RIBA STAGE 3 - DESIGN & ACCESS STATEMENT INCORPORATING STATEMENT OF SIGNIFICANCE FOR LISTED BUILDING CONSENT

Internal alterations to Grove House, 14 West Street, Lacock, SN15 2LH

Rev A - Issued December 2023



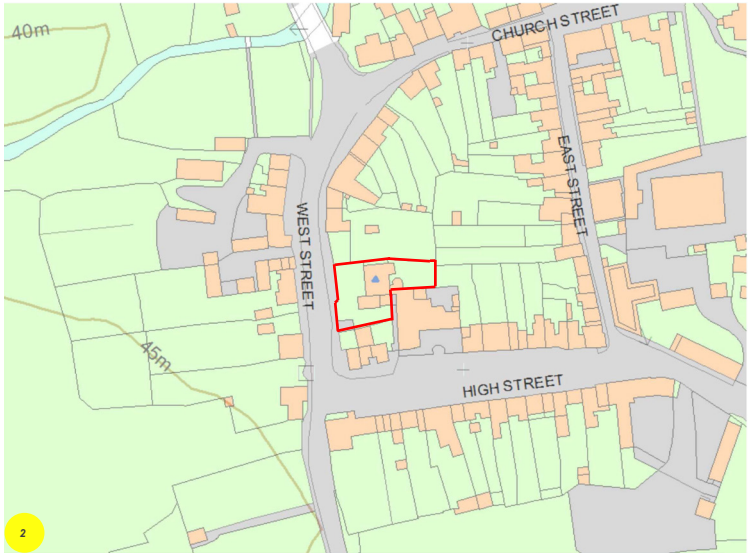


Fig 1. Aerial view over 'Grove House' looking at the south west elevation.

FIG 2. MAP OF SITE COURTESY OF HISTORIC ENGLAND - 2023 *SOURCE -HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1363913*

SUMMARY

'Grove House' has recently been bought by Mr and Mrs Watson as their long-term family home. The applicants seek to remove the existing conservatory to facilitate a new single storey extension. Along with modest internal opening up and amendments, this will enlarge the existing kitchen and living accommodation at the rear of the property.

SITE CONTEXT

The Grade II-listed nuilding, 'Grove House' is located on 14 West Street, off Lacock High Street. The property is detached, save for it's single story conservatory sitting on the boundary wall connecting it to neighbouring Lacock Primary School, also a Grade II-listed building. 'Grove House' sits along a short street of houses, the majority of 'Grade I'-listed status.

Nearby buildings of significance are the Tithe Barne at Manor Farm, which sits on the junction of East St and the High Street, and the Church of St. Cyriac, at the end of Church Street, which leads off from West Street. Both buildings are of which have, Grade II-listed status.

PLANNING CONTEXT

There have been various recent planning consents for 'Grove House', including:

2016	16/10454/TCA	40% Reduction to 1 Silver Birch and 30% Reduction to 1 Sycamore Tree.	Approve with conditions
2014	13/06829/FUL	Removal and replacement of existing conservatory with lean-to extension and timber framed structure.	Approve with Conditions
2012	N/12/01192/DDD	Fell One Rowan.	Approve

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF): para 63.

- Section 7: requiring good design
- Section 12: Conserving and enhancing the historic environment
- Paragraph 63: "In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."

Planning (Listed Building and Conservation Areas) Act 1990

- Section 66: General duties as respects listed building in exercise of planning functions
- Section 72: General duties as respects Conservation Areas in exercise of planning functions

Historic England 2015:

- Historic Environment Good Practice Advice in Planning Note 2
- Development Policy 3: Heritage Conservation
- Development Policy 7: Design and Amenity of New Development

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3



4

Fig 3. Existing internal view of conservatory.

Fig 4. Existing view of the west elevation.

PROPERTY DESCRIPTION

'Grove House' is situated in the historic town and conservation area of Lacock, sat towards the southernmost part of West Street, The building predominantly dates back to the 18th century, with a replacement roof and rear extensions added in the early and mid 20th century.

The building is characterised by its relatively grand facade in coursed rubble stone with an ashlar porch, and ashlar quoins and stacks. Ashlar mouldings surround ground floor sash windows and first and attic floor casement windows. The roof to the original 18th century house is constructed predominantly from stone tiles typical of the area, with modest hipped roofs over the attic dormer windows.

The rear extension, dating from the mid 20th century, maintains a consistency of proportion to the original building, with triple gables, the northernmost and largest of which projects further eastward.

A timber-framed conservatory was added in the early 1990s, extending via a matching glazed link along the southern site boundary, which is otherwise marked by a brick wall. Over time, the conservatory has become somewhat dilapidated.

The remaining space to the rear is set out as a split level garden, accessed by steps parallel to the rear entrance. Additionally, there is a shallow walkway to the front of the property via the northern side of the building.

The current living accommodation is spread over three floors, including habitable attic space;

AT GROUND LEVEL:

- An entrance hall, with access on the eastern side to the basement under the staircase to the first floor; leading on the north side to:
- An informal sitting room, with windows looking onto West Street; leading on the south side to:
- A formal living space, indicatively separated from the hall by half partitions, with in-filled doorway on east side, and sash windows looking on to West Street.
- A W/C via a lobby on the east side of the hallway, which directly leads to access on to the rear garden.
- On the northern side of the lobby to the rear, there is a formal dining room, with access to the rear garden on the southern side.
- On the southern side, a kitchen with access to the utility on the south side, and a doorway on the east side leading to;
- The conservatory, with access to the rear garden via a door on the north side.

AT FIRST FLOOR LEVEL:

- The first floor, accessed from the stairs contains;
- A main bathroom to the south-east, accessed from the landing and the bedroom to the south-east.
- A secondary bathroom on the east wall neighbouring the master bedroom and main bathroom.
- A master bedroom accessed from the landing with a step up and doorway. Built in storage on northern side.
- 2 sizeable bedrooms on west of first floor, accessed from north and south sides of landing respectively. The north-westerly bedroom features fitted wardrobes on south side and chimney flute on north-east side, both with windows looking onto West Street.
- Study on east side neighbouring the 2 westerly bedrooms, with windows looking onto West Street.

AT SECOND FLOOR LEVEL:

- A landing off the first floor staircase, leading to;
- A sizeable bedroom, leading on the eastern side to;
- A habitable attic room.

EXTERNALLY:

- The West elevation (facing West Street) forms the main street frontage.
- There is a gated area of hardstanding to the east of the garage, leading via 2no. steps to a lawned area of garden to the north east of the site.

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Fig 5. Existing view towards East/rear elevation

Fig 6. Proposed view towards East/rear elevation









1	2
3	4

1. Existing red brick
2. Proposed cotswold stone - to match existing front elevation.
3. Proposed ashlar stone
4. Proposed roof lantern

PROPOSED ALTERATIONS

This application seeks to sympathetically alter parts of the interior and exterior of the current dwelling, with proposals seeking to improve the internal layout to better reflect modern lifestyles and family living, as well as facilitate the creation of an open-plan kitchen-dining area extension that sits within the existing footprint of the conservatory.

LAYOUT ALTERATIONS TO MAIN HOUSE

- Relocation of W/C from rear wall to wall adjacent to hallway, re-establishing connection between formal dining area and kitchen by widening the hallway to 1200mm, introducing modern living into the building footprint.
- Newly-created kitchen, replacing conservatory and kitchen. Traditionally-styled rear extension with french doors and windows, with window seats at each sill. Existing rear wall removed to facilitate larger open plan arrangement.

CHANGES TO EXTERIOR GLAZING/DOORS

- Rear door from main house to garden, remodelled as a glazed door with 2no. side panels.
- Main gate visible from West Street to be repaired.
- Non-period gate to be removed and replaced with gate styled to match older existing front gate.

EXTERNALLY-VISIBLE MATERIALS

The styling and choice of materials has been chosen to form a high-quality, traditional appearance which compliments the historic internal and external finishes of the existing building fabric.

Walls - Walls to match existing mortared random coursed cotswold stone. New plinth course and coping in Ashlar/ Bath stone. All new internal walls to be plastered and painted to match existing.

Windows & doors - Double glazed units, set in painted, paint-quality hardwood frames. Openings as shown on elevation drawings.

Roof lantern - Double - glazed aluminium framed roof lantern.

MASSING & IMPACT ON NEIGHBOURING PROPERTIES

The proposed changes will have a minimal impact on the setting of the house as perceived from any public viewpoint. The new single storey rear extension on the east elevation will be of a design in accordance with the existing fenestration, so as to create a coherent addition to the property's external appearance.

The styling and choice of materials has been chosen to form a complementary, traditional appearance that will blend in with adjacent massing and detail features.

ACCESS

No material changes are proposed to the current parking arrangements.

Existing non-period gate removed and disposed of and replaced with new treated hard-wood gate. Finish and style to match existing front gate.

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Fig 7. Existing view towards existing side gate

Fig 8. Proposed view towards proposed side gate

STATEMENT OF SIGNIFICANCE

'Grove House' has a Grade II listing (Historic England list entry number 1363913; listing given in appendix 3).

As part of this application a heritage assessment has been carried out by Gregory Beale of Planning Heritage Ltd. (referenced in this report as "The Assessment"). This report has been used to analyse and assess the impact of the proposed works on the property.

The following elements and details have been identified as providing the principal significance to the heritage asset:

- The formal west elevation (to West Street) which, although refaced and altered over the course of the 18th century, reflect the historical value of not only the building but the immediate surrounding area, and whose architectural style and material forms the basis of the Historic England listing; and
- Adjoined Barn, (formerly known as Morrell's Yard), property ownded by the National Trust

As is set out in 'The Assesment', there is no harm to the significance of the heritage asset. The proposed alterations does not affect the principal elevation addressing West Street, which form the basis of the significant architectural details set out under its Historic England listing. The significant interior architectural details of the existing house are retained, and the proposed works seek to adapt the house's layout and use in a legible, modern way without erasing or ignoring its initial footprint.

IMPACT ON EXISTING HERITAGE ASSETS

There is very little loss to the buildings original fabric, with the majority of the demolition to remove additions made in the most recent 1991 extension and alterations . Where demolition of the original material is necessary, it is considered and aims to achieve the goal of improving the movement between, and usability of, the interior spaces without causing loss of any material significant to the building's heritage. The areas which will see the largest amount of internal and external alteration are the kitchen and dining spaces contained within the south wing extensions, which were created as part of the most recent extension from the original building fabric, and as referred to in the assessment made, hold no historic importance.

IMPACT ON ADJACENT HERITAGE ASSETS

While there are a number of listed assets in the very near vicinity, most notably the 'Grade I'- listed St. Cyriac at the end of Church Street, there are no new extensions or alterations which affect the previously mentioned West Street elevation as part of our proposal and could potentially cause visual harm to any surrounding heritage assets. As such there is no impact on adjacent heritage assets.

IMPACT ON STREETSCAPE / CONSERVATION AREA AESTHETIC

The principle (West) elevation is not affected by the proposals; the only changes that can be viewed from street level is the renovated gate to the west elevation (which will be replaced to match the existing exactly). At no point do the proposals alter the existing primary elevations or primary roof line of the property. They do not affect principle aspects and vistas that characterise the village conservation area.

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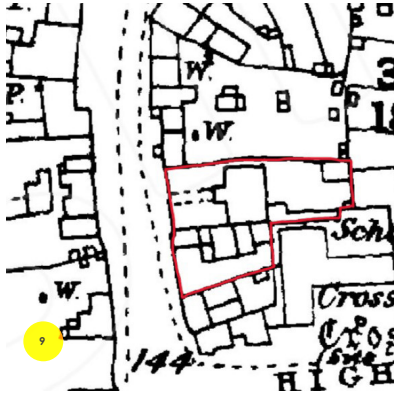
CONCLUSION

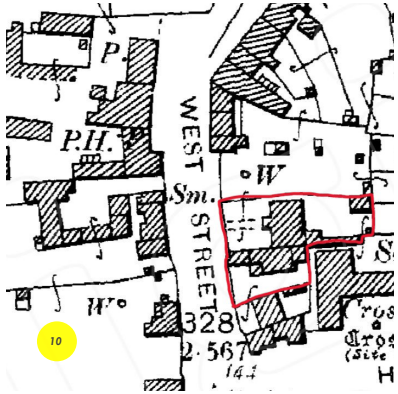
The design has been well-considered, and uses high quality materials to help ensure a positive contribution to the host dwelling. The existing property already showcases a collection of architectural styles and materials, which collectively help evidence its development across its lifetime. The resultant scheme reflects this, and works with the constraints and context of the site to create sensitive adaptations to the property that will address the current disjointed ground floor layout of the south wing.

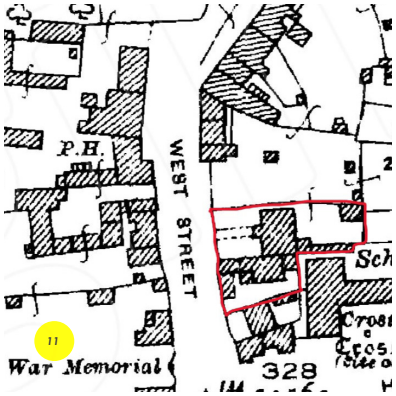
It has been demonstrated that no harm would be casued to any heritage assets by the proposal, with the localised loss of fabric mitigated by the improved function of the internal and external spaces, ensuring the proposal will improve and enhance the building as well as its setting. (*NPPF para 63*). Wherever possible, historic fabric has been retained.

The scheme will not have any negative or detrimental impact - visually or physically - on adjacent or nearby heritage assets, or cause any loss of amenity / overshadowing / overlooking to neighbouring properties. The overall scheme will have a negligible effect on the property's wider setting within the Lacock Conservation Area, or that of its local setting with the adjacent properties.

It is therefore believed that the proposals not only accord with relevant local and national policies, but will provide an improved level of quality in terms of finishes and design to the house and its immediate and wider setting.







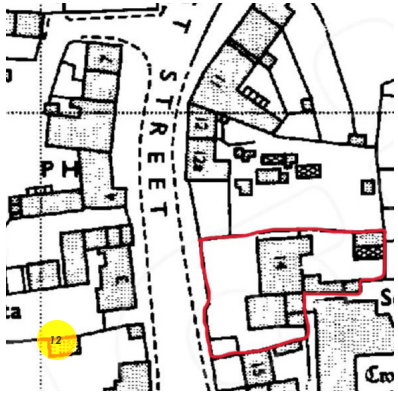
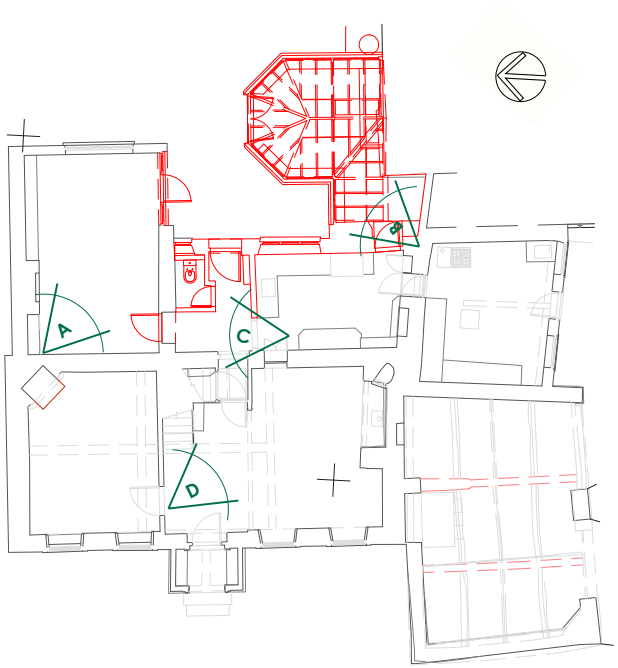


Fig 9. 1881

Fig 10. 1903

Fig 11. 1921

Fig 12. 1970s











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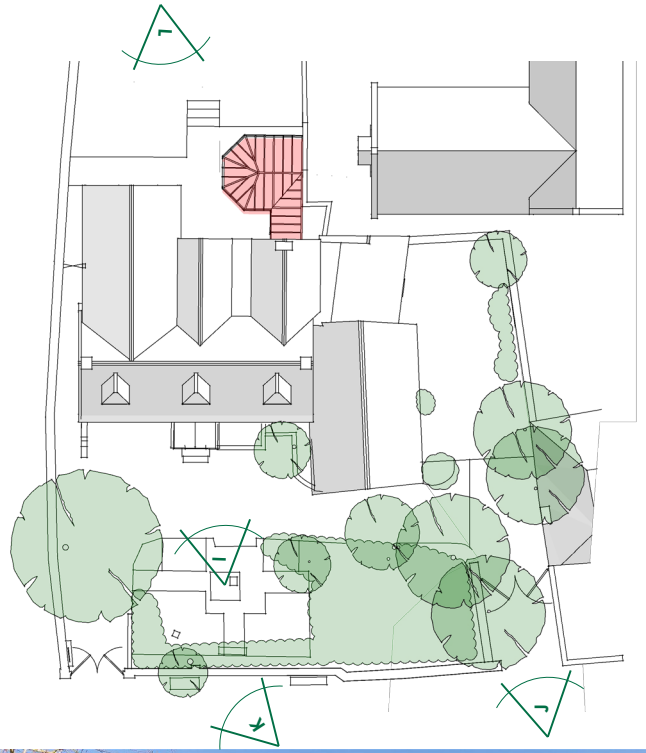








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NO 14 (GROVE HOUSE) AND BARN ATTACHED

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1363913**

Date first listed: **20-Dec-1960**

List Entry Name: **NO 14 (GROVE HOUSE) AND BARN ATTACHED**

Statutory Address 1: **NO 14 (GROVE HOUSE) AND BARN ATTACHED, 14, WEST STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address: **NO 14 (GROVE HOUSE) AND BARN ATTACHED, 14, WEST STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Lacock**

National Grid Reference: **ST 91552 68464**

Details

LACOCK WEST STREET ST 9168 (east side) 4/163 No 14 (Grove House) and barn attached 20.12.60 GV II

House, mid C18 on earlier core, rubble stone with ashlar dressings, stone slate roof and end stacks. Two storeys and attic, formal near symmetrical 5-window front with 3 hipped dormers. Five first floor 2-light mullion windows in architrave surrounds. Ground floor centre door in architrave set in ashlar pedimented enclosed porch with bolection moulded surround. Twelve-pane sashes each side, with dripcourse over, stepped over slightly taller sashes on left side. Interior has some heavy timbers and large timber- lintel south end fireplace, indicating earlier date. C18 closed-string stair with square newels and C18 fielded panelled north end room with bolection-moulded corner fireplace. Five-bay double- purlin roof. Barn adjoining, property of National Trust, formerly known as Morrell's Yard, is rubble stone with stone slate roof and 2 altered full-height south side openings.

Listing NGR: ST9155368467

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