

Heritage Statement, Heritage Impact Assessment and Proposed Works

Ivey House

16 Bridge Street

Langham

Rutland

LE15 7HU

27th February 2024

A. Information Sources

Historic England list of Protected Historic sites

Langham Village History Group web site <https://www.langhaminrutland.org.uk/>

B. Site Address & Listing

Official list entry

Heritage Category: Listed Building Grade: II

List Entry Number: 1295152

Date first listed: 18-Sep-1984

Location Statutory Address:

IVEY HOUSE, 16 BRIDGE STREET

District: Rutland (Unitary Authority)

Parish: Langham

National Grid Reference: SK8421711141

Details: SK 8411 - 8511 LANGHAM BRIDGE STREET No. 16 2/163 "Ivey House"

Grade II

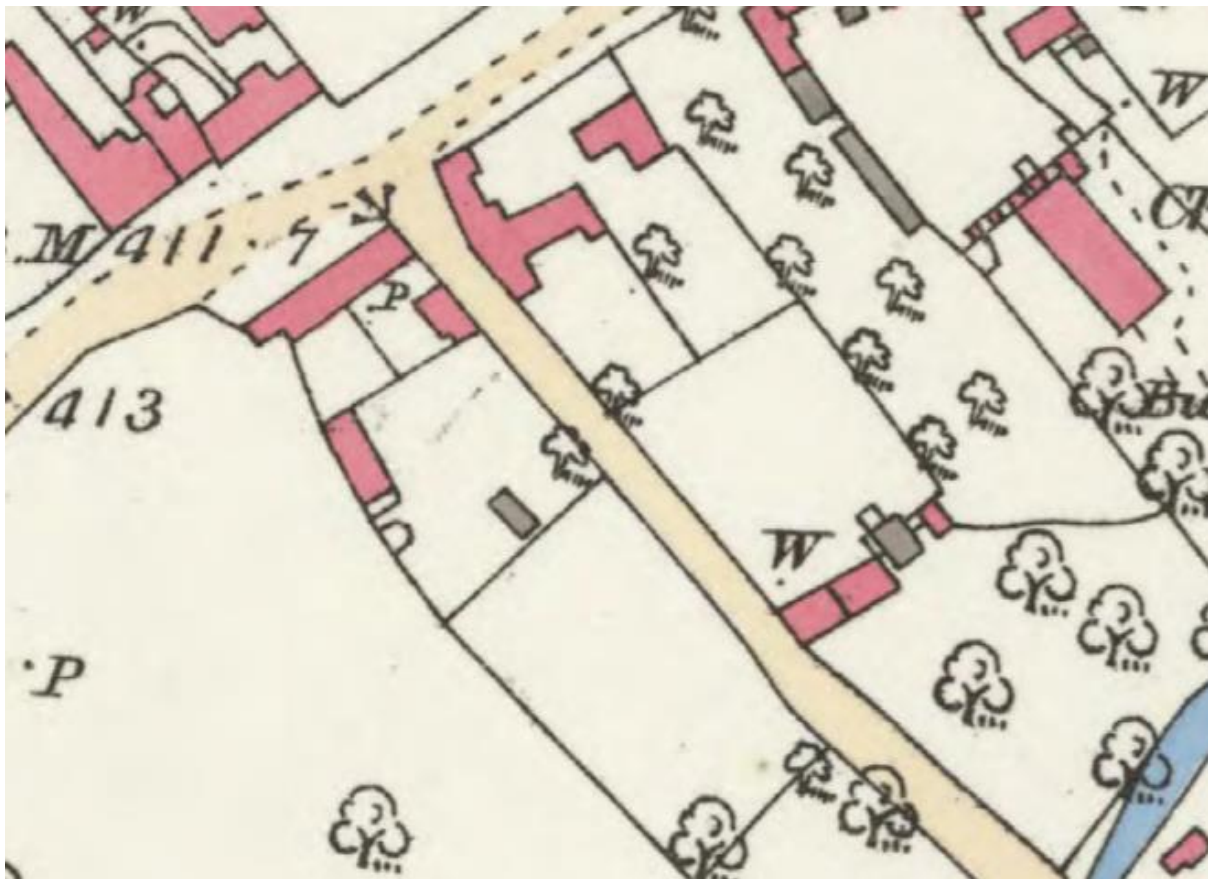
House, possibly formerly 2 dwellings, and in 2 distinct parts, C18 and C19. Rubble and brick, with Welsh Slate roof. 2 storeys. Right hand section is the earlier, rubble with angle quoins, 2 casement windows to ground floor, 4-light sashes above. Ground floor continues to left hand part, but straight-joint at 1st floor level, with some brick eaves. A single casement window to ground floor, 2 4-light

sashes above. This section is entirely of brick to rear and suggests rebuilding of an earlier structure. Gable and axial stacks.

Listing NGR: SK8421711141

C. Heritage Asset

The LVHG have provided maps and photographs which show the property. The images show how the house has transitioned over several hundred years. A 1624 map on the LVHG website shows the site with a property, but in the opinion of the LVHG, it is unlikely to be the present one. The 1760 map shows what would appear to be the current house, noting the east half is only single storey. The 1910 map shows what is obviously part of the property.



1904 OS Map

The 1904 map shows the footprint of the building including a single storey building to the west end and a separate building along Bridge Street.

The single storey east half of the house is visible, indicating that the east half of the house was extended to be 2 storey post 1910. The brickwork to the east half is a one brick solid wall. There is no evidence that the extended east half of the building was ever used as a separate dwelling, as noted in the Listing.

It can be seen from the west gable wall that the original building would have had a steeper pitch (as other properties further west on Well Street), and we understand that the walls were extended in the Victorian period.



Part of the Nourish Family archive - looking East from the fair field

The above shows the barn, which is not mentioned in the Listing, noting it is within the curtilage of the property.

There are limited internal heritage assets remaining. The only main elements of interest are some of the timber lintels, which may be original.

The floor level to the west half of the house would appear to have been lowered by approximately 450mm post 1910, as the current finished timber floor level is at the underside of the original wall foundations.

D. Proposed Works Overview

The proposed works are Provision of on-site turning head; Improved visibility splays/sight lines; Provision of additional car parking space; Increased amenity space to flats; Reconfiguration of fencing and landscaping.

The full scope is included in the document Ivey House – Proposed Works – Planning and the following drawings

Sk1 Rev1 – Existing Site Plan (1:200)

Sk2 Rev1 – Proposed Site Plan (1:100)

Sk3 – Proposed Site Plan – Whole Site (1:200)

Sk4 – Fence and Gate Detail – 900mm (1:10)

Sk5 – Fence Gate and Pergola Detail – 1.60m (1:20)

E. Planning History

The following previous Planning Application are detailed on the Planning Portal:

Fell 1 No. Larch Tree (1). Fell 1 No. Elderberry Tree (2). Remove lower branches of 1 No. White Beam Tree (3) overhanging adjacent bungalow to the south. Pollard 1 No. Magnolia Tree (4) to 2.4m.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU

Ref. No: 2023/0776/CAT | Received: Fri 21 Jul 2023 | Validated: Fri 21 Jul 2023 | Status: Decided

2 no. timber sheds in rear garden; replacement window. Flats 1 and 2 – Replacement windows (retrospective) and entrance doors; replacement of existing store double doors with single doors.

Ivey House And Flats 1 And 2 16 Bridge Street Langham Rutland LE15 7HU

Ref. No: 2022/1232/FUL | Received: Fri 28 Oct 2022 | Validated: Thu 01 Dec 2022 | Status: Decided

Ivey House – Internal and external repairs/alterations (retrospective and proposed) and replacement window. Flats 1 and 2 – Replacement windows (retrospective) and entrance doors; subdivision of existing store into separate stores for each flat and replacement of double doors with single doors.

Ivey House And Flats 1 And 2 16 Bridge Street Langham Rutland LE15 7HU

Ref. No: 2022/1237/LBA | Received: Fri 28 Oct 2022 | Validated: Thu 01 Dec 2022 | Status: Decided

Use of Flat 1 and Flat 2 16 Bridge Street (Barn) as separate Dwellings under use Class C3, independent of the main house (Ivey House)

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: 2022/0259/CLE | Received: Thu 24 Feb 2022 | Validated: Fri 04 Mar 2022 | Status: Decided

Fell 1 No. T1 (Lawson Cypress)

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: 2020/0551/CAT | Received: Thu 28 May 2020 | Validated: Thu 04 Jun 2020 | Status: Decided

Fell 1 No. Eucalyptus

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: 2013/0814/CAT | Received: Thu 19 Sep 2013 | Validated: Thu 19 Sep 2013 | Status: Decided

Construction of single-storey pitched roof extension to side (south) elevation of dwellinghouse to form garage. Existing vehicular access to be widened to 7.5m.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: LBA/2001/0359 | Received: Mon 23 Apr 2001 | Validated: Tue 08 May 2001 | Status: Decided

Construction of single-storey pitched roof extension to form single garage. Vehicular access to be widened to 7.5 metres.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: FUL/2001/0301 | Received: Fri 30 Mar 2001 | Validated: Fri 30 Mar 2001 | Status: Decided

Amendments to previous consent F/98/0292/9 to include a two-storey extension to west (front) elevation and single garage to south (side) elevation of dwelling house.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: FUL/2000/0047 | Received: Fri 21 Jan 2000 | Validated: Fri 21 Jan 2000 | Status: Decided

Amendments to previous consent L/98/O293/9 to include a two-storey extension to west(front) elevation and single garage to south (side) elevation of dwelling house.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: LBA/2000/0048 | Received: Fri 21 Jan 2000 | Validated: Fri 21 Jan 2000 | Status: Decided

Alterations to barn to allow conversion; demolition and rebuilding of single-storey extension to south elevation of dwelling; internal alterations to dwelling.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: L/1998/O293 | Received: Wed 29 Apr 1998 | Validated: Wed 29 Apr 1998 | Status: Decided

Change of use of barn to create accommodation for holiday lets/granny annexe; construction of a single-storey extension to south elevation of dwelling.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: F/1998/O292 | Received: Wed 29 Apr 1998 | Validated: Wed 29 Apr 1998 | Status: Decided

A Pre-App application was made and a meeting held on site leading to advice received from the Planning Officer, Darren Burbeary on 12 November 2021.

F. Preserving and Enhancing the Asset

The works do not affect the buildings on the site.

Note the security/demarcation proposed does not separate the Flats from the Main House. For security and safety of children and pets, it is proposed to provide a 100mm square galvanised wire stock fence, between the end of the existing Workshop/Shed and the existing Bike shed, fixed to 100mm x 100mm x 2.4m oak posts, see Sk2 Proposed Site Plan.

The existing site plan is included as Sk1.