Wastell &Porter

Architects, Planning and Development Consultants

Heritage and Design Statement

For

Proposed new single storey extension, conversion and alterations

At

2 Church Lane, Kimpton SG4 8RP

For

Mr B Purple

This application is a pre-application enquiry for a new single storey extension, conversion and alterations 2 Church Lane, Kimpton SG4 8RP.

The existing property is on the east side of the green, with three separately listed buildings on the plot.

Listing Descriptions

Small bakehouse. 1741 (inscribed brick). Chequered red brick. Steep plain tile roof. Large internal gable end stack on E. Internally an open hearth and a bread oven. S side has central plank door in C18 moulded oak frame. 1 fixed casement in pegged frame. C19 extension on W, weatherboarded with slate roof.

Listing NGR: TL1771118423

House, formerly a butcher's Premises. Late C17 front of 2 bays. Possibly an earlier core. Timber frame with roughcast infill. Large N gable end stack of late C17. Smaller late C17S extension; C19 red brick addition beyond. Main part is 1 storey and attics. 2 C19 casements and 2 gabled dormers. Plank door in early C19 moulded frame with scroll brackets and flat hood. Evidence of rear cross wing.

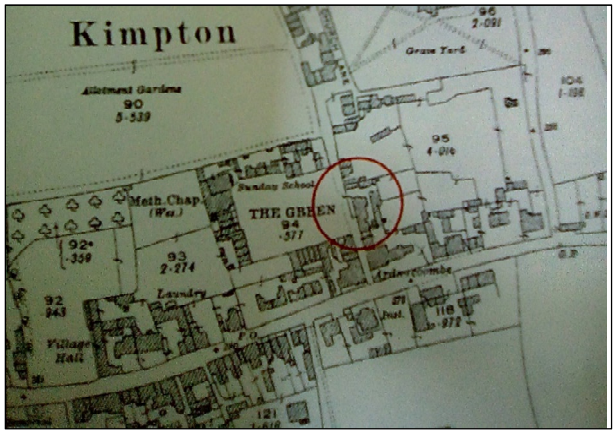
Listing NGR: TL1770718410

Slaughterhouse. Early C19. Timber framed. Weatherboarding; some latticework ventilation. Red brick base. Steep plain tile roof. 4 small bays with an original internal weatherboarded partition. Original pulleys, hooks and other fittings. Clasped purlin roof. Heavy tie beams. Included for group value.

Listing NGR: TL1771618414

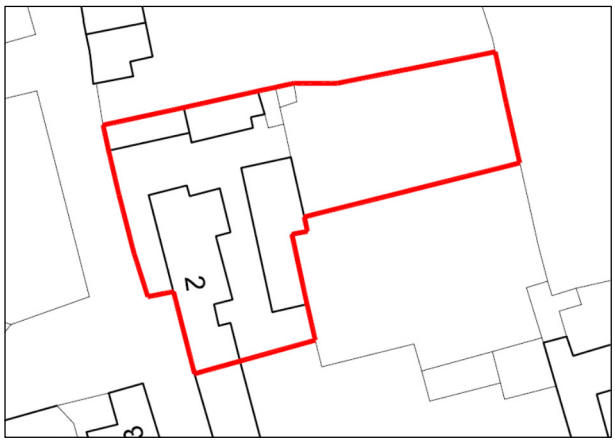

Slaughterhouse

The barns were longer in the past, extending to the southern boundary in 1924 (see map A).



1924 Plan Map A

Subsequently father reduced in recent times (see map B)



Plan Map B

The Barn was finally reduced to its current size and the line of the removed barn element is still expressed in the south elevation timber cladding and structure internally.



Barn South elevation

Cars access is from the front of the house off the lane. The house front door is the original door to Church Lane and the rear door is via an added glazed structure to the north rear corner.

These proposals are to create a glazed, single storey link between the house and barn to enable the building to be brought into use as part of the family home, and enable visible connection between the house and the garden. Access into the house is created in the position of the kitchen window and taken straight through into the barn. The structure is proposed as a simple timber structure, with glazing front and back to maintain visual separation, and a lead flat roof structure over, falling to the front and back.

To enable the access into the barn some of the existing studwork to the west elevation at low level will need to be removed, but elsewhere all the existing timber frame will be repaired and expressed.

The applied concrete modern applied internal walls will be removed to allow inspection and repair of the main timber plates and junctions.

The external cladding will be removed and retained where in a viable condition, to allow the external envelope to be insulated externally. The proposal is to line the external studs with treated butt jointed softwood boards, a 12mm external quality plywood sheathing applied over, wrapped in a breathable membrane for the protection and stability of the structure, overlaid with timber battens with a multifoil insulation system, cladding battens and the re-use of the external timber weatherboarding, with replacement where required.

The brickwork plinth will have the brickwork and pointing repaired.



Brickwork repairs required

The ground to the East of the barn will be excavated away from the brick face and a new French drain laid to take the water away from the building edge. Drainage will be provided to the external perimeter of the building.

The modern concrete slab, with ad hoc drainage, will be removed and replaced with a new, insulated limecrete flooring slab.

The ventilation slats, part of the character of the building, will be reapplied to the building in panels, to allow maintenance and the use of applied matching size glazed panels behind. This will allow the light to pass through, as it does now, and weather to be kept out. A few panels are proposed as insulated (as described above).


Slats outside


Slats inside

The internal partition is retained and repaired, with a secondary timber stud lining in the new kitchen area to allow insulation to be provided in a sacrificial layer, without effect on the historic element.

The roof tiles are to be retained for reuse where viable and supplemented with new clay peg tiles to match. The whole are to be set onto new breathable roofing felt and battens, all set onto a new external warm insulated roof system, with sw T&G boards as a ceiling finish and stabilising the structure.

The existing garden opening is utilised and a pair of glazed doors purpose made to fit the opening.

The garden path levels are adjusted to allow the various levels to the ground and floor levels to be accommodated.

The existing glazed 'greenhouse' access to the main house is removed and rebuilt with a brick base and timber external cladding to match the barn. The roof line is raised to increase the pitch to allow clay plain tiles to be used, following the line of the wc roof, which is also to be retiled, to remove the damp problem in the toilet below.

The kitchen is relocated to the newly converted barn and the house chimney relined to allow the introduction of a wood burning stove. The modern introduced built-in cupboard in the kitchen is removed and the services relocated into the new boot room. Floor finishes would be replaced to the kitchen.

A new external side door is introduced into the existing pantry and this is converted into the utility room. This element is in the more modern two storey, flat roofed extension.

The existing utility room is converted to a shower room, using the existing retained butcher's cold room door as its entrance.

The rear courtyard garden is re-landscaped to allow the drainage to be realigned to avoid the blockages of the current corner drain point.

Ecology

A Preliminary Bat Roost Assessment has been carried out – a copy is included in the application – and notes the barn area as having a low likelihood of roosting. A mitigation strategy would be prior to any works being carried out, to carry out a bat emergence/re-entry survey during the active bat season to firmly establish the presence of bats or otherwise, and to follow national guidelines in undertaking any further surveys and / or a Protected Species Mitigation Licence.

A close inspection of the barn should be undertaken immediately prior to any clearance to check for the presences of any bird nests. Any active bird nests will need to be retained until the young have fledged.

2x Schwegler 1B nest boxes will be provided in retained trees within the garden.

Conclusion

These proposals are for the conversion of the existing slaughterhouse to provide long term viable use for this building, thus ensuring its future upkeep. The loss of historic fabric will be minimal and the works would be reversible should there be a desire to reveal the original surfaces,