

# **9, 10 and 11 High Street, Dilhorne Addendum and Response to Conservation Comments**



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**9, 10 and 11 High St, Dilhorne  
Addendum to Heritage Statement and Response to Conservation  
Comments**

**Prepared for Brendan Jordan**

**by**

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## **1 INTRODUCTION**

### **1.1 Background to the Report**

This Addendum was commissioned from Jenny Wetton Conservation in 2016 by Brendan Jordan and relates to an application for Listed Building Consent (ref. 2016/0068). Its purpose is to address comments from consultation with the Council's Listed Buildings, Conservation Areas, Non-Designated Heritage Assets, Design Section and relates to a Heritage Statement from May 2016 which should be read with this report.

### **1.2 Purpose of the Report**

The report is designed to provide the author's professional opinion of:

- A response to comments from consultation with the Council's Listed Buildings, Conservation Areas, Non Designated Heritage Assets, Design Section.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant.

### **1.3 Copyright**

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## **2 REPONSE TO CONSERVATION COMMENTS**

### **2.1 The Proposals**

The Council found the Heritage Statement to be a useful document but thought that it appeared not to have been used to inform the changes proposed. The applicant's existing and proposed plans have been through a number of revisions and the heritage statement was prepared using an interim version. A further revised set of plans has now been submitted, also based on specialist advice, which show kitchen and bathrooms.

The applicant intends to occupy the 1980s extension while work is underway and will make a future, separate application for replacement windows in this part and for the moving of the well. Once the refurbishment work is complete, the extension will be demolished.

### **2.2 Changes to Listed Building**

The main issues of concern were:

#### **Ground Floor:**

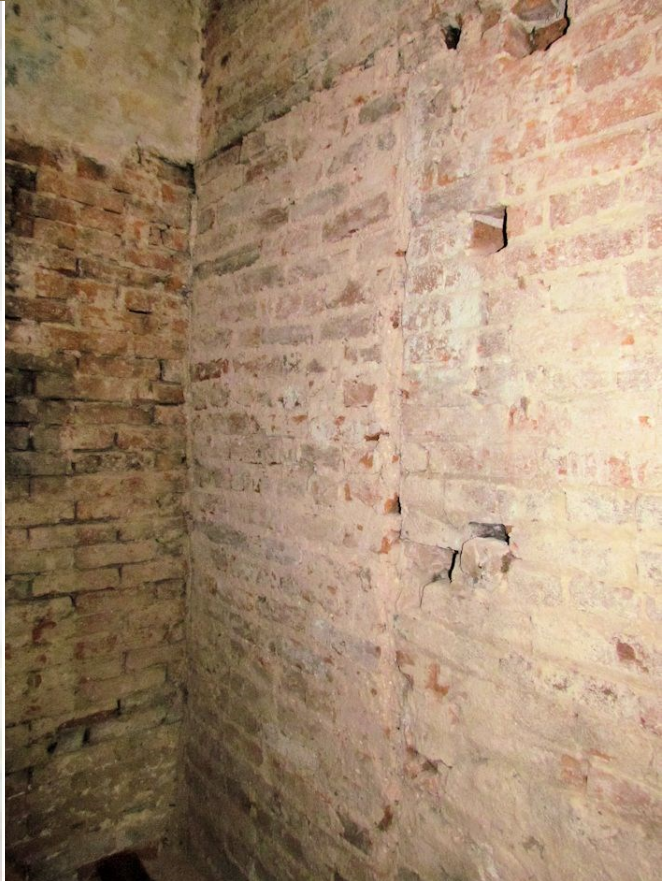
- Remove four inserted staircases: these staircases, in rooms 11, 7, 14, 16, 17 and 19, are all later insertions, probably dating from the conversion of the house for multiple occupancy. That in room 11 is in an extension dating from the late 19<sup>th</sup> century; that in rooms 7 and 16 (illustrated in the Heritage Statement on the right-hand side of p31) runs up from an extension added by 1838, runs behind an altered opening in the external wall and is very narrow. The staircase in rooms 14 and 19 (illustrated on the left-hand side of p31) is of a later style and also appears to be a later insertion. The staircase in rooms 17 and 21 (illustrated below) is also narrow and only runs between the first and second floor at the rear and also seems likely to date from the conversion to multiple occupancy. While it would perhaps be more usual for a house of this size to have more than one staircase, it is more likely that a second staircase would serve all three floors. As outlined in Section 3.4 of the Heritage Statement, Brunskill describes L-shaped or T-shaped buildings of this period as having 'a staircase near the junction of main block and wing.' It therefore seems likely that the original layout of the house had only one staircase, located at the junction between the main block and the rear wing.
- Demolish internal wall between ground floor front rooms 9 and 10: this proposal has been removed. It is now proposed to re-open an infilled doorway, illustrated below.
- Remove door between front room and stair hall: as explained in the Heritage Statement, the doorway has already gone and the existing plans have been updated. The archway will be repaired and retained.
- Demolish internal wall at rear between rooms 2 and 3: this proposal has also been removed. The wall is likely to be part of the late 18<sup>th</sup> – early 19<sup>th</sup> century extension.
- Insertion of new double doors between rooms 2 and 5: although the map evidence is confusing, this wall appears to be related to a later extension also

shown on the 1838 tithe map and which has been significantly altered. The alteration is not considered to be harmful to the significance of the building.

- The side door in the rear extension will no longer be converted to a window but retained and locked.
- Removal of wall in room 6: this appears to be part of the 18<sup>th</sup> century design; the proposal has been removed and the wall will be retained.
- The external door in the rear extension in room 3 will be retained and locked.
- Other items of concern on the ground floor appear to relate to mistakes in the plans submitted: missing wall to main staircase, removal of additional internal wall at rear, demolition of rear porch, new window in rear toilet.



***Staircase Joining Rooms 17 and 21***



***Infilled Doorway in Room 9***

### **First Floor:**

- Eastern front bedroom room 14: re-open infilled doorway to stair hall, illustrated below.
- Bathroom: move doorway from east to south wall. The proposals involve moving the doorway to create an en-suite bathroom for bedroom 13. The room will be retained, the window will remain open and the door and surround will be re-used.
- Central bedroom 16: re-open infilled opening to south and sub-divide: it is no longer proposed to subdivide this room. The infilled doorway from the main staircase (illustrated in the Heritage Statement on page 11 and not a wall flanking the stair) will be re-opened.
- The remainder of the concerns on this level have now been addressed: insertion of passageway at rear and no link to front and rear of property.



- A proposed new bathroom is shown in room 17.



***Infilled Doorway in Room 14***

**Second Floor:**

- Eastern front bedroom room 19: re-open infilled doorway to stair hall: this infilled doorway is illustrated in the Heritage Statement on page 12.
- Central room 22: sub-divide for walk-in wardrobe. A small area will be partitioned off with a stud partition wall to allow for reversibility and the roofing structure will be retained open to view, in mitigation for the sub-division of the space. This area is under the eaves and is a less important section of the room, the most significant part of which is the roof structure.
- Western front bedroom 18: insert doorway in north wall. This proposal has now been removed and access to the walk-in wardrobe will be provided through the new stud partition.
- Central room: re-open infilled opening to north-east. This infilled doorway is illustrated on the right-hand side of page 12 of the Heritage Statement.
- A proposed new bathroom is shown in room 21.
- There is no change proposed to the staircase at this level.

### **3 CONCLUSIONS**

It is considered that the Conservation Comments have now been addressed and it is hoped that Consent can be granted to allow important repair and conservation work to progress to this very neglected building.