Room.
Understated Contemporary Design

Heritage and Design Statement

Porch House, 1 Water Lane, Castle Combe, SN14 7HX

Statement Prepared for:

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1. Introduction

The property is a Grade II listed terraced cottage dated back to the mid 18th Century, sited in the Cotswolds Area of Outstanding Natural Beauty. It is set over three above ground floors, including accommodation in the roof space served by dormer windows.

This application seeks to undertake various maintenance works to the external envelope and a number of internal alterations to modernise the functionality of the space.



Fig. 1. Front of Porch House facing onto Water Lane

2 Existing Condition of Dwelling

2.0 Listing on Historic England

Heritage Category: Listed Building
Grade: II
List Entry Number: 1022880
List Entry Name:
BRIDGE HOUSE (note, Porch House was incorporated into the listing for Bridge House. The description below has been edited to include only details relating to Porch House)
Statutory Address 1:
1, WATER LANE

Now incorporated is No. 1 Water Lane, to right, mid C18, with end wall stacks, 2 storey and attic, 2-window range. 2 hipped dormers, 2 first floor flush cyma- moulded 2-light mullion windows, one ground floor 3-light cyma- moulded window with dripstone and door to left, set in stone tiled and rendered porch incorporating bay window to left. Low stone wall from porch to porch of No. 2 Water Lane (q.v.).

Also worth noting on the above is that the porch referenced as serving 2 Water Lane (to the right of the property) is in fact the main entrance to Porch House, with an entrance hall running beneath accommodation which serves 2 Water Lane. The other porch outlined above, although retaining an external door and flood gate is in fact sealed up on the inside of the property.

2.1 Application History

A listed building application was submitted in 1999 for ‘Internal Alterations’, however no further details on this application (N/99/00615/LBC) are available for public review. The application being applied for now assumes that such alterations were either approved and executed, or refused and not undertaken.

2.2 Issues with Existing Condition

The condition of the building is generally sound, but with certain maintenance issues which affect the thermal integrity and other aspects of the structure, as well as usability of the space. The key issues can be broadly summarised as follows:

1. Failing windows and associated fabric
2. Corroded or inappropriate rainwater goods
3. Insufficient heating provision
4. Inadequate lighting provision

Alongside these key issues, some very minor other alterations are being proposed to improve the look and functionality of the space. All of these are outlined in more detail below.

2.2.1 Failing windows and associated fabric

The front facade is characterised by leaded windows either in timber framing or set within stone architraves. To the rear are painted timber windows. Throughout the property there is evidence of failure in different aspects of the window construction which demonstrates a clear need of refurbishment.

The issues include:

1. Misshapen leaded iron windows causing badly fitting opening lights with significant gaps and inability to be properly closed or locked.

2. Decay to external timberwork around windows and failure of associated leadwork

3. Flaking paint on timber frames to rear and to cills and other fenestration elements to the front.

4. Yellow colouration on stone architraves, most likely caused by the improper removal of previous surface finishes.

In combination these issues are causing draughts, security failures, intrusion of water deeper into the building fabric and unsightly appearance. The proposed solutions to these issues are outlined in 3.1.1 below. A deeper photographic review of the issues is shown in Appendix 1 below.

2.2.2 Corroded or inappropriate rainwater goods

The rainwater goods to the front of the property are in significant need of maintenance. They are subject to significant deterioration of at least their surface finish, but perhaps their fundamental materials also. Further investigation is required to ascertain how deep the problem runs. Two stages of investigation and remediation are outlined in section 3.1.2 below.

To the rear, there are plastic rainwater goods which have been painted, it is assumed, in inappropriate paint and which are subject to extensive flaking.

2.2.3 Inadequate heating system

The heating system itself is deemed to be appropriate for modern usage, however there are rooms that are inadequately served by radiators and require review of layouts. It is anticipated that improvements to the heating system combined with the upgrades to the windows outlined above will improve the thermal performance of the house as a whole. Remediation works are outlined in 3.1.3 below.

2.2.4 Inadequate lighting provision

Issues with the existing lighting system include:

1. Inadequate lighting provision in certain spaces
2. Old inefficient light fittings
3. Current lighting positions not suited to new furniture layouts

These are elaborated on in 3.1.4 below.

3. Proposed Works to Dwelling

3.1 Proposed Works

The proposed works are largely focused on maintenance and modernisation, though all are designed to fully respect the historic fabric and character of the house. All historic features are proposed to be retained and, where necessary, repaired. The following outlines the main proposals.

3.1.1 Works to windows and associated structure

The following works are proposed in order to remedy current maintenance issues with the windows and their associated structure:

1. Leaded windows - all leaded iron windows are to be removed and taken away to be refurbished by a qualified specialist contractor. These will then be reinstalled in their original locations.

2. Timberwork around windows - all timberwork will be inspected for soundness and where possible retained in situ. Timber that is showing signs of rot, warping, shrinkage or other issues which are affecting its integrity will be removed and replaced with like-for -like materials. All timber repairs will be undertaken with appropriate usage of traditional materials, such as oakum, lime putty and breathable paints in order to reduce moisture build up to limit future maintenance needs.

3. Leadwork - leadwork in areas adjacent to windows will be inspected and its integrity assessed. Such leadwork will be repaired or replaced like-for-like as appropriate.

4. Discolouration to stonework - a stone cleaning specialist will be appointed to inspect the stone and ascertain the cause of the discolouration. A suitable method of refurbishment will then be established to restore the stone to its original condition.

3.1.2 Works to rainwater goods

It is hoped that the current damage is mostly to surface finishes and the rainwater goods themselves are still sound and able to be retained, however ascertaining this will require deeper investigation.

It is proposed to strip the gutters and downpipes back in order to fully inspect their condition. If the goods themselves are proven to be fundamentally sound then remedial works will just be cosmetic, including repainting them with appropriate paint and repairing any loose fixings or connections.

If, however, the condition of the base goods proves too corroded to be reused, it is proposed to replace the relevant parts with like-for-like cast iron goods and to finish them with a new paint finish.

Regarding the goods to the rear, it is proposed to remove these and to replace them with cast iron alternatives which are more appropriate for their historic setting. These will then be painted in suitable paints.

3.1.3 Works to heating system

Although the heating system itself is deemed to be appropriate for modern usage, there are rooms that are inadequately served by radiators and, combined with the issues relating to draughty windows, are causing extremely cold internal spaces. All existing fittings are to be reviewed by a mechanical engineer for suitability regarding heat output and efficiency and replaced if deemed necessary.

Additionally to this, the following outlines changes to the heating layout:

1. New radiator position to Guest Bedroom 1 (pipework in new stud wall)
2. New radiator position to Study (removal of old)
3. New towel radiator position in House Bathroom 1 (pipework in new stud wall)

It is proposed that all new radiator pipework will be installed within stud walls or beneath floorboards to reduce the amount of expressed pipes.

The details of the existing and proposed layouts are shown in accompanying drawing no. 101.

3.1.4 Works to power and lighting

Please refer to accompanying drawing numbers 001 and 101 for existing and proposed lighting and power drawings. To summarise the proposals here:

1. Throughout the house, existing light fittings are being replaced with modern energy efficient fittings.

2. In the living room, hall and guest bedroom two, where light levels are limited and the addition of new lights is restricted by historical features, it is proposed to add 5 amp circuits to enable operation of plug in lamps from wall mounted light switches.
3. In the master bedroom and en-suite, guest bathroom 2 and bathroom 1, new light locations are being proposed to suit new furniture layouts.

All installation of cables for new light and socket positions will be undertaken in a way which limits the impact on existing fabric, where possible running through floor voids with chasing out for vertical cable runs restricted to partition walls or within board/plaster depths over existing stonework. No chases will be made in existing stonework.

3.1.5 General works

Alongside these key issues, some other alterations are being proposed to improve the functionality of the space and to bring certain elements up to modern standards. These are outlined below:

1. New kitchen joinery to replace existing.

2. Replacement of log burner in Living Room.

3. Stair post concealed in Living Room by boxing out of space and finishing in lime plaster and paint.

4. Stair carpet removed and cladding of stairs with timber flooring.

5. Existing balustrade replaced with new in historic style appropriate to the period of the property. Post between landing and roof level removed if structurally feasible.

6. Reconfiguration of house bathroom and adjacent built in cupboard space to improve spatial efficiency, including new partitions and shower enclosure.

7. Lightening of beams throughout the house, by stripping existing beams and application of new finish. Tests will be done on small areas of the timberwork to ascertain the feasibility of this process.

8. Installation of new ceiling in apex of en-suite bathroom between existing purlins (purlins to remain exposed).

9. Non-original stone to kitchen floor removed and replaced with engineered timber flooring.

3.2 Materials

The materials being proposed are all traditional in nature. All new plaster and paints used internally will be lime based in order to maintain breathability of the existing structure. Repairs to timberwork will be carried out with traditional methods, such as Oakum and lime putty, whilst leaded windows are to be retained and repaired using traditional methods.

3.3 Sustainability

A key driver for the proposed refurbishment works is to improve the operational efficiency of the dwelling, both in terms of heating and power usage. Window refurbishment seeks to improve the thermal efficiency of the envelope, whilst the proposed works to the heating system are intended to enhance their operation. Replacement of old light fittings with energy saving modern equivalents will also reduce power consumption in the dwelling.

New materials will be largely natural in nature, with lime based materials used in place of modern chemical based products.

4. Planning Permission

Given that the external works being proposed are purely of a maintenance nature, it is not considered that the proposed works have any aspects which activate the need for a parallel planning application. The following key planning factors are therefore considered to not be relevant to the proposals:

4.1 Amenity for occupants and neighbours

The proposals have no negative impact on the amenity of the neighbours.

4.2 Trees

No trees or hedges would be affected by the works.

4.3 Transport and Highways

No changes to occupancy or parking are proposed in this application. There is, therefore, no change to the existing conditions from a Transport and Highways perspective.

4.4 Access

There are no proposed changes to access for the dwelling.

End of Statement