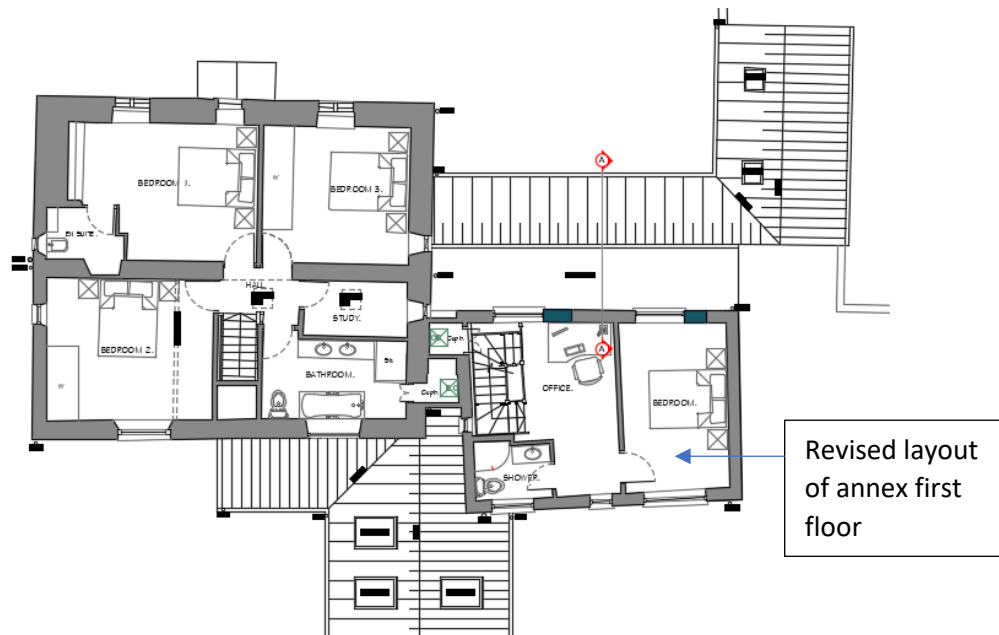
The internal layout of the principal cottage will generally remain as existing. The existing Kitchen space will be reconfigured internally to form a Utility, Pantry, WC and rear Hallway with minimal impact on existing walls and building elements. The Kitchen will be relocated to a single-storey extension to the rear of the property.

The internal layout of the modern annex will be reconfigured to better utilise the existing space and incorporates a new shallow staircase access to the first floor. The single-storey extension of the annex will provide space to relocate the Kitchen and main Bedroom with access through to a Dressing Room. The annex layout has been configured to ensure all the principal rooms are on the ground floor for ease of use for the occupants in later life.

FRONT ELEVATION



Ground floor plan - Drawing 7608W-05



First floor plan – Drawing 7608W-05

5. Appearance

The external elevations of the property are dominated by the modern annex structure which detracts from the characteristics of the main cottage, particularly to the front elevation. The proposed alterations summarised below and expanded on in the Heritage Statement aim to improve the aesthetic relationship between the two parts of the property and in conjunction with the extensions proposed.

Front Elevation

The front elevation of the cottage will remain as existing.

The front elevation of the annex will in part be enclosed by the proposed lean-to extension and will be constructed from reclaimed materials to complement the existing cottage. The lean-to extension is set back from the principal cottage front wall ensuring the symmetrical proportions of the cottage are maintained. The white painted render to the first-floor level will be replaced with cedar cladding in conjunction with reportioning the windows.



Existing front elevation



Proposed front elevation



Front elevation – photo taken from public highway.

Rear Elevation

The principal dwelling rear elevation is finished with a cement-based Tyrolean render with a masonry paint finish. The proposal is to remove the render and repoint the natural stone walling with a lime-based mortar.

The annex first-floor render with white painted finish will be removed and replaced with cedar cladding as described previously. The exposed stonework of the ground floor walls will be raked out and repointed with a lime-based mortar in conjunction with the main structural works.

The traditional pitched roof Orangery is positioned to bridge the gap between the 2 main structures and will be formed from hardwood with a painted finish, slate roof coving and natural stone walling.



Rear elevation



Existing rear elevation



Proposed rear elevation

6. Landscaping

No substantial landscaping changes are proposed.

The gravel driveway to the rear of the property will be extended to provide space for the proposed extension.

The large tree occupying the front garden will be retained and a tree survey has been undertaken prior to submitting this application. The reports by the Arboriculturist are included in the supporting documents and the advice set out will be followed for the proposed project.

7. Access

The existing access from the public highway will be retained.

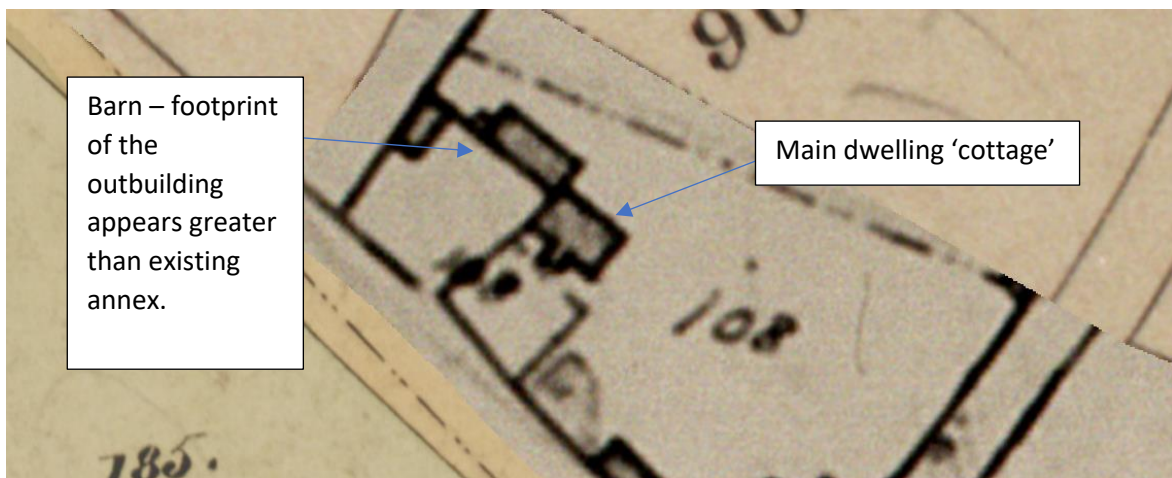
The orientation of the pedestrian access will be retained.

8. Heritage Statement

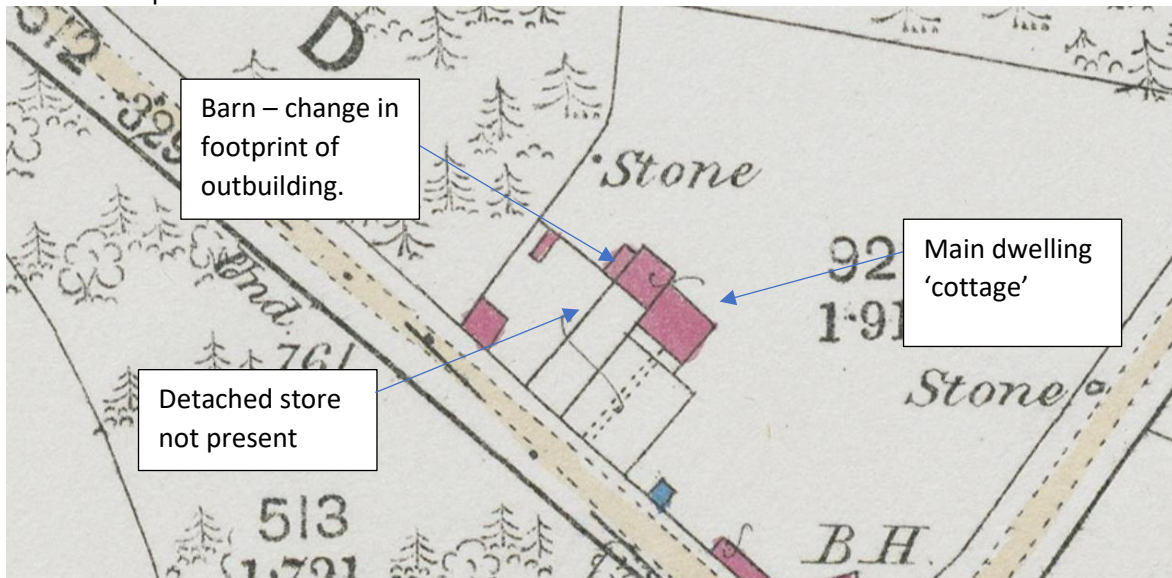
The property is Grade II Listed with a number of unique characteristics key to the local distinctiveness and are considered significant elements of Woodside (The Old Inn). The front elevation of the principal structure is symmetrical in form with plain ashlar surrounds, generally the front elevation is in reasonably good condition for the age and the materials, craftsmanship and context which are of the highest importance to the Listed status are to be preserved.

There is a modest porch extension located centrally on the cottage elevation which is a later addition and as such is not considered as significant as the main cottage structure.

The property pre-dates historic map data, extracts below taken from historic ordinance survey maps.



1840s Tithe plan



1844-1888 Ordnance Survey plan – 1st Edition

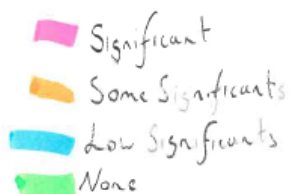
An Assessment of Significance was undertaken as part of the design process to ensure key features are identified and their retention is prioritised during the design process. Equally, building elements which we believe detract from the property's aesthetic and significance are analysed with a view to altering for the benefit of the client's brief and improved aesthetic.



Existing ground floor plan



Existing first floor plan



Existing Dwelling Observations

The Significance Assessment has highlighted a number of external elements which in our view detract from the external aesthetic and thus have a negative impact on the Listed Building. We have proposed alterations to these elements to improve the aesthetic and to offset against the alterations which the occupier would like to undertake to make the property more suitable for their cohabitation.

The annex first floor walls are formed from concrete block cavity walling, finished with modern render with a white painted finish. The white finish stands out, detracts and overpowers the existing distinctive features and exposed stone exterior of the cottage, particularly to the front elevation.



Annex render finish

Our proposal in conjunction with the cedar cladding is to repropotion the window openings so that they complement the existing structure openings. This is illustrated in the two elevation drawings on page 6.

The walling beneath the ground floor windows of the annex building appear to have been built from newer stone compared to the rest of the elevation. A noticeable difference in tone and weather can be viewed, as well as a poorly toothed in joint with adjacent. In our view the change in tone is not due to the protection of the window cill above.



The annex window proportion and positioning differ considerably to the existing dwelling. The windows of the first floor have a cill and lintel height which differs from the main structure. The higher cill and lintel height of the first floor mean the annex structure dominates the main dwelling and detracts from the overall aesthetic of the elevation.



Dashed lines highlight the difference between the window proportions and positioning

The proposal is to replace the render with a natural cedar which over time will weather and turn a soft grey tone which will blend into the surroundings. This will enhance the clay tiles and stone finish to the main structure and help the annex take a back seat aesthetically.

The significance illustrations highlight the annex structure is of low significance and this is because it is formed in part from concrete block cavity walling and its form and locality is of little importance.

The proportions of the annex also differ to that of the main structure, for example the eaves line of the annex wing is higher than the eaves of the front elevation. This adds to the overall impression of the annex dominating the original listed structure.

The above mentioned issues can be combatted in our view by the addition of the lean-to to break up the mass of the annex elevation and a change in finishing materials. A combination of multiple wall surfaces and roof elements on the annex structure will help bring the main focus back to the symmetrical proportions of the cottage.

The rear elevation of the principal structure is finished with a modern cement-based render which is incompatible with traditional solid wall construction. The non-porous coating prevents the stonework from drying out naturally as originally intended. The proposal is to carefully remove the render and rake out and repoint the exposed stonework with an appropriate lime-based mortar, sample panel to be approved.



Rear elevation

The existing lean-to structure to the rear elevation is of modern construction and has been poorly detailed and maintained. The proposal is to demolish this element to make way for the proposed extension.



Existing lean-to utility area

The gable ended Orangery extension will provide an open plan Kitchen space desired by the occupier but will also create a connection between the main house and annex aesthetically which in our view will help with continuity of the overall structure.

The rear half of the dwelling is of later construction to the main cottage and therefore considered less significant. The window openings are considerably larger than the stone window surround on the front elevation and this typical indicates later construction as larger panes of glass became cost effective. The stone wall construction is exposed on the gable end wall and there is a clear difference in the type of random stone used for the construction.



LHS – front portion of cottage. RHS later addition difference in stone mix used for walling.

Proposed Materials

Roofs

- Front lean-to – reclaimed claim double roman to match front elevation
- Front lean-to – small lead flat roof linked to ridge of lean-to extension
- Rear orangery – New natural slates to match elevation.

Walls

- Existing annex walls – Remove cement based render to all elevations. Cedar cladding over existing blockwork cavity walls and lime mortar repointing of existing exposed stone.
- Existing main cottage rear elevation – carefully remove cement render finish, rake out and repointing exposed stone with lime mortar
- Store conversion – insulated drylining of existing structure.

Joinery

- New slimlite double glazed timber casement windows for extensions and re-proportioned windows of the annex with off white painted finish.
- Orangery timber frame, windows and doors – Hardwood casements with a eggshell painted finish.
- Converted Store – painted hardwood external door with glazed panel
- Rear external doors – painted hardwood external doors with small glazed panel
- Annex staircase – softwood stairs, balusters and newel posts with hardwood handrail.
- Roof-lights – Conservation roof light company

9. Photographs



Cottage Kitchen



Lena-to – to be taken down



Cement pointing to be replaced



Existing external store – to be converted and linked to lean-to extension

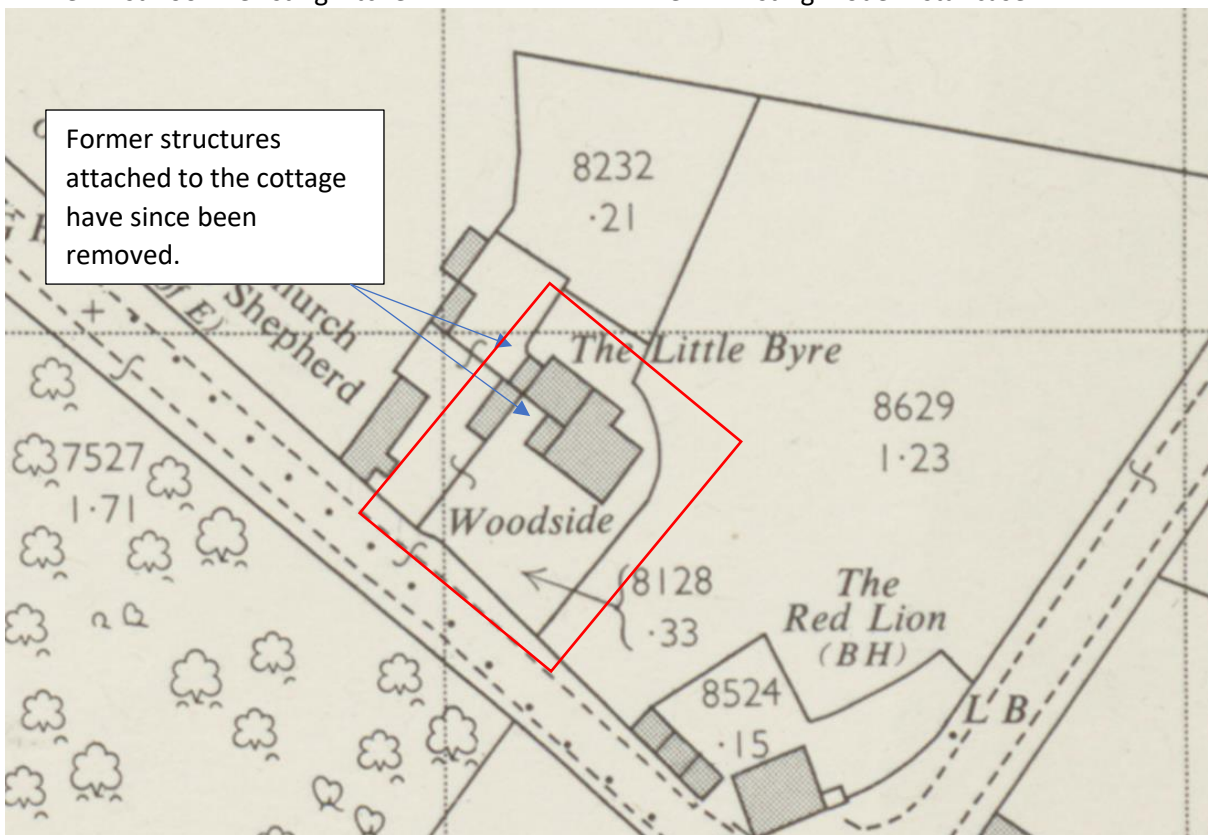




Annex first floor – existing kitchen



Annex – Existing modern staircase



Ordnance survey plan – 1950s