

The Old Granary, Barley

Design + Access Statement
with Heritage Assessment and Heritage Statement

Submitted for Planning and Listed Building Approval

August 2018



NRAP
ARCHITECTS

Contents

1 Introduction

1.1 Purpose of this document	5
1.2 Planning History	6
1.2 Design Brief	7

2 Site Analysis

2.1 Planning Context	9
2.2 Physical Context	11
2.3 The Existing Site	15
2.4 The Existing House	17

3 Heritage Appraisal

3.1 History	
3.1.1 Introduction and Sources	18
3.1.2 The Original House	21
3.1.3 Pre-Twentieth-Century Extensions	25
3.1.4 Early Twentieth-Century Extensions	27
3.1.5 1964 Auction	29
3.1.6 1988 Addition	31
3.1.7 Late Twentieth-Century Alterations	32
3.2 Heritage Significance	
3.2.1 Introduction	33
3.2.2 Archaeological Interest	33
3.2.3 Architectural and Artistic Interest	34
3.2.4 Historic Interest	36
3.2.5 Heritage Significance of the House	37
3.2.6 Pre-Twentieth-Century Work	39
3.2.7 Twentieth-Century Additions	41
3.2.8 Elevations Generally	42
3.2.9 South Elevation	43
3.2.10 West Elevation	44
3.2.11 North Elevation	44
3.2.12 East Elevation	46

4 Proposals	
4.1 Outline of Proposals	47
4.2 Design Development	
4.2.1 Initial Ideas	48
4.2.2 Developing the Idea	50
4.2.3 A Revised Proposal	52
4.3 Articulation	56
4.4 Material Expression	58
4.5 The Model	60
5 Consultation	64
6 Final Proposals	
6.1 Plans	66
6.2 Elevations	68
6.3 Sections	70
6.4 Hard Landscaping	71
6.5 The South Elevation and the New Porch	72
7 Draft Heritage Statement	
7.1 Introduction	74
7.2 Benefits to the Heritage Asset	74
7.3 Benefits to the Setting of the Heritage Asset	75
7.4 Interventions without Impact on the Heritage Asset	76
7.5 Interventions that potentially harm the Heritage Asset	76
7.6 Summary of Impact	77
8 Impact on Conservation Area	78
9 Planning Policy	79
10 Appendices	
10.1 Historic England Listing	84
10.2 Letter from Dr Parkes	84
10.3 1964 Auction Documentation	85

1 Introduction

1.1 Purpose of this Document

This document contains the Design and Access Statement, Heritage Appraisal and Heritage Statement to support the Planning Application and Listed Building Application for work at the Old Granary in Barley.

This document is submitted together with the following drawings:

2567-002 rev A Location Plan
2567-003 rev A Site Plan
2567-010 rev C Ground Floor Plan
2567-011 rev B First Floor Plan
2567-012 rev B Roof Plan
2567-020 rev C Elevations
2567-030 rev A Section BB
2567-031 rev C Sections AA and CC

1.2 Planning History

Three planning applications are on record as having been approved at the site. These are:

15/01961/1LB (Dec 2015)

Replace existing double-glazed U-PVC windows with hardwood frame double-glazed windows

01/01009/1LB (Jul 2001)

Retention of paint treatment to exterior of dwelling

87/00987/1LB (Jun 1987)

Application to demolish single storey extension and erection of two storey rear extension

1.3 Design Brief

The Old Granary on Church End in Barley is a Grade-II listed detached house that has been repeatedly extended and added to over its c.four-hundred-year life. NRAP were appointed in early 2016 to develop designs for a new addition to replace an extension dating from the 1950s. Our clients asked that the new work:

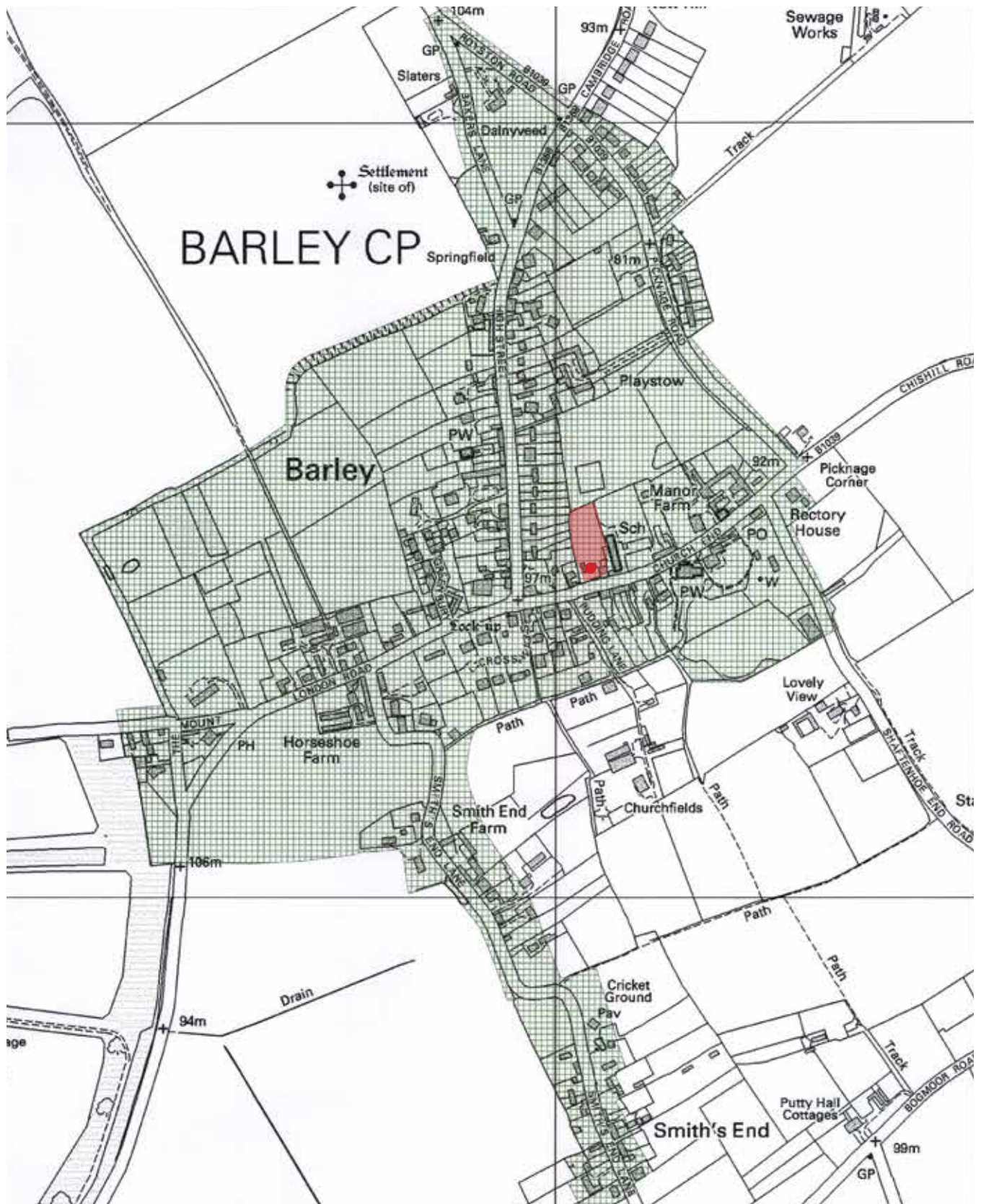
- provide a new Dining Room and Garden Room that can enjoy views of the substantial mature garden to the north of the house
- allow the new spaces to be generous and light-filled, while also ensuring that the spaces within the original house continue to receive natural light from the north
- provide a new means of access to the first floor to allow a staircase added in the 1980s to the nineteenth-century Drawing Room to be taken out
- be a new piece of architecture that compliments and enhances the appearance of the house from the garden

Our clients asked that the new work replace the 1950s extension because:

- the extension is a single-storey block with a flat asphalt roof behind a parapet that does not compliment the house and is in poor condition
- the extension is accessed through the nineteenth-century Drawing Room making this space feel like a corridor
- the extension contains a WC and a small Study which do not take advantage of its location and the views across the garden

Our clients also asked NRAP to develop designs for a new porch to replace the small, flat-roofed addition from the 1950s.

2 Site Analysis



Plan of the Barley Conservation Area with the site marked in red

2.1 Planning Context

Barley is a small rural village in north Hertfordshire, about four miles south-east of Royston. The village consists of historic linear development along Church End and High Street with later development along Picknag Road, the three streets forming a rough triangle. Sparse linear development also extends south from Church End along Smith's End Lane.

Most of the village, including the site, is covered by the Barley Conservation Area. No documentation is available on the Conservation Area at the time of writing other than the map shown opposite.

The Old Granary, List Entry Number 1102572, is one of sixty-seven Grade II-listed structures within the village. Three further structures have a Grade II* listing, including the church. The barn to the south of the Old Granary that sits within the property boundary is also Grade II listed.

The site does not sit within Flood Zones 1 or 2 and does not contain any trees with tree protection orders. It is not proposed to fell any trees as part of the development.



above: entrance to the site from Church End with the Old Granary barely visible beyond the boundary planting and the barn abutting the street, solid gates have been added to the drive opening since this photograph was taken

below: the building adjacent to the site, constructed from the same materials as the barn but with the form orientated with the gable to the street



2.2 Physical Context

The Old Granary lies on Church End within the historic area of linear development in the village. The house itself is set well back from the road but the site is fronted by a barn structure which sits on the property boundary. The boundary elsewhere is defined by fencing with large mature shrubs and trees behind.

The surrounding physical context is varied with regard to age, form, materials, architectural quality and relationships to the street. Only the scale of development is relatively consistent with two-storey structures predominating mixed with a few single storey-structures.

Twentieth-century houses and bungalows are intermixed with buildings many centuries old. There is a general language of pitched roofs but these vary in pitch and materials depending on their age. Both horizontal eaves and pitched gables face the street.

Materiality varies greatly. There are many timber-framed buildings on brick plinths and these are either rendered or clad with ship-lapped timber boarding. There are, however, also many masonry buildings with bare brick (mostly red but some buff), painted render (smooth and textured) and flint walling all visible along Church End. Boundary materials are similarly varied with hedges, timber fencing and brick walls all appearing along Church End at different heights.

While some structures are set up against the property boundary to the street, most are set well back.

The overall impression is of a village whose history and development can be easily read through the collage of its variegated architectural expression.



Four buildings demonstrating the variety of form and materials along Church End







above: the space in front of the house with the Grade II-listed barn that sits on the southern site boundary to the right

below: the garden seen from behind the house

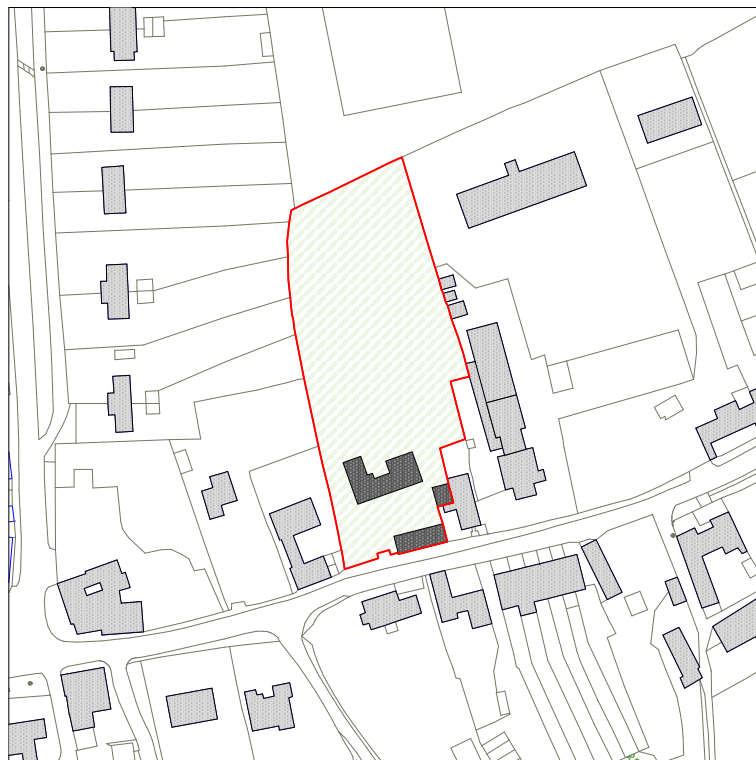


2.3 The Existing Site

The site is to the north of Church End from which it is entered. The land falls gently away from the road and the site is bounded on all sides by mature shrubs and trees. The neighbouring properties have houses that are c.twelve metres to the west and c. seven metres to the east of the Old Granary.

The house itself lies seventeen metres back from the street and is barely visible behind the boundary planting and the barn that abuts the street along the southern boundary. In front of the house the ground is mostly laid to gravel with some lawn. Beyond the house and the immediate area of terrace the garden is laid to lawn.

Because of the distance to neighbouring buildings and the boundary planting the site is not overlooked and does not overlook other properties.





above: the south front of the house, the bay window and porch were added in the twentieth century

below: the rear of the house from the garden with 1953 extension on the right and 1988 extension on the left



2.4 The Existing House

The house at the southern end of the site is the product of many centuries of addition and alteration. The principal form that runs east-west is made up of an original house in the centre possibly dating from the early seventeenth century, with seventeenth-/eighteenth- and nineteenth-century additions at either end. The shallow square bays that form the porch and Drawing Room window are twentieth-century additions. On the north side of the house can be seen the flat-roofed extension from 1953/54 at the west end and the pitched-roof two-storey extension to the east, added in 1988. A series of twentieth-century terraces sits between the two extensions. A detailed history of the existing house can be found in the following Heritage Appraisal.

The pre-twentieth-century block has a simple unified form with a gable to the west and a half hip to the east. There is no clear articulation of the various additions. The form of the block is broken by the two single-storey flat-roofed bays added in the twentieth century and a single pitched-roof dormer breaking the eaves line on the south elevation. Fenestration to the south is symmetrical to the volume of the original house, though the extensions at either end are less regular.

The 1953/54 extension to the north is a single-storey rectangular block with a flat asphalt roof. This is set behind a parapet to the north and west but is visible from the east. Its fenestration is irregular and the profusion of rainwater goods along the east elevation that deal with the various steps in the roof is particularly unattractive.

The 1988 extension has a roof that matches the pitch of the main block, though the ridge is set asymmetrically to give a continuous eaves line to the west and a lower eaves line to the east. Its northern gable has a chimney on the external wall providing a route for the boiler flue.

The house is rendered and painted apart from the exposed brick base, the nineteenth-century and 1988 chimneys, and the east elevation, which has been overclad with horizontal ship-lapped timber. These finishes disguise the fact that the pre-twentieth-century block is a timber frame while the 1953 and 1988 extensions are constructed from brick cavity walls. The roof is covered with clay tiles. Those on the north side of the main house appear to be contemporary with the 1988 extension. Those on the south side are much older and may date from the time of the nineteenth-century extension given their consistency.

3 Heritage Appraisal

3.1 History

3.1.1 Introduction and sources

The site contains two Grade II-listed structures, namely the house now called The Old Granary (listing 1102572) and the barn on the southern boundary of the site (listing 1102573). Both structures were listed on 3rd June 1987. Neither structure is considered to be part of an Asset Grouping.

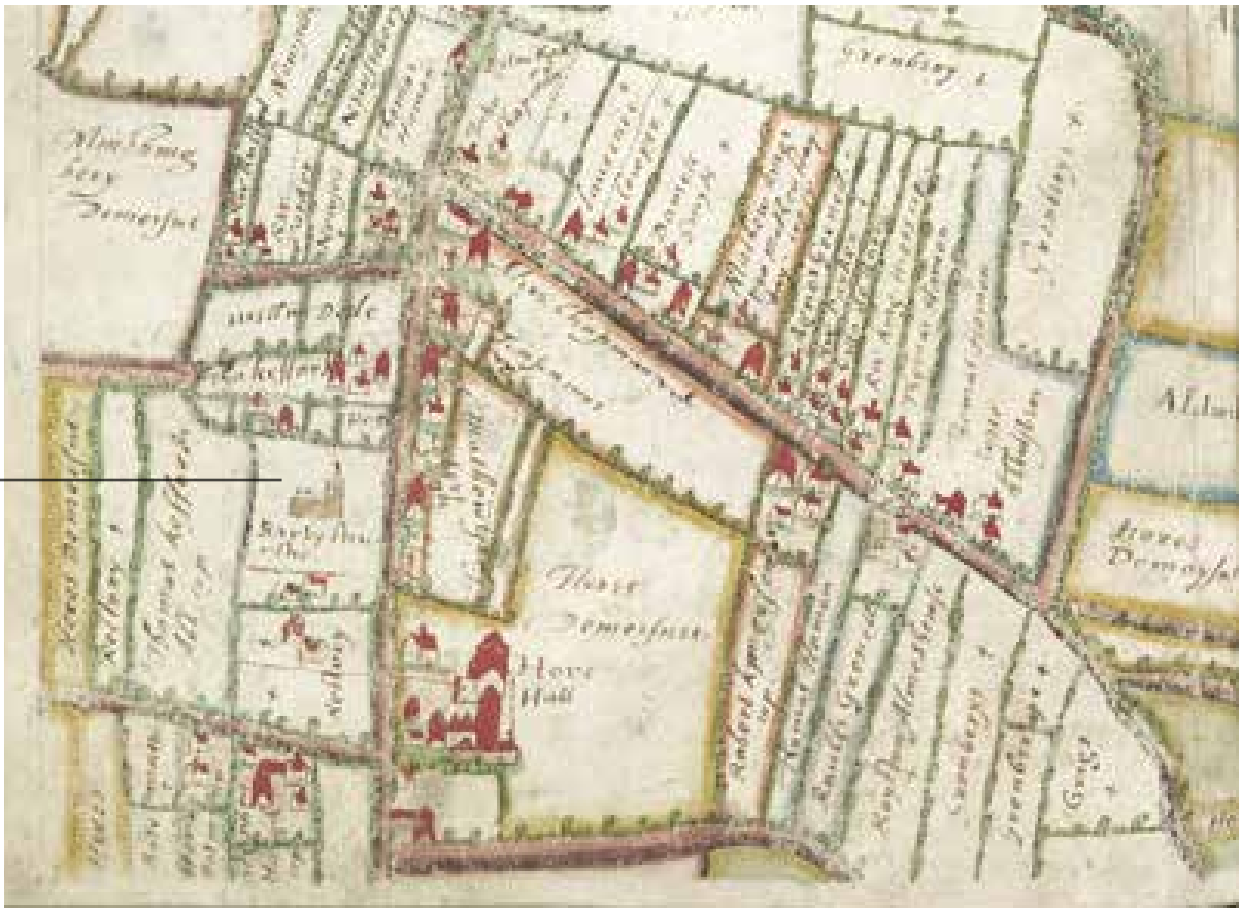
The barn on the southern boundary is described in the listing text as dating from the seventeenth or eighteenth centuries and would have been used as part of the estate. The barn was converted for use as habitable space during the twentieth century and no work is proposed to this structure as part of this application.

It is difficult to give a detailed history of the house as sources are few and are contradictory on some points. The brief history that follows and the keyed plans and elevations on the following pages are based principally on a letter written in 1964 by Dr James Parkes, the then owner of the house, to Walter Doggett, the owner of Hores Manor. Dr Parkes sites his sources as “the Elizabethan Terrier of Barley, now in the British Museum” and a statement by Frome Wilkinson to the previous owner. It is assumed that his first source is the survey of Barley undertaken by Sir John Spencer, Lord of the Manors of Mincingbury, Abbotsbury and Hores between 1593 and 1603. Historic England’s listing gives a brief historical commentary but notes that this was based only on an external inspection of the property. The only other document available are the sale documents from 1964. These three documents are included as appendices at the end of this document.

Dr Parkes indicated that the Manor was in existence prior to 1066 and is variously referred to in deeds as the Manor of Barley, of Burnell and of Hores, though the Hore family only occupied it for part of the fifteenth century. He writes that it is one of four manors in the village.

The map opposite is one of the folios prepared by John Norden from Sir John Spencer’s survey of his estates and shows the village of Barley with west at the top of the page. The survey was undertaken on foot and its accuracy can be judged by reading it against a modern aerial photograph that shows the same road layout and a survival of many of the seventeenth-century boundaries. The Manor of Hores and its land is outlined in yellow.

church

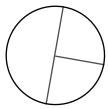


Church End

Pickering Road

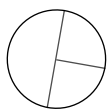
High Street

above: the village of Barley from *Surveys and Perambulations, with Plans*, by John Norden, of the manors of Mincingbury, Abbostbury and Hoares, in Barley, co. Hertf. made for Sir John Spencer, Lord of the Manors, 1603





Church End



above: detail of the village of Barley from *Surveys and Perambulations, with Plans*, by John Norden, of the manors of Mincingbury, Abbotsbury and Hoares, in Barley, co. Hertf. made for Sir John Spencer, Lord of the Manors, 1603; the property is shown in red

right: the existing site highlighted in red



3.1.2 The Original House

Dr Parkes' description of the house's age and its history differs from the Historic England listing. Parkes describes a late medieval core dating from before 1580 and consisting originally of a double-height hall and a kitchen with a solar sleeping space above, arranged either side of the central chimney. He suggests that in the late sixteenth century a floor was added into the hall to create a low parlour and another sleeping space above. Historic England's listing, however, indicates that this original house dates from the early to mid seventeenth century.

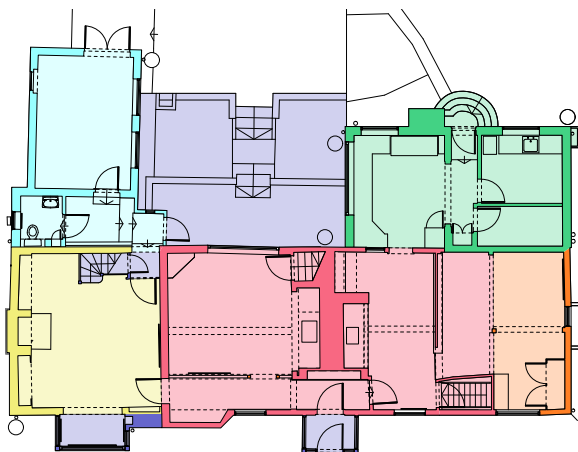
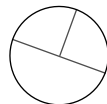
The 1603 plan is inconclusive. It shows a long pitched-roof building on the site running from east to west in the manner of the present house. However, the building is shown right up against the street. The plan also shows a projecting bay on the rear of the house at the west end and a boundary line close to the rear of this bay.

The present house is set well back from the street and within a site that extends north to the edge of what is marked as part of the Hores estate on the plan. It is possible that the house shown on the plan was replaced during the seventeenth century with a similar building, perhaps at the same time that the barn was constructed.

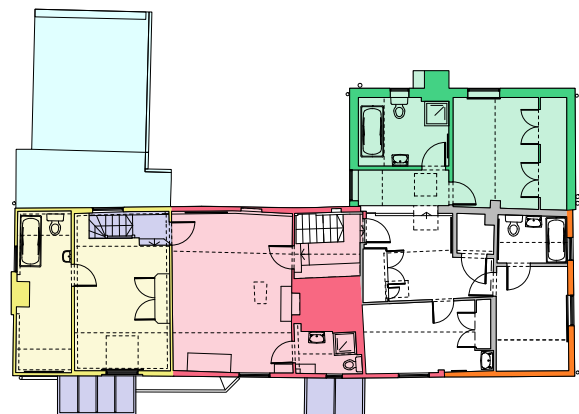
The plans below summarise what is known about the history of the structure and are used over the following pages as a reference.

Key:

- after 1987
- 1987
- 1953-1964
- 1953
- 19th Century
- 17th Century
- 16th Century
- Unknown



ground floor plan



first floor plan



above: wall on the first floor marking the original western extent of the house with door cut through to nineteenth-century extension

below: stub of the diagonal tie at the base of the wall between the present Kitchen and Dining Room suggesting that this wall was part of the original house and that the present opening was cut through the wall



It remains true, however, that the original house can still be read at the centre of the main block, most easily through the central form of the chimney and surviving hearths together with the symmetrical arrangement of fenestration that describes three clear bays.

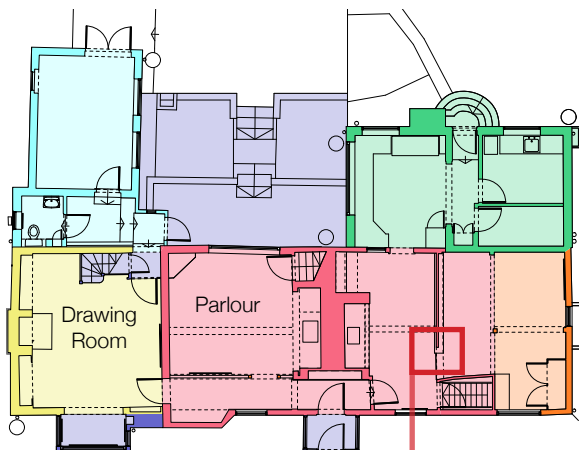
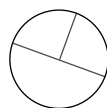
The western extent of the original house is easily read on the ground floor by the thick external wall between the sixteenth/seventeenth-century Parlour and the nineteenth-century Drawing Room. The purpose of the single-storey timber-clad bay on the south wall is not clear but it may be the remains of an original window bay, corresponding to the dining table in a Hall.

The eastern extent of the original house is less clear, there being two lines of structure on the ground floor that could represent the original wall. The existing solid wall does include a diagonal tie that has been cut through to create the current opening next to the door to the cellar steps. This suggests that the wall was an original part of the house and was later adapted.

However, there is also a line of structure further east, now represented only by a column on the ground floor and a primary beam in the first floor structure. Photographs taken in 1964 show a wall slightly to the west of this location and there is a corresponding wall on the first floor. This would make sense as the eastern extent of the original house if the plan was symmetrical about the central chimney but the extent and order of alterations here is not clear.

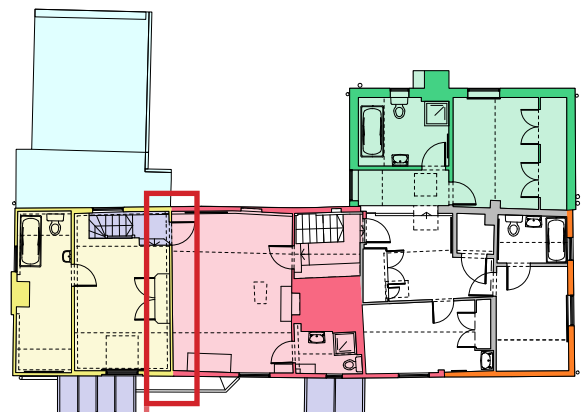
Key:

- after 1987
- 1987
- 1953-1964
- 1953
- 19th Century
- 17th Century
- 16th Century
- Unknown



ground floor plan

photo opposite bottom



first floor plan

photo opposite top



above: interior of the eastern extension, possibly dating from the seventeenth century

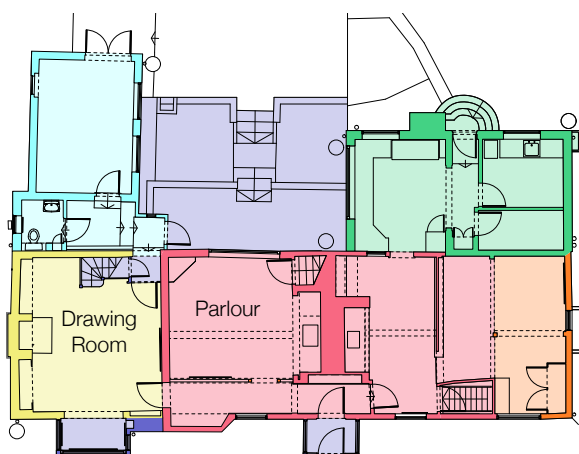
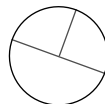
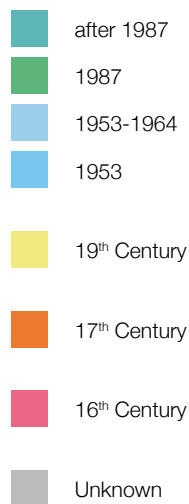
below: interior of the western extension, likely dating from the nineteenth century. The door leads through to the 1953 extension, the stair is modern and replaced an earlier stair



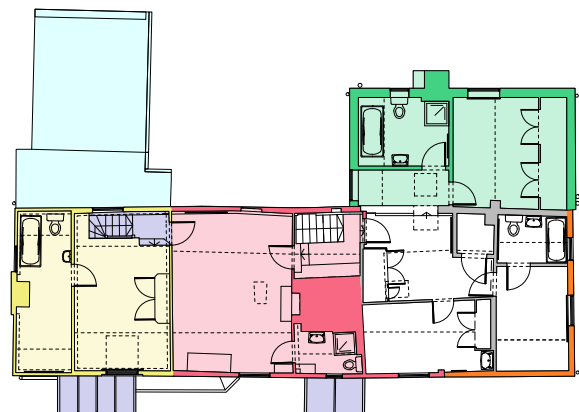
3.1.3 Pre-Twentieth-Century Extensions

Both Dr Parkes and the Historic England listing describe additions being made at the east and west ends of the original house. Dr Parkes dates the eastern extension, including a cellar, to the seventeenth century but does not give a date to the western extension. The listing text indicates only that the house was extended in the nineteenth century. The physical evidence visible within the house suggests that the eastern extension may have been undertaken relatively soon after the completion of the original structure as Dr Parkes indicates, and that the more formal Drawing Room at the west end was added in the nineteenth century in line with the listing text.

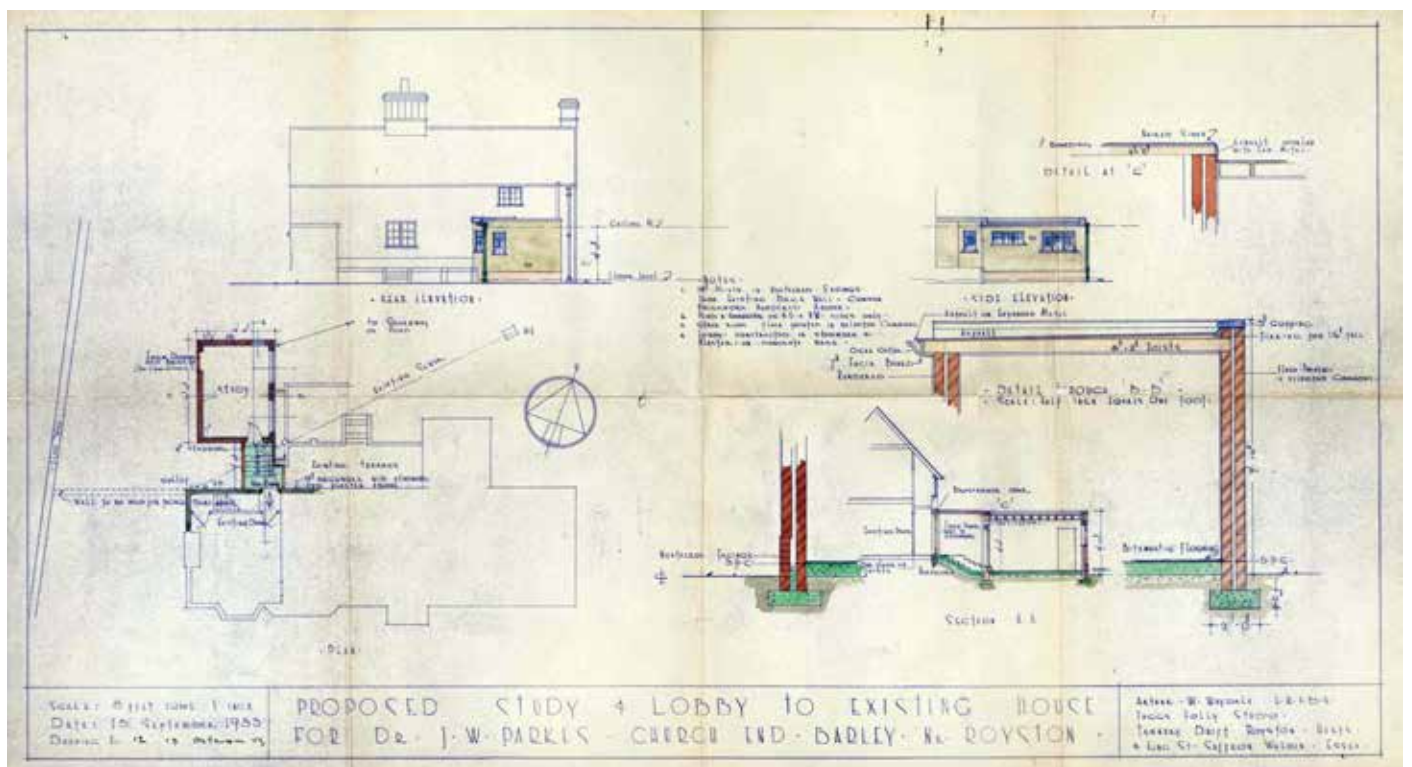
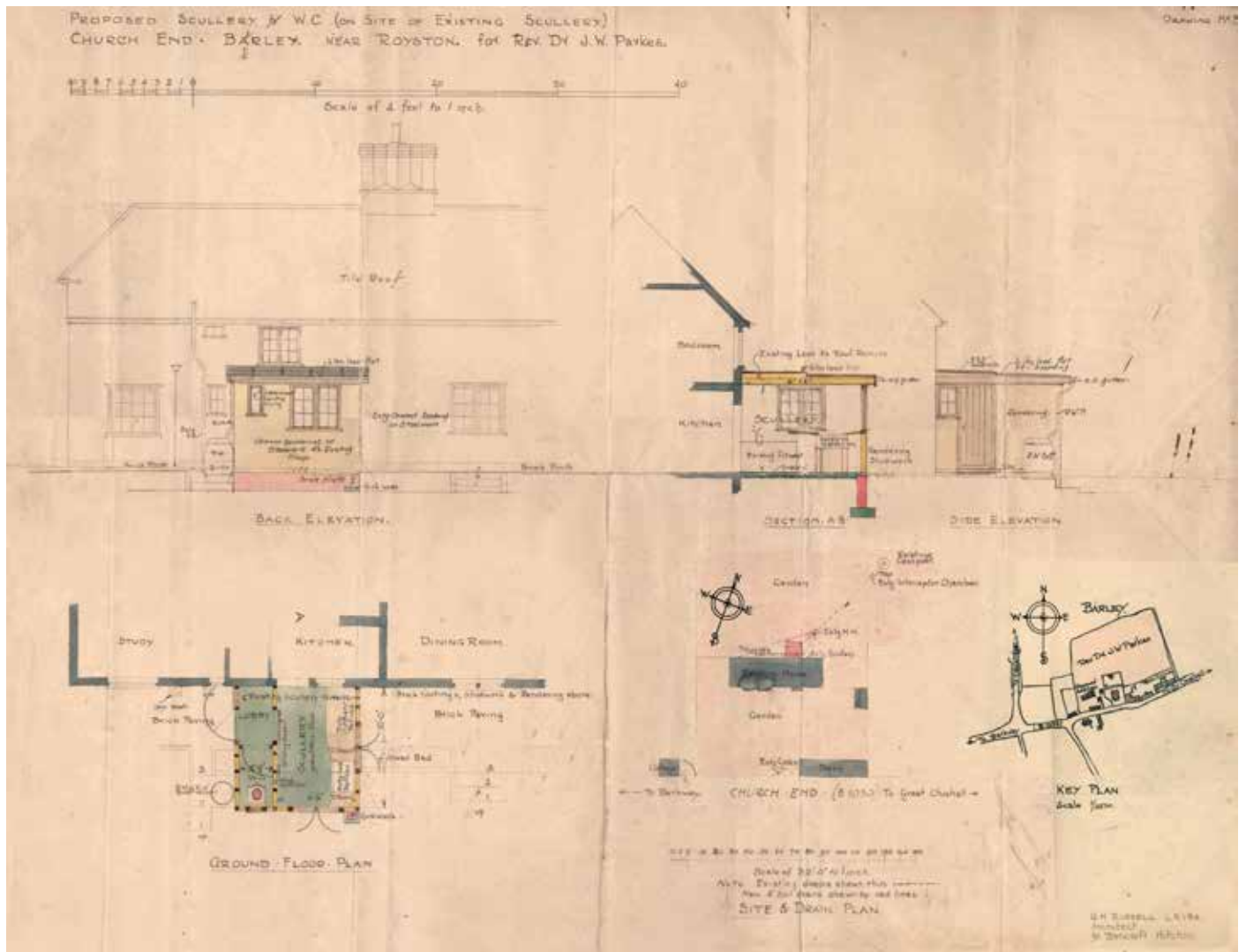
Key:



ground floor plan



first floor plan



3.1.4 Early Twentieth-Century Extensions

The two drawings opposite describe alterations made to the house during the twentieth century.

The drawing at the top of the page is undated and describes a scullery that was demolished when the 1988 extension was built.

The drawing at the bottom of the page describes the existing extension added in 1953/1954 at the west end of the garden front, although it does not show the WC that sits between the nineteenth-century room and the new 'Study', adjacent to the new steps.

The drawings are useful as a pair because they corroborate a number of facts about the rest of the building during the first half of the twentieth century:

- the bay window to the nineteenth-century drawing room was originally trapezoidal in plan and has subsequently been replaced with a rectangular bay
- the timber-clad bay on the front of the original part of the house was symmetrical, though it returned to the house beyond the presumed extent of the original house, onto the wall of the nineteenth-century drawing room
- the ground-floor window on the garden front (north elevation) above the terraced levels between these two extensions was only two bays wide and has subsequently been doubled in width
- the stair in the nineteenth-century Drawing Room originally ran along the length of the north wall and was accessed through a door; this has subsequently been replaced with an open timber stair
- the terracing between the house and the garden has been changed at least twice: the undated drawing describes a brick-paved terrace with three steps down to the garden; the 1953 drawing describes a terrace with six steps down to the garden and piers to the retaining wall; the present arrangement is of two levels formed of concrete with brick retaining walls and eight steps down to the garden



THE FRONT ELEVATION



THE DINING ROOM

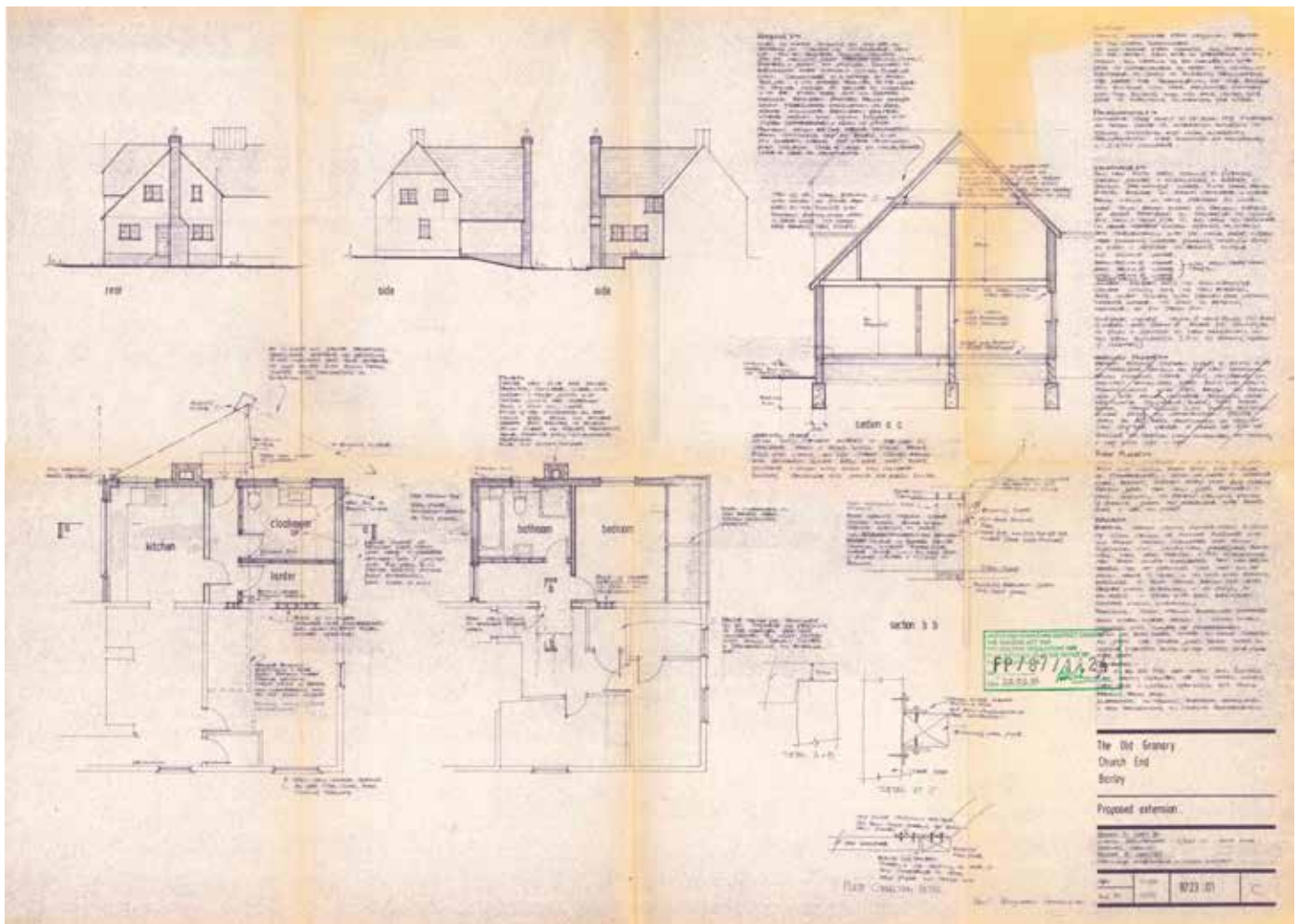
3.1.5 1964 Auction

The two photographs opposite were printed in the 1964 sale documents when Dr Parkes sold the house at auction.

The top photograph of the front elevation shows that the trapezoidal bay at the west end of the ground floor in the 1953 drawing has been replaced with a square bay by this point. The photograph also shows the existing flat-roofed porch.

The bottom photograph shows the most easterly room of the house looking north, towards the garden. The wall on the right is the external end wall of the house. The wall at the end of the room with the window was replaced in 1988 and is now blank. The wall on the left sits a little further east than the line of structure. The wall was removed in 1988 and the photograph below is taken through the line of structure. Whether this wall was original is unclear but, if the primary timber structure represents the original eastern wall of the house, it may have been moved when the house was extended to increase the size of this room.





top: drawings for the 1988 addition
bottom: the 1988 addition from the north east and north west

3.1.6 1988 Addition

The drawing opposite describes the addition made to the house in 1988, following the listing of the structure in June 1987. The two photographs show this addition in its present condition.

The two-storey addition replaced the scullery described in the undated drawing discussed in 3.1.4 and provided a new kitchen, cloakroom and larder on the ground floor together with a new bathroom and bedroom on the first floor.

The work described on the drawings also included the removal of the internal wall and blocking of windows to the north wall of the Dining Room discussed in 3.1.5. On the first floor a window was blocked in what became an internal wall and a new opening was made through the same wall, into the new extension.

The roof of this addition required a considerable amount of work to the roof of the original house where it engaged and it is clear that the tiling to the north side of the roof of the original house is contemporary with this work. The 1964 auction document describes “original tiles over the greater part of the north side of the roof” and it is possible that this original tiling was re-used and placed on the south (entrance) side of the roof as it is now the south side that looks, if not ‘original’, then at least a century old or more.

3.1.7 Late Twentieth-Century Alterations

Alterations to the house have been small in scale, following the 1988 addition.

At the west end of the house in the nineteenth-century drawing room the straight stair behind a wall shown in the 1953 plan has been replaced with an open stair with winders that turns into the room.

In 2015, uPVC windows installed at some point during the preceding decades were replaced with more appropriate hardwood-framed windows.



The nineteenth-century Drawing Room looking north showing the secondary stair to the first floor and the door through to the 1953/54 extension

3.2 Heritage Significance

3.2.1 Introduction

Paragraph 128 of the National Planning Policy Framework (NPPF) makes clear that local planning authorities require applicants to demonstrate an understanding of the significance of any 'heritage asset' which may be affected by a proposed development. The amount of detail provided should be proportionate to the importance and no more than is sufficient to understand the impact of the proposal on the significance of the heritage asset.

Heritage assets and significance are defined in Annex 2 of the NPPF. These definitions are clear that it is the heritage interest of both designated and non-designated heritage assets that imbue them with significance that merits considerations in the planning process. The NPPF defines significance as being *"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting."*

3.2.2 Archaeological Interest

Heritage assets with archaeological interest are the primary source of evidence about past human activity, including the substance and evolution of places and of the people and cultures that made them.

The proposed addition to the house sits against the north wall on the site of the existing 1953/54 extension and the existing brick and concrete terracing. There is no documentary or physical evidence above ground that earlier structures existed to the north of the existing house and, if they did, it is unlikely that any evidence would have survived the construction of the 1953/54 building and at least three successive terracing schemes.

John Norden's 1603 map suggests the possibility of a previous structure on the site located directly adjacent to the road in front of the present house, though this may simply be an inaccuracy of representation. If a structure did exist adjacent to the street, most traces would have been disturbed when the existing barn was constructed.

3.2.3 Architectural and Artistic Interest

Architectural or Artistic interests arise from the design and general aesthetics of a place which can arise from conscious design or fortuitously from the way the heritage asset has evolved.

As described over the preceding pages the heritage asset consists of a simple two-storey house that has been adapted and extended over four centuries. Other than the handsome triple chimney rising above the roofline with its diagonally-set stacks the house's architectural and artistic interest cannot be seen to lie in any particular qualities arising from conscious design.

The pre-twentieth-century evolution of the heritage asset created a relatively simple and strong two-storey pitched-roof form, though this is compromised by square and pitched-roof single-storey bays on the south elevation and the 1953/54 extension to the north.

The setting of the house and its relationship to the landscape is also straightforward with the house running east-west across the plot to delineate a distinct entrance area in front of the house from the garden beyond.

Externally, the tiling to the south face of the roof is, together with the aforementioned chimney stack, one of the few elements of the building that speaks eloquently of its age and construction. The south elevation imitates timber framing through panels of pebbledashing set within a frame of smooth render, the whole elevation having been painted on numerous occasions. It is doubtful that this pattern reflects the actual timber structure below, which is much more closely set where exposed internally. The north and west elevations are covered with a cement render that disguises the nature of the building while the east elevation has been clad in ship-lapped timber boarding, which has the same effect.

On the north elevation between the 1953/54 and the 1988 additions there is a section of the masonry plinth on which the timber frame sits that is formed from flint and tile with a capping of brick. This is very irregularly built and may be later infill rather than original walling.



The masonry plinth to the north wall of the original house at the top of the terrace showing a mixture of flint, tile, old brick and modern brick



Nineteenth-century door surround within the porch

The entrance door beyond the twentieth-century porch dates from the early nineteenth century and is an attractive if somewhat incongruous, insertion from this period. The cornice above the architrave has a band of deeply-cut 'greek' key patterning, likely cut from stock lengths, and simple closely-spaced modillions above.

Most of the house's architectural and artistic interest lies internally, though the interior was not inspected as part of the listing in 1987. Here the volume and mass of the central hearth and chimney structure can be appreciated and the timber structure of walls and floors clearly read. Brick pammets and timber boards to the ground floor provide a warm, textural material palette.

The plan of the house suffers from the way in which it has been extended over the centuries with circulation space begin carved out of the original rooms to reach the extensions at either end. This has again occurred with the twentieth-century additions. The stair in the nineteenth-century extension was presumably installed to prevent the need to pass through one bedroom to reach the other but it similarly turns the nineteenth-century Drawing Room into circulation space.

3.2.4 Historic Interest

The principal interest of the heritage asset lies in its history and its relationship to the surrounding village in which it is located.

The arrangement of house and barn on the site speaks clearly of the agricultural economy of the locality while the connection to the Manor of Hores ties the building into the history of the village's social evolution as well.

Because the house has been repeatedly altered and extended over the past four centuries it provides an interesting example of changes in domestic rural life and tastes, though not all can be easily read from the physical evidence. The relationship of hearth, hall and kitchen at the core of the house is still evident in the existing spaces, though the existence of a double-height Hall into which a floor has been inserted can only be hypothesized.

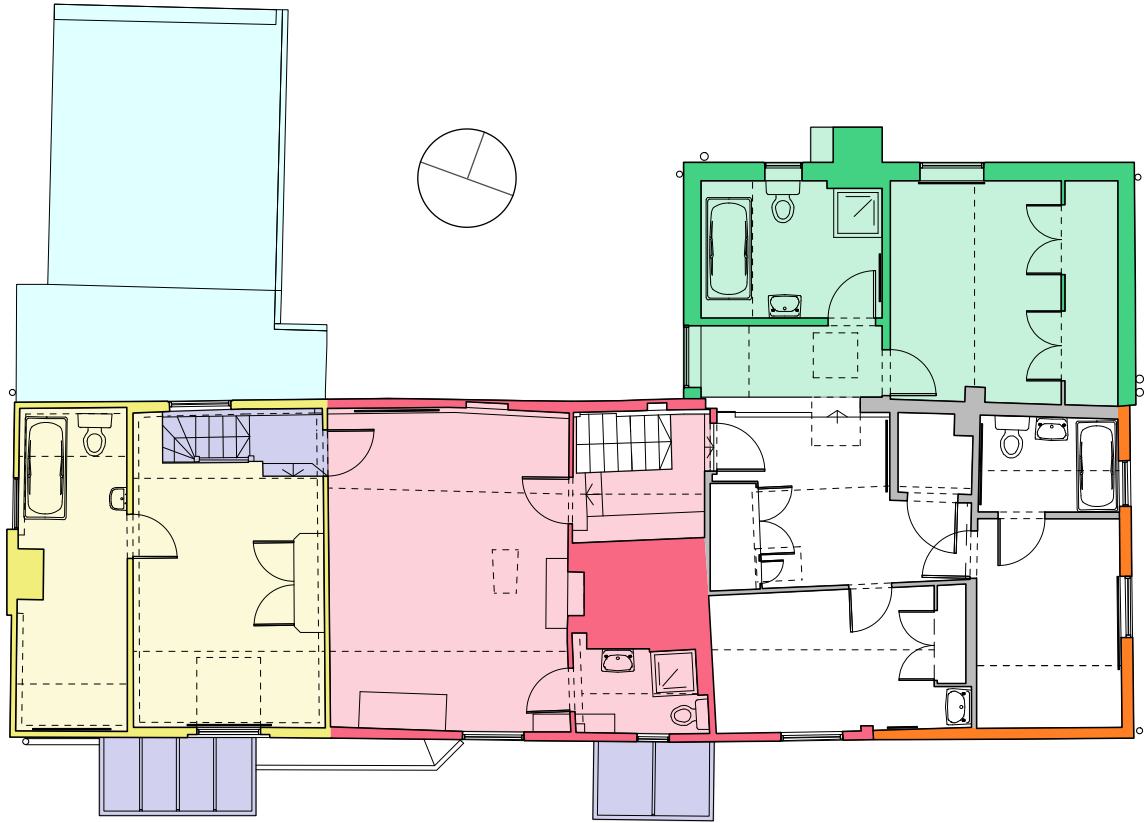
The nineteenth-century additions and alterations speak of a popular classicizing taste undertaken with humble means. The structure of the western addition differs little from what was built two centuries earlier but the interior of the drawing room was given a plastered ceiling and shallow arches to the niches either side of a small central fireplace. This work was complimented by the classical entrance door described in 3.2.3 and cast-iron fireplaces on the first floor.

The twentieth-century additions speak less eloquently, other than for the need for additional space and changes in cooking and servicing methods. Nevertheless, the changing attitude towards the existing building can be read in the flat-roofed 1950s addition and the more considered 1988 extension, both ignoring the precedent set by the original house in being constructed in masonry rather than from a timber frame, render being used to cover the differences between old and new.

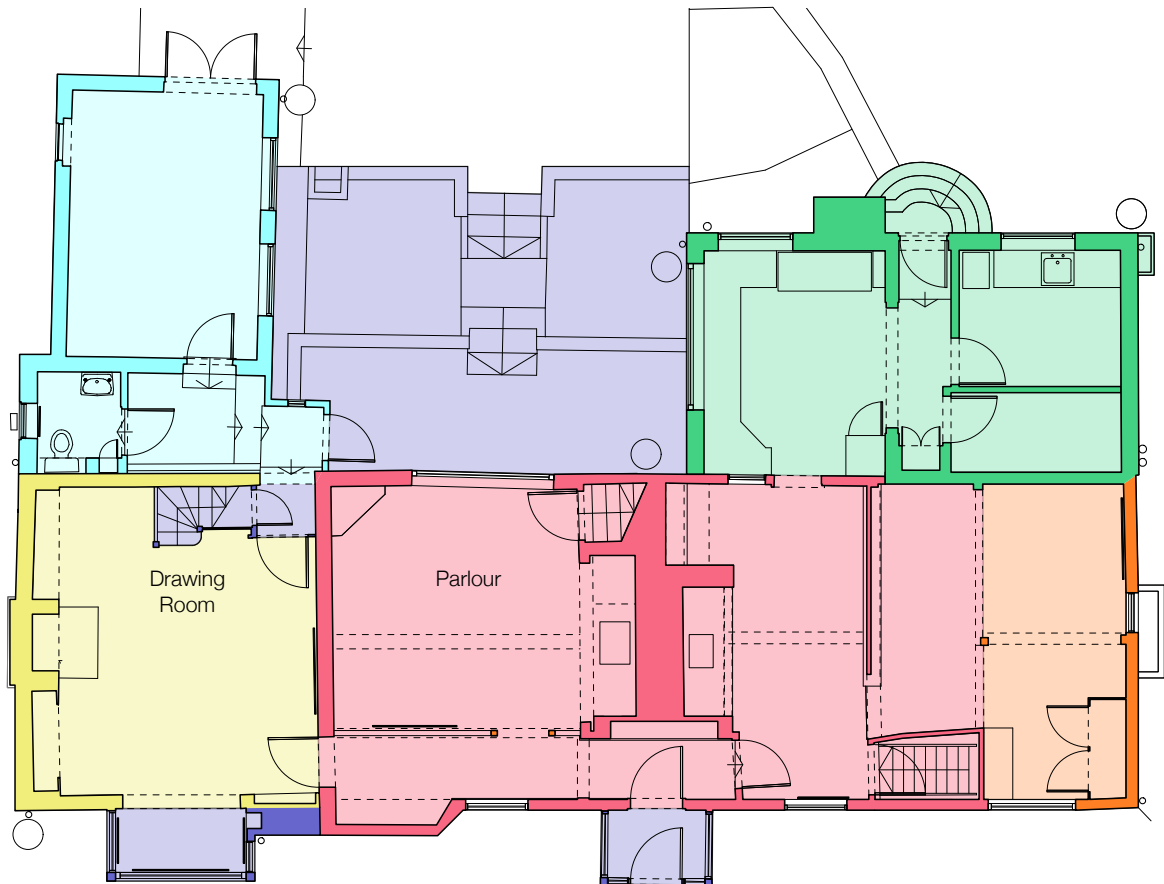
3.2.5 Heritage Significance of the House

The following pages give an assessment of the significance of the various structures that form the house as it currently stands. This assessment uses the following criteria, which weight the significance of each asset according to the level of its heritage interest.

VERY HIGH	This is deemed to only be applicable to Grade II* and I buildings.
HIGH	A feature or element which makes an important contribution to the special architectural or historic interest of a building. These will generally be original features which are of slightly less importance (e.g. service areas rather than principal rooms) or important original features not entirely in their original condition or features from a later period which are of less architectural and historic interest. The loss of major alteration of such features may constitute 'substantial harm' to heritage significance depending on the level of existing and proposed alteration. This level of significance is considered only to be applicable to Grade II listed buildings.
MODERATE	A feature or element which makes some contribution to the special architectural or historic interest of the building. This may be either a much altered original feature or a later feature of more marginal architectural or historic interest. The loss of or major alteration to such features may constitute 'less than substantial harm' to heritage significance.
LOW	A feature or element making little contribution to the special architectural or historic interest of the building. The loss or major alteration to such features may constitute minimal harm to heritage significance.
NONE	Features or elements making no contribution to the special architectural or historic interest of the building which can be removed or altered without any harm to heritage significance.



first floor plan



ground floor plan

3.2.6 Significance of the Pre-Twentieth-Century Work

The pre-twentieth-century block runs east-west across the site and consists of the original core around the hearth together with the seventeenth-century addition at the east end and the nineteenth-century addition at the west end.

HIGH SIGNIFICANCE

The overall structure of this element is considered to be of high significance with original timber wall and floor framing around the central brick hearth and the later brick chimney in the western wall. Only the north wall of the eastern addition is likely to have been substantially rebuilt when the 1988 extension was added. Floor bricks and timber boarding exist in some areas of the ground floor and the first floor is formed from timber boards. The stair immediately adjacent to the hearth forms an important part of this pre-twentieth-century house.

It should be noted that modern servicing (electrics, central heating and water) has been surface-mounted throughout the house which, while leaving the existing structure untouched, detracts from the appearance of the rooms and the heritage asset as a whole.

MODERATE SIGNIFICANCE

The various nineteenth-century fixtures and fittings are considered to be of moderate significance, including the entrance door and cast-iron fireplaces. While these elements are helpful in understanding the history of the house they are 'off-the shelf' items that are not particular to this building or its rural character.

LOW SIGNIFICANCE

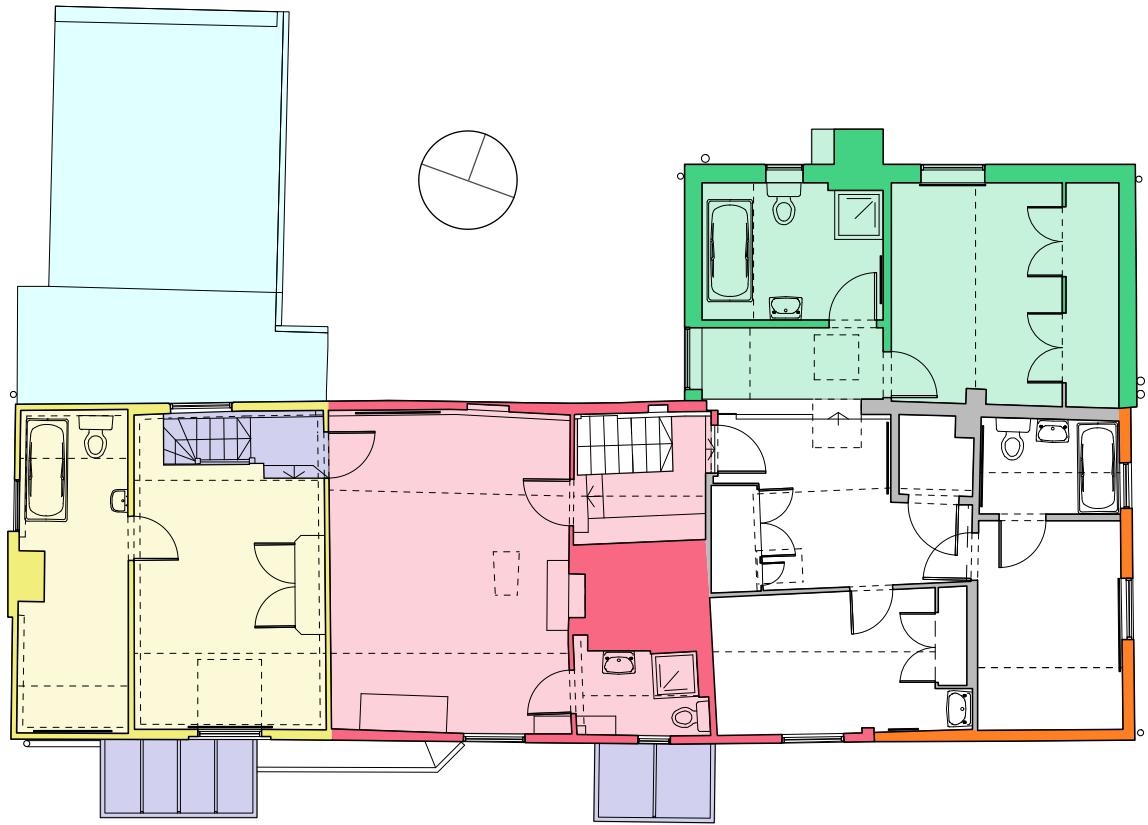
The square bay window to the nineteenth-century drawing room is considered to be of low significance because it was added in the twentieth century (likely around 1960) and serves only as a reference to the original trapezoidal bay that it replaced.

NO SIGNIFICANCE

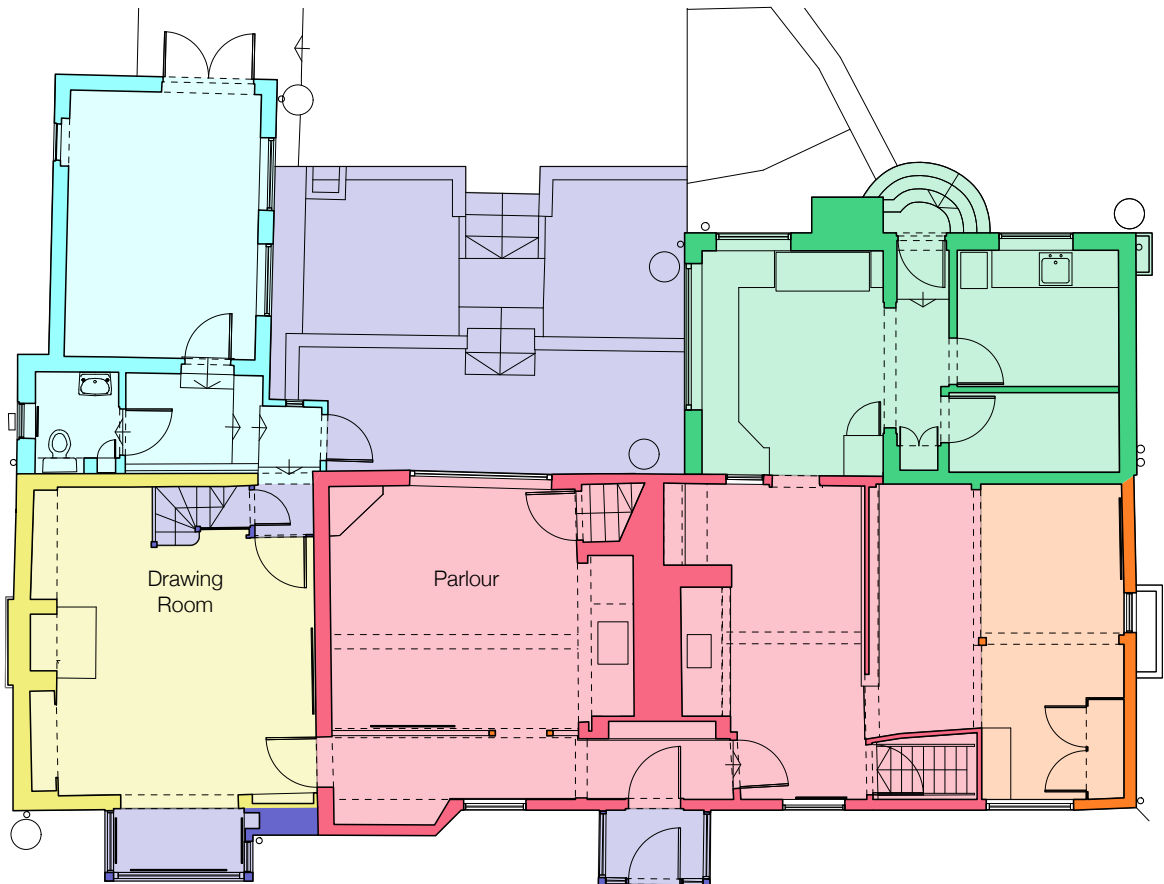
The twentieth-century flat-roofed porch is considered to be of no significance, along with the second stair in the drawing room that was added by the previous owner. The same is true of modern furniture and fittings throughout the house. Windows are also considered to be of no significance because they date from 2015.

Key:

	after 1987
	1987
	1953-1964
	1953
	19 th Century
	17 th Century
	16 th Century
	Unknown



first floor plan



ground floor plan

3.2.7 Significance of the Twentieth-Century Additions

Key:

	after 1987
	1987
	1953-1964
	1953
	19 th Century
	17 th Century
	16 th Century
	Unknown

The twentieth-century additions all sit to the north of the earlier block and consist of the 1953/54 extension at the west end, the 1988 extension at the east end and the concrete terracing between.

LOW SIGNIFICANCE

The 1988 extension is considered to be of low significance because it does not contribute to the architectural or historic interest of the building though it does them no harm.

NO SIGNIFICANCE

The 1953/54 extension and the concrete terracing are considered to be of no significance because both elements positively detract from the architectural and artistic qualities of the building and the garden onto which they front. The listing text describes the extension as being of “no special interest”. The concrete terrace is retained by modern red engineering brick and the roof of the extension is visibly covered in asphalt with a metallic sheet material applied over the parapet that partially surrounds the roof. The poor material quality is echoed by the poor condition of both elements and the form of the extension, which is a utilitarian agglomeration of boxes.



The 1953/54 addition from the north east with the concrete terracing leading up to the back of the house

3.2.8 Elevations generally

HIGH SIGNIFICANCE

The walls behind the modern render, together with the roof and central chimney stack, are considered to be of high significance because of their historical and architectural interest.

LOW SIGNIFICANCE

The render and timber cladding on the elevations is considered to be of low significance because they are twentieth-century additions that disguise the true nature of the structure behind, though the render does hint at it on the south elevation.

NO SIGNIFICANCE

All of the windows are considered to be of no significance because they date from 2015. They generally reflect an eighteenth-century glazing pattern that does not greatly harm the character of the building but that does not contribute to its architectural interest — the original windows to the seventeenth- and nineteenth-century work would of course have both had much finer frames. In addition they would have differed greatly from each other, an aspect of the history of the house that is smoothed over by the installation of the same windows in all locations.

Gutters, fascia and soffit boards are considered to have no significance because they are modern and the gutters are black uPVC that detracts from the architectural qualities of the building.

3.2.9 South Elevation

HIGH SIGNIFICANCE

While it is unlikely that the tiles on the southern roof slope date from the construction of the original house they make a significant contribution to the character of the house, as does the central chimney stack on the ridge line.

MODERATE SIGNIFICANCE

While the structure of the blank timber-clad bay is assumed to be of high significance, the timber shingles to the walls and the clay tiling to the roof of the bay is considered to be of moderate significance. The western end of the bay was adapted in the twentieth century to abut the square drawing room bay window and the cladding material is relatively new. Nevertheless, the presence of timber shingles on the wall is unusual and makes a small contribution to the architectural and artistic interest of the building.

LOW SIGNIFICANCE

The flat-roofed square window bay is considered to be of low significance because it dates from the second half of the twentieth century and replaced an earlier trapezoidal bay.

NO SIGNIFICANCE

The flat-roof porch is considered to be of no significance.

Key:

	after 1987
	1987
	1953-1964
	1953
	19 th Century
	17 th Century
	16 th Century
	Unknown



south elevation

3.2.10 West Elevation

HIGH SIGNIFICANCE

The chimney is considered to be of high significance as the soft red brick and lime mortar dates from the nineteenth-century construction and contributes to the historical and architectural interest of the building.

MODERATE SIGNIFICANCE

The chimney stack that rises above the ridgeline has been rebuilt and while it likely reflects the original form the reconstruction has been undertaken with a harder brick that does not match the rest of the brickwork.

LOW SIGNIFICANCE

The west wall and roof of the 1988 extension beyond are considered to be of low significance.

NO SIGNIFICANCE

The west elevation of the 1953/54 extension is considered to be of no significance.



The nineteenth-century chimney on the west end of the house, the stack at the top has been rebuilt

3.2.11 North Elevation

HIGH SIGNIFICANCE

The central chimney stack is considered to be of high significance for this elevation.

MODERATE SIGNIFICANCE

The central window opening on the ground floor is considered to be of moderate significance only because, while it is in the location of an earlier window, it was doubled in width in the second half of the twentieth century.

LOW SIGNIFICANCE

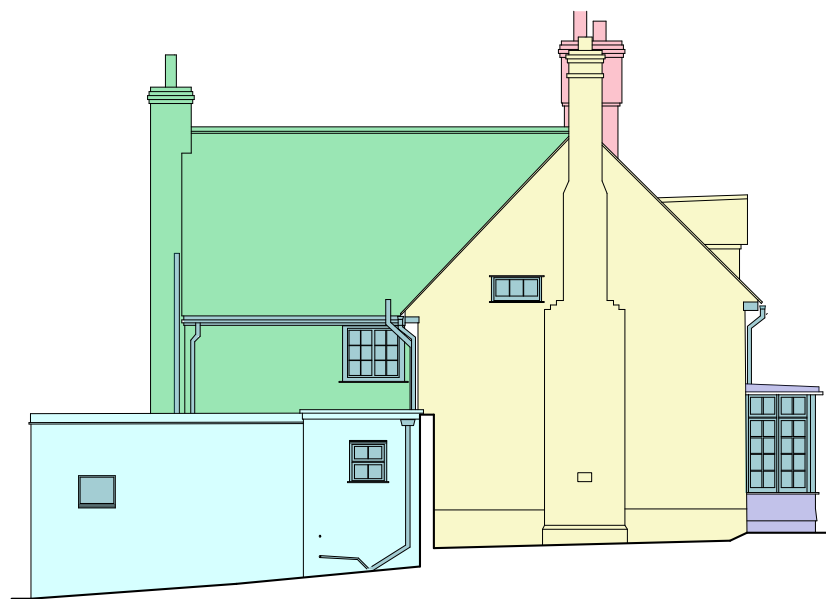
The north wall of the 1988 extension together with the tiling to all of the pitched roofs are of low significance; the tiling on the original building is contemporary with the extension.

NO SIGNIFICANCE

The 1953/54 extension and the terraces in the centre are considered to be of no significance.

Key:

- after 1987
- 1987
- 1953-1964
- 1953
- 19th Century
- 17th Century
- 16th Century
- Unknown



west elevation



north elevation

3.2.12 East Elevation

LOW SIGNIFICANCE

The east wall and roof of the 1988 extension beyond are considered to be of low significance.

NO SIGNIFICANCE

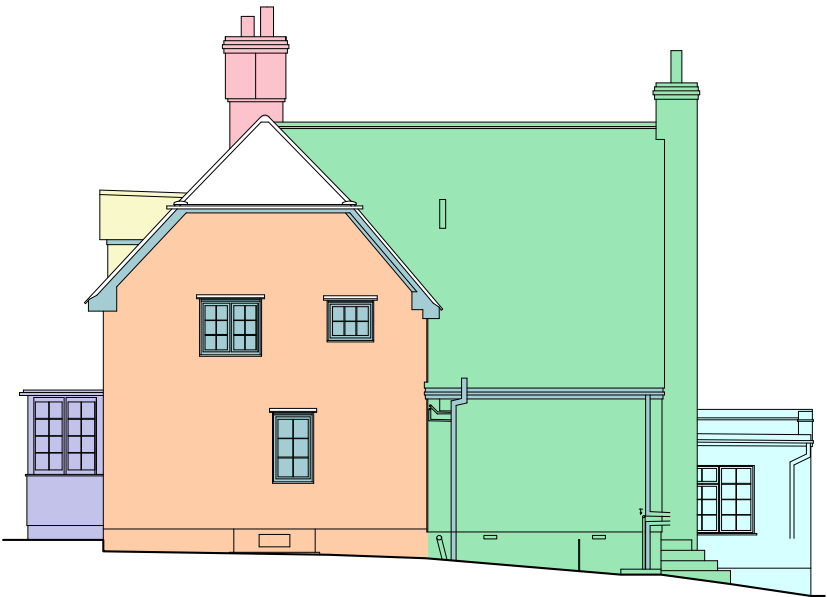
The west elevation of the 1953/54 extension is considered to be of no significance.



The east end of the house, which was clad with timber boarding in the early twentieth century

Key:

- after 1987
- 1987
- 1953-1964
- 1953
- 19th Century
- 17th Century
- 16th Century
- Unknown



east elevation