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MATHEWSON WATERS ARCHITECTS

Proposed attic rooflights, internal attic roof repair, and painting of external wall, at:

2 Church Street, Market Lavington. SN10 4DT, (formerly The Volunteer Arms PH);

Heritage and Design & Access statement: Revision –'A'



View of the application building, (West elevation) from the entrance courtyard.

Introduction:

This heritage statement is submitted as supporting information to accompany an application for Householder planning & Listed building consent, on behalf of Mr & Mrs Joly.

The statement is prepared in accordance with the guidance contained within the NPPF (2021).

The application property:



Aerial view of the application building, within the red line. (Google Earth)

The statutory listing description for the application building is included at the end of this statement.

The application proposal:

This application seeks consent to undertake a minimal structural intervention within the existing attic space; To introduce 2no. conservation-type rooflights into the roof slopes of that attic space and to install additional insulation, staircase balustrade, replacement attic access door and a plastered ceiling finish; and to paint the existing roughcast cement render of the east elevation.

The following photographs show relevant views of the interior and exterior of the property where the application proposals would be a visual or physical intervention, and also proposed items and materials to be used in the proposed works.

  *(Google Streetview)*		*Two views of the south & east elevations. The east elevation would be the wall which would receive the new paint finish over the render.* *One rooflight would be introduced onto the east facing roof slope.*



View of the South elevation. The roof slope would receive one rooflight to the right of the chimney stack.



View of the west elevation.



Interior view of the attic space, looking towards south-east. This annotated view is submitted as a full size image as part of the application plans, and illustrates the engineer's solution for repairing and retaining the damaged valley rafter which has significant splits along its length.



Brochure image for Conservation rooflights set into a plain clay tiled roof.

https://www.sandtexpaints.com/uk/microseal-smooth-masonry/





The proposed painting of the sand & cement rendered east elevation would be using Sandtex, Microseal 'Cornish Cream' breathable masonry paint.

The two images shown here are of other properties that have used the proposed paint and colour. The top image is of a property with similar existing roughcast render as a base for the paint.

		*Datasheet for Pavatherm Woodfibre insulation board which is proposed for the additional insulation in the attic.*

PAVATHERM *High-performance woodfibre insulation board*

- Universally applicable, pressure-resistant insulation board for a wide range of applications
- Effective insulation against thermal losses in winter and summer heat
- Proven details for fire resistance and sound protection

Delivery form

Thickn. [mm]	Weight [kg/sqm]	Format [cm]	Board dim. [cm]	Number of boards	per pallet [sqm]	per pallet [kg]	Edge profile
30	3.45	110 x 60	110 x 60	148	97.68	357	Flat
40	4.60	110 x 60	110 x 60	112	73.92	360	Flat
60	6.90	110 x 60	110 x 60	72	47.52	348	Flat
80	9.20	110 x 60	110 x 60	56	36.96	360	Flat
100	11.50	110 x 60	110 x 60	44	29.04	354	Flat
120	13.80	110 x 60	110 x 60	36	23.76	348	Flat
140	16.10	110 x 60	108.5 x 58.5	32	21.12	360	Shiplap [1]
160	18.40	110 x 60	108.5 x 58.5	28	18.48	360	Shiplap [1]
180	20.70	110 x 60	108.5 x 58.5	24	15.84	348	Shiplap [1]
200	23.00	110 x 60	108.5 x 58.5	20	13.20	324	Shiplap [1]
220	25.30	110 x 60	108.5 x 58.5	20	13.20	354	Shiplap [1]

Also available with thicknesses 240–300 mm on request.

Field of application

Technical data

Bulk density ρ [kg/m³]	110
Thermal conductivity (EN 13171) λ_D [W/(mK)]	0.038
Specific heat capacity c [J/(kgK)]	2100
Vapour diffusion resistance coefficient μ	3
Fire behaviour (EN 13501–1)	Class E
Compressive stress at 10% compressive deformation [kPa]	50
Tensile strength perpendicular to plane of board [kPa]	2.5
Waste code according to The European Waste Catalogue (EWC)	030105, 170201, 170604
Identification code	WF–EN13171–T4–CS(10\Y)50–TR2.5–WS2.0–MU3–AFr100
N° KEYMARK	011-7D011
Switzerland	
Declared thermal conductivity SIA λ_D [W/(mK)]	0.038
Fire index according to VKF (BKZ)	4.3
Germany	
Assessment of thermal conductivity λ [W/(mK)]	0.040
Building material class (DIN 4102–1)	B2
Modulus of elasticity E [N/mm²]	–
General Building Inspectorate Approval (DIBt)	Z–23.15–1429
Application code (DIN 4108–10)	DAB–dm, DZ, DI–zg, DEO–dm, WAB–dm, WH, WI–zg, WTR
Austria	
Product type (ÖNORM B 6000)	WF–W

Product description

PAVATHERM woodfibre insulation board is suitable for applications in roofs, walls and floors. The thermal insulation and storage properties, and the easy handling format of the boards, mean that the material is ideal for use in a wide range of constructions. To protect against thermal bridges the edge finish from 160 mm and up is designed as shiplap.

Full declaration

For further information see MSDS on www.pavatex.com. A certificate of compostability is available for PAVATHERM.

Storage

Store dry and protected from damage. Only install when dry. Stack no more than 4 pallets on top of each other.

PAVATEX system guarantee

The high-performance adhesion and gluing components used in the PAVATEX system solutions ensure long-lasting, reliable system sealing in modern, multifunctional building envelopes – now also guaranteed by the new PAVATEX warranty. It offers comprehensive service if damage occurs, and therefore once again increases security for designers, installers and builders.

Statutory Legislation and Guidance:

Historic buildings are protected by law and in planning policy. This report is intended to consider the impact that the application proposal would have on the heritage assets, i.e. No.2 Church Street and the Market Lavington Conservation Area.

Within this report there is a justification for the proposal according to the relevant legislation, planning policy and guidance.

The Council requires that a heritage statement is undertaken by 'a professional qualified in historic building conservation. I can confirm that I am suitably qualified and experienced, having undertaken 32 years of professional architectural work involving listed buildings and conservation areas as a registered Architect, and I also hold a Masters Degree in the Conservation of Historic Buildings.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*'.

In considering applications for planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework 2021. At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic environment. The Framework states that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

The Glossary to the National Planning Policy Framework defines a heritage asset as:

> *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

The Framework, in paragraph 194, states that:

> *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

A later section of this report – the *'assessment of significance'* – meets this requirement and is of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 199, requires that:

> *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation*

(and that 'the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total loss of significance of) a designated heritage asset', the Framework states, in paragraph 201, that:

… local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 202, that:

…this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Assessment of Significance

The following table sets out what I understand to be the significance of the heritage asset. These have been discussed in terms of Historic England's *Conversation Principles, Policies and Guidance* (2008). A heritage asset can have certain values that are part of its

significance; these values are classed as: ***Evidential, Historic, Aesthetic and Communal***, which can be briefly explained as follows:

> ***Evidential value***: Evidential value derives from the potential of a place to yield evidence about past human activity:
>
> ***Historical value***: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*:
>
> ***Aesthetic value****:* This derives from the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of the conscious *design* of a place, including artistic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time:
>
> ***Communal value****:* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The **historical and evidential values** of the application building lies in its retention of historical fabric; i.e. its walling and roofing materials; its internal fabric and key internal and external details. The listing description describes a part of the roof form which was removed at some point in the past and which has resulted in a cropped effect, most notable in the south and east elevations.

There would be no harm to the historical or evidential values from the application proposal as those aspects would remain in place. The introduction of the rooflights would leave the visual and physical integrity of the building relatively unchanged, as would the painting of the east elevation. The attic structural interventions are intended to retain existing fabric and, in one case to remove inappropriate modern additional members that have no historical significance.

The application building has an **aesthetic value** generated by its traditional architectural design and use of vernacular materials and period detailing. This aesthetic value of the building would be unchanged by the interventions proposed in the application.

The **communal value** of the building is derived from its having previously been a village pub; originally known as The Angel, and then most recently The Volunteer Arms.
The building is an important visual element at the junction of Church Street and Parsonage Lane, and the maintenance of the external fabric of the building is a reminder of history and continuity for the community.

The application proposal would not affect or cause harm to this communal value.

Justification for the proposal & associated mitigation:

The existing attic space is accessible via an existing staircase and the space is a useful area that could be used as a study or studio. The roof has previously been upgraded through the installation of a new roofing membrane and some minimal insulation board between the rafters. The roof also shows signs of relatively modern intervention through the insertion of certain softwood rafters and ties, (at just above floor level) and we understand that these timbers were introduced following a fire which had caused extensive damage.

The proposed staircase balustrading is illustrated on the submitted plan ref: 22088-107.

The floor level ties are causing an obstruction, (and trip-hazard) to being able to use the space safely. It is therefore proposed to replace the softwood ties with metal straps which would be visually discreet as they would not project above the level of the floor joists.

The damaged valley rafter would be retained in place, but strengthened with a steel plate as detailed in the submitted engineer's sketch and image. This would enable the retention of the historic timber and the method of repair would be visually 'honest'.

The introduction of the rooflights would be in specific locations where there are relatively modern rafters. The rooflights themselves would be a conservation type and they would be appropriate in appearance and not untypical of rooflights in clay tiled roofs on listed buildings and conservation areas. The proposed two rooflights would be a suitable size to provide suitable means of escape from fire in accordance with the building regulations.

Pavatherm, breathable wood-fibre insulation boards would be inserted between the existing rafters to provide upgraded thermal performance. The rafters would then receive a plasterboard and skim finish with an emulsion paint decoration.

The insulation and plasterboard would only cover over the common-rafters and not the principal rafters and purlins. This will ensure that the historical space is visible and that its structure can be readily observed and understood.

The existing rafters, 25mm foil-backed insulation board and type-1F roofing felt can be seen in the following images.





The woodfibre insulation would be introduced as 50mm between the rafters and then 20mm over the exposed face of the rafter, followed by a vapour barrier membrane and painted, skimmed plasterboard.

The existing door at the foot of the attic stairs, (at first floor level) is shown in the following two images:





It is intended that the existing door would be replaced with a ledged and braced cottage door, (painted) but upgraded to be a 30 min. fire resistant door.

A similar door to the proposed one is shown in the following images. This door serves one of the bedrooms in the cottage.





Fire resistance is achieved by ensuring the following:

The individual boards of the door shall be at least 20mm thick and the thickness of the tongue & groove joints is more than 10mm. The door will achieve 30 minutes fire protection with 2 coats of HW01 Intumescent Paint, (By HSP Fire Protection) to both sides of the door. Colour to be White, (or chosen colour).

The existing door frame can be upgraded by the addition of Envirograph surface-mounted fire and smoke seals.

The painting of the rendered east elevation would be undertaken using a muted tone of breathable masonry paint, (Sandtex Micoseal, 'Cornish Cream'). The material of the rendered surface is not historical as it is a modern sand & cement render rather than traditional lime. The painting of the wall would enhance the appearance of this part of the conservation area by bringing visual 'life' to the wall where it is currently an uninspiring dull tone which does not reflect natural daylight particularly well.

Summary:

The proposal is an important element in the future maintenance and custodianship of the building as part of the ongoing life and social history of the local area. The proposed use of the attic will help ensure that essential repairs and thermal insulation improvements will be undertaken and this will help the building remain in its optimum viable use. The proposed painting of the east elevation will improve the appearance of this part of the conservation area through enhancing the visual interest of the building.

Howard Waters *RIBA*
BA; BArch; MSc (Conservation of Historic Buildings)
14th July 2023

Amended- 4th September 2023 – rev-'A'

Statutory listing descriptions for the application building.

Heritage Category: Listed Building
Grade: II
List Entry Number: 1035831
Date first listed: 25-Mar-1988
Statutory Address 1:
VOLUNTEER ARMS, CHURCH STREET
Statutory Address:
VOLUNTEER ARMS, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.
District: Wiltshire (Unitary Authority)
Parish: Market Lavington
National Grid Reference: SU 01528 54139

Details

MARKET LAVINGTON CHURCH STREET SU 0054-0154 (north side) 12/122 Volunteer Arms GV II Inn, formerly The Angel. Late C18-early C19. Brick with some stone, tiled roof. Pebbledashed to rear. Two storeys and cellar, 3 bays. Entrance on west side, under tiled pent roof extended to cover C20 forward extension of bar. Sixteen and 20-paned sashes with segmental brick arches. Roof hipped to right where former rear wing stood along road, now demolished. C19 two-storey 2 bay pantiled rear block with central stack, and 4-paned sashes. Important in its setting in the centre of the village. Interior has open fireplace in central bay, a stone stack with brick piers and large timber fire lintel. Chamfered spine beam.

Listing NGR: SU0152554143

