



Design and Access Statement & Impact Assessment

**Roof Replacement, repointing and infilling of window
at
1-2 Main Street, Shalstone, MK18 5LX**

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Image 1 – Front Elevation of 1-2 Main Street, Shalstone

1.0 Introduction

No 1-2 Main Street, Shalstone comprises two former cottages in the village of Shalstone. Shalstone is a small village located approximately 4 miles from Buckingham, in North Buckinghamshire. The property is a Grade II Listed building and is within the Shalstone Conservation Area. The List Entry is 1211718, and was first listed on 21st April 1983. The property now has only a single front door, and significant internal and external modifications have been undertaken to the property in the past.

More recent planning history include an application dated 2015 relating to '*Demolition of flat roofed rear extension (office) and replacement with pitched roof structure. Replacement of tiles with slates as per front elevation. Installation of a part glazed, part slated mono pitched veranda and internal; alterations and changes to fenestration to kitchen*'.

This application was approved in September 2015 and superseded an earlier application earlier in 2015 which was refused.

In 2018, listed building and planning consent was submitted for alterations to the rear extensions of the building. These applications were, however, withdrawn.

A number of earlier applications also exist relating to both internal and external works.

The owner of No 1-2 Main Street wishes to sympathetically improve their property. The works they propose include:

- To remove the existing clay pantile roof to the rear (West) elevation and replacement with slate tiles to match those recently installed on No 3-4 Main Street in 2022
- To rake out existing mortar, which is partially cementitious, and replace with a matching mortar as that applied to No 3-4 in 2022.
- To infill a small, redundant window to the rear (West) elevation of the property which serves a bedroom at the southern end of the first floor.
- To replace two windows to the rear of the building to new timber casement windows

2.0 Assessment of Significance

The List Entry No 1211718, dated 21st April 1983 advises:

2-4 MAIN STREET

Range of 3, originally 4, cottages. Late C18-early C19. Similar to Nos 8 to 11 (consec) above. No 2 has a door without a porch to the right of centre, blocked doorway, to left and casements to outer bays, leaded to first floor. No 4 has door to right, No4 to left each with one bay of casements.

Listing NGR: SP6424036642

The significance of No 1-2 Main Street is principally in its historic value. Externally, the property is significant for its group value with surrounding buildings and the contribution it makes to the wider village street scene and the overall character of the conservation area. Shalstone is a traditional rural farming village and its historic architectural hierarchy is present with the manor house located close to the church, several farmsteads to work the leased land and modest workers cottages built using vernacular materials and methods.

The key characteristics of No 1 and 2 which have been considered as important as a result of these works include the semi coursed rubble masonry walls, the slate roofs and the original window openings, particularly those set up under the eaves.

The above has been used to inform both the design proposals that follow and the assessment on the level of Impact the works will have on the Listed Building.

3.0 Design and Access Statement

This Application seeks listed building consent for four distinct items of works. These are summarised below.

3.1 Replacement of Clay Pantiles with Reclaimed Welsh Slate

As noted in the images below, the front elevation of No 1 and 2, already includes a Welsh slate finish. However, the rear elevation was at some point altered to a clay pantile roof. The proposal is to carefully remove the existing clay pantiles, and replace them with a blue clay pantiled roof. The slates proposed are to match those recently installed and approved under condition 5 of the Listed Building Consent obtained for No 3 and 4. This replacement work will provide a sensitive and appropriate alteration to the building which reinstates this section of roof back to its original form. The ridge tiles will be carefully removed, set aside and reused. If new ridge tiles are needed, where existing are beyond repair, these will be re-provided to match existing.



Image 2 – Photo showing the front elevation of No 1-2. Existing slate roof is to remain.



Image 3 – Photo showing the rear (West) elevation of No 1-2. Existing clay pantile roof to be removed and replaced with reclaimed purple Welsh slate to match that installed on No 3-4.



Image 3 – The slate colours which were considered as part of the application for No 3-4.
left: sample blue/ grey slate, middle: sample purple slate, right: existing slate.



Image 4 - The sample purple slate was slotted into the roof of No 3-4 as part of its condition discharge requirement and provided a comparison of the replacement slates with the existing.



Image 5 – Final slate roof installation completed for No 3-4. This slate will continue to the right, as part of replacing the clay pantile roof tiles of No 1-2.

3.2 Repointing of rubble stone wall with lime mortar

The existing cement based mortar is inconsistent and does not allow the existing stone rubble walls to breathe. Additionally the strength of the cement mortar may in time promote the early erosion of the limestone rubble walls, and is to be replaced with a new lime mortar to match the mix applied to, and approved under condition for No 3-4 in 2022.



Image 6 – Photos showing the condition of the existing mortar, which is to be raked out and replaced with a new lime mortar.

The mortar proposed for the repointing will follow the same principles as that approved under Condition 4 of the Listed Building Application for No 3-4. The considerations for that are noted below.

Samples of mortar were mixed including the creation of mortar ‘biscuits’ plus small sample areas within the stone itself.

The samples completed are as noted below:



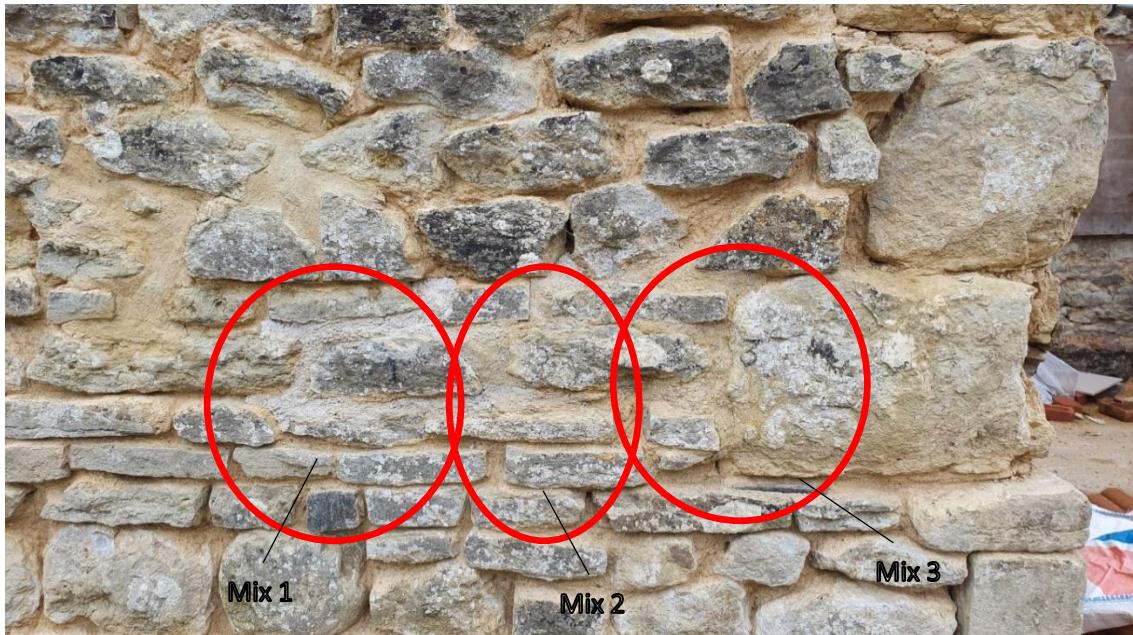
Mix 1 – 1 part lime, 4 parts Duns Tew sharp sand

Mix 2 – 1 part lime, 3 parts Duns Tew sharp sand, 1 parts builder's sand

Mix 3 – 1 part lime, 2 parts Duns Tew sharp sand, 2 parts builder's sand

All lime is NHL 3.5.

These mixes were applied to small areas to the existing stone walls as the image below.



From the above, and once the mortar had dried out and become much lighter, the best match is considered to be mix 3 – the darkest of the mixes. This has the best colour match to the existing mortar, as evidenced in the below close up photo. Mix 3 is therefore issued for approval.



Existing mortar colour when facing mortar is raked out.



Mix 3 colour

The mix has been brushed with a churn brush to bring some of the sharps to the surface and to avoid a smooth finish.

Accordingly the proposed mortar mix to be used for No 1-2 is Mix 3 – 1 part lime, 2 parts Duns Tew sharp sand, 2 parts builder's sand

3.3 Infill a small, redundant window to the rear (West) elevation

The window in question which is to be infilled is as below.



Image 7 - Internal view of window to be infilled. Note, the main window to this bedroom is on the front elevation and will provide both daylight and ventilation to the room. The window is not original, is not present on any of the other mirroring cottages, of No 2, 3 or 4, and can be infilled without causing harm to the historic value of the cottage.



Image 8 – External view showing the location of the existing uPVC window which is proposed to be infilled.



Image 9 – View of the proposed external elevation photoshopped to show the view of the rear window with the window infilled with a matching limestone. This window will be repointed as part of the main repointing. The timber lintel above the window will also be removed.

3.4 Replacement rear windows.

The existing rear windows are original window openings but the windows themselves are modern double glazed uPVC windows, circa 20 years old. This proposal seeks to alter the windows to be building regulations compliant, insulated timber casement windows. The windows proposed are as noted below.



Image 10 – Existing window to No 2



Image 11 – Existing window to No 1



Image 12 – Proposed Replacement casement window to be fitted within existing opening.

4.0 Heritage Impact Assessment

The below is an assessment of the impact of the proposed works when viewed against the significance of the building, as noted in item 2.0 above.

<u>Proposal</u>	<u>Commentary</u>	<u>Level of Impact</u>
Replacement of clay pantile roof to reclaimed Welsh slate	The removal of the clay pantile roof is a positive change to the cottage. The original roof would have been Welsh slate, and this work will remove the existing incongruous tiled roof and reinstate it back to its original design.	Moderately beneficial
Removal of existing cementitious mortar and reinstatement of lime mortar	The existing cement mortar is unsightly and also does not allow the wall to breathe. Additionally as the cementitious mortar is harder than the limestone rubble walls there is a risk if left unaltered that the limestone will degrade prematurely. The replacement to a lime mortar is viewed as a significant benefit and will align to the traditional construction methods of the original dwelling.	Significantly beneficial
Infilling of small rear window	The existing rear window is not original and is likely to have been formed at some point in the 20 th Century. The reinstatement of the wall to a matching rubble stone wall will reinstate this element back to its original form and is seen as moderately beneficial to the visual aesthetic of the rear elevation and of the room internally.	Moderately beneficial
Replacement of rear elevation uPVC windows with new timber casement windows.	These window openings are important characteristics of the original building and the existing uPVC windows are jarring with the remainder of the buildings vernacular architecture. The reinstatement of these as painted timber casement units with horizontal glazing bars will sit more comfortably with the original vernacular.	Moderately beneficial

Conclusions

The proposals noted above all relatively minor, but provide either significant or moderate benefit to the building and will improve both the building and the street scene. It is hoped the Council will agree, and support these proposals.