Spirit Architecture

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HISTORIC IMPACT, DESIGN & ACCESS STATEMENT FOR

ALTERATIONS & EXTENSION TO 16 THE FORTY, CRICKLADE



Main elevation of house

ISSUED November 2023

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1 The Application Site

1.1. Site Address:

16 The Forty
Cricklade
Swindon
SN6 6HW

1.2. The Development Site is:

A Grade II listed residential dwelling, originally from around c.1750-60 adapted over time the main house is thatched with a tiled single storey extension to the West and a 1½ storey extension to the rear, with a side wing of a tiled, former open fronted farm out building to the East
The house is primarily brick and stone to the north base wall of the rear extension all of which which is currently painted white with the side outbuilding having a painted stone wall to the north and west ends.

2. Introduction & Background

2.1. Nature, Extent & Significance of the Asset

The "Statement of Significance and Heritage Statement" by JME Conservation Ltd dated April 2014 sets out the main aspects of the house and immediate surroundings in detail, this report is submitted alongside this document as an Appendix, the proposals have changed in places since 2014 so the "Heritage Impact" aspect will be covered within this document making reference to the Statement of Significance.

2.2. Listing Descriptions

Grade II listed

List Entry: 1182932

SU 09 SE CRICKLADE THE FORTY (north side)

12/112 No. 16 (Greystones) 26.8.76 II

House. C18. Brick, with thatched roof. Single storey and attic, 3 bays. Long extension to east with stone slate roof. Also an extension to east. Door in extension. Three windows of varying sizes with C20 casements to ground floor. Thatch swept over 2 flush dormers to upper floor. The only thatched property left in Cricklade (May 1985).

Listing NGR: SU0984493237

2.3 Historic England - Conservation Principles, Policies and Guidance

Para 84

Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values (Principle 4.2). Conservation is not limited to physical intervention, for it includes such activities as the interpretation and sustainable use of places.
It may simply involve maintaining the status quo, intervening only as necessary to counter the effects of growth and decay, but equally may be achieved through major interventions; it can be active as well as reactive.
Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded.

3. Significance of Asset

The following is an extract from the 2014 Statement of Significance:

As a Grade II listed building, building, No. 16, The Forty, is considered to have medium significance. and the feature which contributes most to this significance is the rare use of a hybrid roof construction, combining a mansard to the front roof slope to improve head room within the attic, with a pitched roof to the rear slope which extends to efficiently cover the remainder of the roof, including the rear lean-to. The building appears to have been virtually unaltered until the 1950's, and the alteration/conversion works undertaken at that time were undertaken with minimal loss of historic fabric to the building envelope or loss of plan form. Nonetheless, the internal subdivision within the converted open-fronted range and the very domestic appearance of the infill to the front elevation have caused harm to the significance of this building, the character of which derives from its historic use as an agricultural dwelling. The external alterations to the original openings on the house, particularly the use of non-traditional joinery details; the use of non-breathing external and internal wall-finishes; and also the roof form of the west side extension also cause harm to significance.



c.1960 photo of the building.

4. Proposed Works

4.1. Architectural Concept

Conservation Principles (Policies and Guidance) – Historic England

Para 138

New work or alteration to a significant place should normally be acceptable if:

a) There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b) The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c) The proposals aspire to a quality of design and execution which may be valued now and in the future;

d) The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

This proposal is an alteration to that submitted for Pre-application consultation in 2014 following the comments received and also due to changes in needs of the owners in the intervening years.

a) Main House – this to be re-thatched as the thatch is now failing significantly and at the end of its useable life. The forms and details of the existing house will be retained in full but this will be a full new roof to current thatching standards.

The external face of the walls will have the current impervious paint removed to allow the brickwork to be assessed and then either left unfinished if the surface is of reasonable quality or re-painted in a mineral paint system to allow the brickwork to "Breathe".

Internally the ground floors to be re-laid in limecrete concrete with Glapor insulation under laid to the standard detailing for Limecrete floors:



b) Barn Annexe – The barn annexe is to have the brick infills to the animal pens or "cart shed" openings removed and so that the posts are readily legible on the frontage with aluminium triple glazing behind the line of the posts to provide a frontage expressing the form of the open fronted structure in a similar look to the scheme below.



This section of the building will be used to house the Family kitchen, retain the house entrance and provide a family reception room.
The WC that is attached to the back of the link section of the Entrance to be removed and a replaced with a glazed lightweight link to enable the junction of the house and link to be "read" more clearly.

The floors in the annexe to be broken out and re-laid with Limecrete floors with underfloor heating and Glapor insulation. The rear and end walls, where retained, are to be lined with studwork and insulated with Actis foil insulation systems, taped and connected to the roof insulation system due to its lightweight nature and breathability).

c) Main House – Extension to rear
A new extension as reviewed in the 2014 Pre-application submission will be added, this will house a bedroom and a new bathroom on the first floor and 2 bedrooms on the Ground floor. This extension to be formed in a green oak cruck frame exposed internally with external wany edge timber cladding. The dormers to the roof to be formed as cat-slide roof and with the main roof in plain tiles as agreed on the Pre-application submission. This building to be formed to better than current Building Regulation standards with triple glazed windows and doors.
This extension will also catch the rain run-off from the thatched roof main house which currently drips onto the concrete path at the rear and splashes back onto the base of the building causing damp issues.

d) Main House – Internal Alterations – the current kitchen to be removed, this will create space to connect to the extension bedrooms to the rear and also provide a downstairs bathroom and WC within the odd spaces that currently exist in the end of the kitchen and around the stairs. A new opening to be formed into the Living Room area to enable the best use of space within the lath and plaster studwork wall that separates the kitchen and Living room area. The former opening to be blocked in matching lath and plaster and studwork.

Alterations on the first floor form an en-suite bathroom to replace some cupboard spaces formed in C20th studwork on the landing area.
Where possible external walls to be insulated with Steiceo woodfibre insulation and Sesiltek Isovit E-cork lime mortar and lime based levelling coat.

e) Garage – It is proposed to add an array of Photovoltaic panels to the south facing elevation of the garage building rather than attach those to the main house, this array can then be linked to a battery store housed in the garage and directly connected to an electric car charging point on the side of the garage.

4.2. Accessibility

The Entrance and the Kitchen wing will be on one level, there are though existing steps up to the main house Ground floor level.

4.3. Repairs

Conservation Principles (Policies and Guidance) – Historic England

Para115

Periodic renewal, such as re-covering roofs, differs from maintenance in that it occurs on a longer cycle, is usually more drastic in nature and often has a greater visual impact. It involves the temporary loss of certain heritage values, such as the aesthetic value of the patina of age on an old roof covering, or the value of a dying tree as a habitat for invertebrates; but these values are likely to return within the next cycle, provided the replacement is physically and visually compatible (normally 'like for like', to the extent that this is sustainable). By contrast, the consequence of not undertaking periodic renewal is normally more extensive loss of both fabric and heritage values.

The thatch roof will need replacement and it is likely some minor roof repairs will be needed at the same time.

5. Relevant Planning History

5.1. Pre-application Submission in 2014 -

The Pre-application response letter has been included in the supporting information accompanying this application. Some of the key comments have been noted here with the changes made noted:

The Rear Extension

The proposal is acceptable in principle, but the extension is currently overlarge and needs to be reduced in length by at least 1m. The first floor rear elevation should not have any habitable room windows, to ensure the privacy of the adjoining occupiers is protected.

The proposals have been amended to reduce the extension size and remove the first floor windows facing the rear.

The Cottage (Main House)

Confirmation should be provided in the scheme specification that the modern finishes to the external walls of the ground floor rooms will be removed, and the walls will be replastered in lime hemp insulating plaster. Also the concrete floors here will be replaced with limecrete incorporating insulation clay aggregate.

The above comments have been incorporated into the scheme design.

East Range:

The removal of the brick infill is acceptable, as is its replacement with timber boarding. However it is considered that it would be better to make all the glazing in the infill into full-height panels. It is neither practical nor desirable to try to make an historic structure sealed. Ventilation is necessary.

The scheme has been developed with the brick infills removed and replaced with a glazing system.

6. Impact of the Works on the Asset

The National Planning Policy Framework (para 131) notes that when determining planning applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness

7.1 Managing Change

Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values (Principle 4.2)

Conservation Principles (Policies and Guidance) – Historic England
New work and alteration
Para 138
New work or alteration to a significant place should normally be acceptable if:
a) There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
b) The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
c) The proposals aspire to a quality of design and execution which may be valued now and in the future;
d) The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Para 139
The recognition of the public interest in heritage values is not in conflict with innovation, which can help to create the heritage of the future. Innovation is essential to sustaining cultural values in the historic environment for present and future generations, but should not be achieved at the expense of places of established value.
'The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed'

Para 141
Quality of design, materials, detailing and execution is obviously essential in places of established value. Conversely, places of lesser significance offer the greatest opportunity for the creation of the heritage values of tomorrow, because they have the greatest need of quality in what is added to them. Their potential will only be achieved if all new work aspires to the quality routinely expected in more sensitive places.
'The proposals aspire to a quality of design and execution which may be valued now and in the future'

Para 145

New work frequently involves some intervention in the existing fabric of a place, which can be necessary to keep it in or bring it back into use. A 'presumption in favour of preservation' (doing no harm), even preservation of evidential value, does not equate to a presumption against any intervention into, or removal of, existing fabric; but such interventions require justification in terms of impacts on heritage values.

MAGNITUDE OF IMPACT	**DEFINITION**
Major	Change to key historical building elements, such that the asset is totally altered. Change to most/all key archaeological materials, such that the resource is totally altered. Comprehensively changing the setting.
Moderate	Change to many key historical building elements, such as the asset is significantly modified. Changes to many key archaeological materials, such that the resources is clearly modified. Changes to setting of an historic building, such that it is significantly modified.
Minor	Changes to the key historic building elements, such that the asset is slightly different. Changes to key archaeological materials, such that the asset is slightly altered. Changes to the setting of an historic building, such that it is slightly changed.
Negligible	Very minor changes to historic building elements, archaeological materials, or setting that hardly affect them/it.
No Change	No change to fabric, archaeological materials or setting

Magnitude of Impact	Major	Slight	Slight / Moderate	Moderate / Large	Large / Very large	Very Large
	Moderate	Neutral/Slight	Slight	Moderate	Moderate / large	Large / Very large
	Minor	Neutral/Slight	Neutral/Slight	Slight	Moderate/ Slight	Moderate / Large
	Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight
	No Change	Neutral	Neutral	Neutral	Neutral	Neutral

TABLE OF SIGNIFICANCE OF "EFFECT AFTER"	Negligible	Low	Medium	High	Very High
	Using the Assessment of the "Value/Significance" of the Heritage Asset (See Statement of Significance) for Weighting Purposes and the Magnitude of the Impact determined from the table above, the Significance of the Effect After is defined				

Heritage Impact Assessment & Methodology

The Heritage Impact Assessment approach will be guided by the NPFF and based around "Environmental Imapct Assessment: a Guide to Procedures" issued by the former DETR and the National Assembly for Wales (2000). The assessment of impacts and significance of effects will follow the guidance given by the Highways Agency in 2007 in the DMRB, Volume 11, Section 3, Part 2: Cultural Heritage (Highways Agency document 208/07). Specifically, the magnitude of any change/impact on a heritage asset or its setting will be assessed using the criteria set out in the table above (based on tables in Annexes 5, 6 and 7 of HA 208/07).

Area / Item	Proposal	Base Significance of Item/Area	Magnitude of Impact	"Effect After" Significance	Proposal Impact (Beneficial or Adverse Harm)
a) Main House	i)Thatch replacement	High	Moderate	Moderate/Large	Beneficial as Thatch is at end of life
	ii) Limecrete floor to replace concrete	Low	Moderate	Slight	Beneficial to breathability of building
	iii) External wall paint removal	Medium	Minor	Slight	Beneficial as paint is not breathable at present
b) Barn Annexe	i) Remove brick infills with replace with glazing	Medium	Moderate	Moderate	Beneficial as post and beam barn frontage exposed
	ii) Replace WC with glazed link	Low	Moderate	Slight	Beneficial as original form re-expressed
	iii) Insulate floors and walls	Low	Moderate	Slight	Beneficial to breathability of

	iv) Remove external paint to stonework and repair and re-point stone walls.	Medium	Minor	Slight	building Beneficial as paint is not breathable at present
c) Rear Extension	Form extension to rear connecting to extended area at rear of main house	Low	Moderate	Slight	Adverse Harm – Although addition in this area of little impact
d) Main House	i) Internal Alterations to former kitchen area	Medium	Minor	Slight	Adverse Harm – Although in the overall re-ordering the works are very minor
d) Main House	ii) Insulate external walls	Low	Minor	Neutral/Slight	Neutral – Benefit to long term breathability/ improved dew point of walls and comfort

7.2 Reversibility

Conservation Principles (Policies and Guidance) – Historic England

Para 100

In reality, our ability to judge the long-term impact of changes on the significance of a place is limited. Interventions may not perform as expected. As perceptions of significance evolve, future generations may not consider their effect on heritage values positive. It is therefore desirable that changes, for example those to improve energy efficiency in historic buildings, are capable of being reversed, in order not unduly to prejudice options for the future.

7. Preserve, Enhance and Mitigate

8. Economic Viability

9. Change of Use Class

10. Transport Issues

11.1 Transport

11.2 Vehicular Accessibility

11. Ecology Issues

12. Arboricultural Impact Assessment Issues

13. Archaeology

14. Conclusion

15. Sources of Information

Conservation Principles (Policies and Guidance) – Historic England
The National Heritage List
National Planning Policy Framework (NPPF)
NPPF Planning Practice Guidance
The current _____ Local Plan
Historic Ordnance survey maps