3 WOOD STREET, CLYFFE PYPARD, SWINDON, WILTSHIRE

HERITAGE STATEMENT



JPHERITAGE

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PROJECT: 3 Wood Street, Clyffe Pypard, Swindon, Wiltshire

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3 WOOD STREET, CLYFFE PYPARD - HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Site location and heritage designations

1.1.1 This Heritage Statement has been prepared by JP Heritage on behalf of Tracy Beare to inform a proposed scheme at 3 Wood Street, Clyffe Pypard. 3 Wood Street is a Grade II listed building. There are no conservation areas, scheduled monuments, registered parks and gardens or registered battlefields adjacent or nearby to the heritage asset.

2.0 THE NATURE OF THE ASSET

2.1 Listed building



Figure 1: South elevation of 3 Wood Street

2.1.1 3 Wood Street was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 3rd January 1978. The list description reads as follows:

Cottage. C17. Timber framed with brick infill. Half hipped thatch roof, with raised dormer at rear. Two bay ground floor and attic, gable end stack and C20 entrance porch at rear. Square panel framing two panels high, recent wood -casement windows. C20 addition on left.

2.2 Historic map regression

2.2.1 The 1st edition of the Ordnance Survey map (1886) shows the irregular footprint of 3 Wood Street. This includes a projecting element on the south side and two projections on the north side of the building. 3 Wood Street is shown within a garden with irregular boundaries and a pond along the western boundary. An orchard lies to the east.

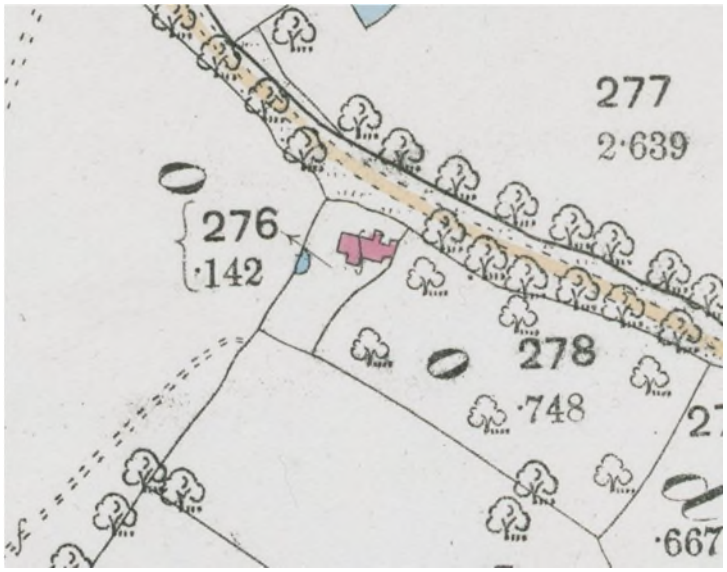

Figure 2: Extract from the 1st edition of the Ordnance Survey map (1886)

2.2.2 The 3rd edition of the Ordnance Survey map (1923) shows that the projecting element on the south side of the building and the off-centre projection on the north side of the building had been removed. A small extension is shown on the east side. The extent of the garden had not changed by this time.

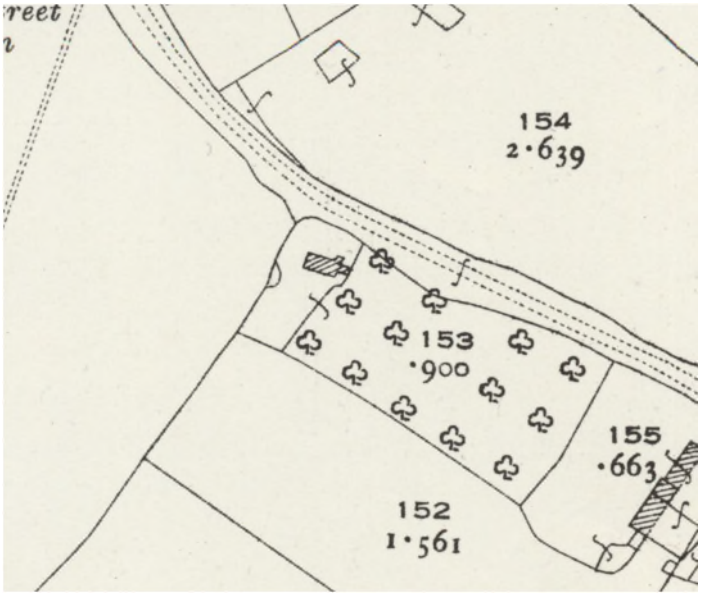

Figure 3: Extract from the 3rd edition of the Ordnance Survey map (1923)

2.2.3 Later maps suggest that the garden of Wood Street was extended into part of the orchard to the east and outbuildings were constructed post-1960.

2.3 Description of the building

2.3.1 The listed building is a square panel timber -framed house with a brick plinth and brick infill panels. The west gable end wall is brick with a gable end stack with dog-tooth brickwork. The thatched roof is half-hipped and includes a decorative block cut ridge. The roof structure includes queen strut trusses and side purlins, probably clasped purlins. Interior details include a 2-unit plan with chamfered axial beams and wide joists on the ground floor.



Figure 4: Listed building viewed from the south-east



Figure 5: North elevation of the listed building



Figure 6: Listed building viewed from the north-east



Figure 7: West gable end elevation

2.3.2 The single storey extension on the eastern side of the listed building is of brick construction with a shallow pitched roof finished with double Roman tiles. A *c.* 1940s photograph shows that the single storey extension had a corrugated tin roof and a dark finish to the walls.



Figure 8: A photo showing the south elevation of 3 Wood Street in *c.* 1940

2.3.3 There are a number of outbuildings within the extended garden of 3 Wood Street. They include a timber clad structure with a mono-pitched roof and a garage door on the eastern side of the site, a timber clad mower store with a flat roof along the south boundary and a shed/greenhouse in the south-west corner of the garden. These are all modern structures.

2.3.4 The brick garage to the north-east of the listed building has a rectangular footprint and is of Fletton brick construction and a double pitched roof of machine cut softwood construction and finished with double Roman tiles. The exterior is painted white and includes a modern garage door on the east gable end elevation. This structure is considered to date from the second half of the 20th century and would not, therefore, warrant consideration as a curtilage listed building.

3.0 THE EXTENT OF THE ASSET

3.1 Position, boundaries and relationship to surroundings

3.1.1 3 wood Street is aligned parallel to and set back from Wood Street and occupies the north-western corner of a roughly square garden. Boundaries are characterised by established hedges which to a large extent visually contain the setting of the listed building. There is a vehicular access and an area of hardstanding in the north-east corner of the site.



Figure 9: Location of 3 Wood Street



Figure 10: View from the north-east along Wood Street

3.1.2 There are private dwellings to the east and west of 3 Wood Street: Lyncroft and The Orchard. Wood Street lies to the north beyond which are fields. There are paddocks and outbuildings to the south.

4.0 THE SIGNIFICANCE OF THE ASSET

4.1 Assessment of the significance of the heritage asset

4.1.1 3 Wood Street is a square panel timber framed 2-unit cottage which dates from the 17th century. The timber frame, roof structure and floor beams/joists survive relatively intact and contribute to the evidential and aesthetic value of the listed building. The 2-unit plan form also contributes to these values. Historic alterations to the listed building include the

refronting/rebuilding of the gable end elevation in brick, probably in the 18th to 19th centuries. A single storey side extension was added in the *c.* 1920s and is considered to be of limited heritage value. This element itself has been much altered.

4.1.2 3 Wood Street was probably originally a farm labourer's cottage. Its relative isolation but close proximity to Wood Street Farm provides some historic al context and contributes to the historical value of the site.

4.1.3 The historic extents of the garden have been much altered. The orchard to the east shown on historic maps is now a house and a dwelling has been built to the west. The extended garden of 3 Wood Street includes a number of outbuildings. None of these are considered to be of architectural of historic interest.

5.0 THE PROPOSED WORKS

5.1 Description of the proposed works

5.1.1 The proposed works include the following:

- Remodelling of the existing side extension;
- New single storey extension.

6.0 RELEVANT PLANNING HISTORY

6.1 Previous proposals for extension

6.1.1 **20/05347/PREAPP** – Side extension, garage refurbishment, front door re-opened, garden buildings partly removed and internal works.

6.1.2 Two options for extension were submitted as part of this pre-application enquiry: A side extension projecting from the existing single storey extension and a longer extension which included a link section with the existing garage. Both options flowed the form of the existing single storey extension but with concrete fibre weatherboarding and double Roman tiles.

6.1.3 With regards to the impacts upon the heritage assets, the Officer's response was as follows:

Paragraph 190 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 195 and 196 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset and where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The previous pre-app response stated that building is already blighted by an existing ground floor extension the proposed works would infill the gap between the present extension and the existing detached garage. This resulted in a mass of new development that would exceed the footprint of the original house and therefore dominate the scale of the original cottage.

It is considered that this recent proposal is similar, the Council's Conservation officer when consulted stated that the submission is a modest improvement on the earlier pre-app, however the scale of the additions would still cause an unjustified degree of harm that will harm the

setting of the Grade II listed building. Contrary to the requires of sections 16(2) and 66 of the Planning (LBs and CAs) Act 1990.

The issue in this case is the new addition plus the existing extension would result in footprint greater than original building which would be dominant and subsequently harm is identified to the listed property and according to requirements of paragraphs 195 and 196 which states when harm is identified it would be outweighed if there are public benefits and this application provides no compelling case to explain the necessity for the work.

They concluded that as previously mentioned, rather than extend the current side addition, a revised form of architecture is required to enhance the relationship with the listed building. However, in order to preserve the setting of the existing Cottage a sense of space must be retained therefore additional accommodation could be provided within the application site, but it must be separated from the existing cottage. There may be some merit in demolishing the existing single storey extension to the building replacing this with a more sympathetic form of redevelopment that has a more harmonious relationship with the original cottage.

The proposed extension is not acceptable, and it is considered that the proposal would result to adverse harm on the listed properties and is therefore in accordance with CP57 (i) & CP58 (iv) of the WCS, para 190, 195, 196 and 12 & 16 of the Framework.

6.1.4 PL/20/06588 and PL/2022/06289 – Glazed link between the listed building and the garage, alterations to the exterior of the existing single storey side extension, alterations to the exterior of the garage and interior to form a habitable space. These applications were refused. The Conservation Officer raised objections to the size of the glazed link and the use of materials, concluding in their comments as follows:

Overall, the scale, design, materials and detail of these proposals would harm the significance of the heritage asset and its setting through overlarge and inappropriate alterations and extension, use of unsympathetic and inappropriate materials and details, as well as cumulative overdevelopment of the site.

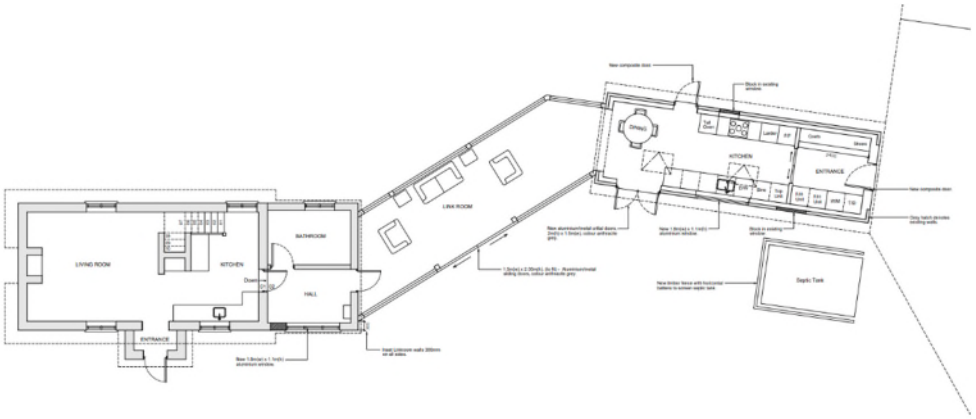

Figure 11: Floor plan of the refused 2022 scheme for a glazed link

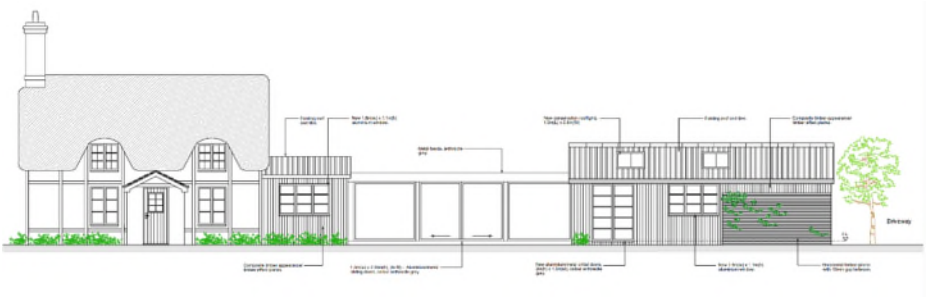

Figure 12: Front elevation of the refused 2022 scheme

6.1.5 Subsequent informal communications were undertaken with regards to two options for a scaled scheme. Informal Officer comments were received, as follows:

The 3D renderings do suggest a much reduced form of development that has the potential to be a huge improvement over the previous proposals. Provided it is lightweight in character and appearance, my feeling is that a more overtly modern design would be preferable in the context of this thatched roof property. To that extent, personally I would favour the flat roof/glazed version rather than the pavilion type roof.

The choice of external materials will be critical, as will how the extension would join with the historic property. Also of relevance will be the extent of the opening between the existing and the extension – ie. will the opening to the existing s/s extension remain unchanged?

7.0 IMPACT ON THE ASSET

7.1 Alterations to the existing extension

7.1.1 It is proposed to retain the internal layout and the rear and side walls of the existing 20th century extension but to make alterations to the roof and front elevation. It is proposed to replace the existing door and window on the south elevation with full height glazing with fixed aluminium frames. The existing door and window are of 20th century date and of no interest. It is also proposed to replace the shallow pitched roof with a flat roof. The roof structure and double Roman tile finish are not considered to be of any particular interest. Its replacement with a flat roof would better reveal the side elevation of the original cottage. The elevations would be rendered and painted white to match the appearance of the original cottage.

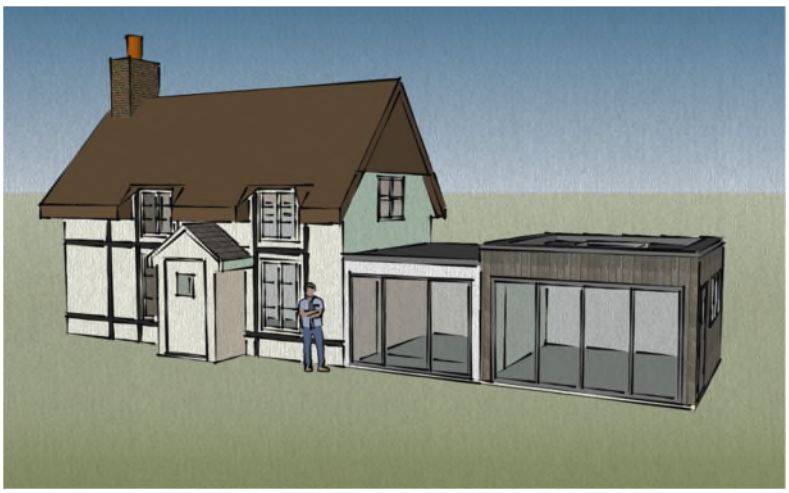

Figure 13: Perspective view of the proposed alterations to the existing extension and new extension



Figure 14: South elevation of the single storey side extension

7.2 New extension

7.2.1 The proposed extension would be of contemporary design with a flat roof and full height glazing on the front elevation. Door and window openings would be of more traditional proportions but with aluminium frames to reinforce the overall design aesthetic of the new extension. The elevations would be clad with western cedar vertical boards. This would provide contrast with the host building thereby retaining the definition and legibility of the original cottage.

7.2.2 The size and proportions of the ground floor plan of the new extension would be slightly smaller than the existing living room and the hierarchy of spaces would not therefore be overwhelmed. The principal room in the original cottage would remain the largest. By housing the kitchen in the new extension, the character of the smaller room of the original 2-unit cottage would be better revealed.

7.2.3 The means of access from the original part of the listed building and the new extension would remain unchanged. The new extension would abut the existing 20th century extension and, as such, there would be no new joints/connections to the original fabric.

8.0 CONCLUSIONS

8.1 This Heritage Statement describes the historic development and significance of the heritage asset and provides a heritage impact assessment of the proposed development. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 194 of the NPPF local planning policy and provides sufficient information regarding the heritage assets.

8.2 The conclusions of this report are that 3 Wood Street originated as a 2-unit cottage in the 17th century and occupied a small plot with a pond. The heritage significance of the listed building primarily relates to the square panel timber frame, queen strut and side purlin roof form, chamfered axial beams and wide joists, brick infill and plinth, historic brick alterations (west elevation) and the half-hipped roof form finished with thatch. The single storey side extension

is not considered to be of interest. The original curtilage of the listed building has been extended and the near and wider setting altered with outbuildings and the construction of dwellings to the east and west. The historic setting, which included an orchard, has therefore been much altered and is heavily influenced today by 20th century changes.

8.3 The proposed development would have direct physical impacts on 20th century fabric only. The proposed extension and alterations to the external elevations of the existing extension would better reveal the side elevation of the listed building. The proposed extension is of contemporary design and of sympathetic scale that would preserve the prominence and definition of the listed building. The original character of the 2-unit cottage would be better revealed by moving the kitchen into the new extension. The overall design concept, scale and position of the proposed alterations and extension are considered to be sympathetic to the significance and character of the listed building.

8.4 As such, it is considered that the proposed development responds positively to the reasons for refusal of the 2022 scheme and subsequent officer advice and is in accordance with the NPPF and Wiltshire Core Strategy Policies CP57 and CP58.

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