Application for Listed Building Consent

Alterations to Listed Building, consisting of removal of modern internal partition walls; reinstatement of 1st floor opening and replacement of modern windows with new timber casement windows, remove window to front elevation and infill with stone, replace existing front door.

1&2 Cross Cottages,

Hollington

Staffordshire

ST10 4HH

HERITAGE, DESIGN AND ACCESS STATEMENT

08 October 2018

Introduction

This statement provides information in support of an application to Staffordshire Morrlands Council for Listed Building Consent in relation to the proposed alterations to the property at 1&2 Cross Cottages, Hollington, ST10 4HH.

The application is supported by the following plans:

- Drawing No. 7932-01 – Location Plan, Block Plan, Existing Plans
- Drawing No. 7932-02 – Existing Elevations
- Drawing No. 7932-03 – Proposed Plans
- Drawing No. 7932-04 – Proposed Elevations
- Drawing No. 7932-05 – Window Sections and elevations

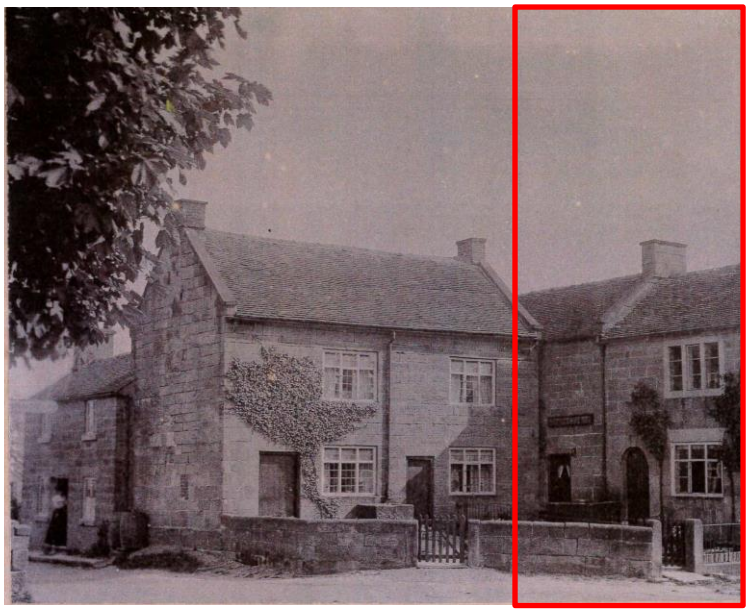
Background and description of heritage asset

The property forms a Grade II Listed Building within the village of Hollington. The full list descriptions is as follows:

SK 03 NE CHECKLEY C.P. HOLLINGTON 10/124 The Cross Cottage
GV II House. Mid C18 with mid C19 alterations. Finely coursed dressed and squared Hollington sandstone; tiled roof; verge parapets, end stacks to each part. Two storeys and in two parts: to left with single casement window to first floor; ground floor mainly obscured by proximity of adjacent building; all but casement to extreme right paired with 4 panel door to its left; smaller unit to right; single range of three-light windows block mullioned to first floor and wedged head to ground floor with incised keystone; entrance to left with round arch and 6-panel door. Forms part of a close group dispersed around a hamlet crossroads.
Listing NGR: SK0597238800

Source: English Heritage

The image below provides an historic image of the building and its original form.



The property now functions as a single dwelling at the centre of the village at The Cross. To the north sits the Listed St John the Evangalist Church. No. 3 Cross Cottage has been substantially altered and in part obscures the front of the property. Other heritage assets nearby include The Cross and Yard Farm, which comprise substantial mainly stone buildings with tiled roofs.

The property had the benefit of an existing Consent (ref. SMD/2017/0741) to open the previous doorway on the ground floor to link the 2 dwellings as one. The opening has recently been revealed intact, with timber door and frame. Photo 1 shows the opening now in the position identified in the consent.



Photograph 1 Door opening reinstated

The Property requires further modification internally and externally to enable improvement to the layout and to resolve and remedy previous unsympathetic alterations. Other repairs will take place to improve the character of the building as a Listed Building

Pre-application advice was sought from Planning / Conservation Officers and this application has been modified as a result of this advice. In particular the proposal now removes the proposals to open up the ceilings at first floor level, retains the appearance of an existing door opening at cottage no.2 and retains the position of an internal door within the kitchen no no.2.

Proposed works

There are a number of alterations required to be undertaken which restore the architectural integrity of the building. These are listed below and are marked on the attached drawings. The application drawings comprise;

INTERNAL ALTERATIONS

Upper floor opening – It is intended to break through the existing former opening at first floor to the adjoining room (currently contained in Cottage 2). As shown in the photo A, this forms an existing opening which has been filled with a single skin of brick which requires removal. A single door will be inserted into the opening.



Photograph 2 First floor infilled doorway to be reinstated to link property

Remove modern stud partition at first floor – I plan to remove the stud partition between the existing first floor shower room and the small bedroom to form a single large family (Jack and Jill) bathroom accessible from both sides of the cottage. I will make good as necessary

EXTERNAL ALTERATIONS

There are a number of modern / inappropriate windows and doors which I intend to replace.

Plan no. 05 shows the cross sections of proposed windows to be replaced. All existing windows to be replaced are of poor quality, include top hung elements and / or are double glazed with thick glazing bars. They are all inappropriate for the building form. Listed below are the specific windows involved. In addition it is intended to modify the front elevation to replace an existing modern timber door and infill the existing window which has at some stage been inserted in the front elevation.

Front Elevation

Replace door with new vertical timber ledged and braced "dummy" door. In order to form a useable kitchen it is intended to replace the poor quality front door

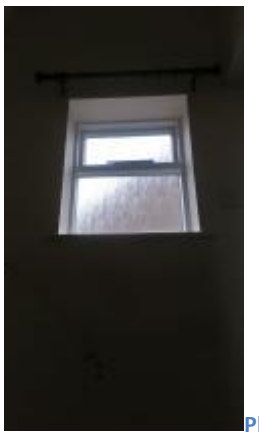
Remove small window and block up using stone. As can be seen from historic photograph, this opening did not previously exist. It is of poor quality and it is proposed to remove it enabling a simpler more authentic frontage to the property.




Photograph 3 Front Elevation existing door and window

Windows shown on drawing no. 9392-4 to be replaced consist of (as numbered on the plan):

1. Replace first floor landing window with single glazed, flush casement (photo 2)



Photograph 4 Front elevation 1st floor window 1

2. Upper floor – restore stone mullions (remove plaster and paint) and replace poor quality timber double glazed unit with new black metal windows (Bronze Casements).
3. Replace ground floor lounge window with large casement with opening central panel to maintain a slim profile to glazing bars



Photograph 5 Front Elevation windows 2 and 3

Side elevation

4 First floor windows – replace modern timber top hung, thick glazing bars with slim profile, double glazed timber casements
5 Ground floor window replace modern timber top hung, thick glazing bars with slim profile, double glazed timber casements
6 Ground floor timber single pane window with thick frame replaced with timber slim profile double glazed casement
7 Ground floor timber single pane window with thick frame replaced with timber slim profile double glazed casement



Photograph 6 Side elevation windows 4, 5, 6 and 7

Rear / side elevation

8 Ground floor - Replace top hung timber windows at ground with timber casement
9 First floor - Replace top hung timber windows at ground with timber casement



Photograph 7 Internal rear / side elevation windows 8 and 9

Other External changes

Repair / replace failed rainwater goods where necessary – with black powder coated, half round, aluminium gutters and downpipes where necessary including new downpipe to front elevation to replicate original position.

Repair front and rear doors and porch, undercoat and paint

Repair existing stone outbuilding and new rainwater goods

Planning Policy

This section identifies how the proposal preserves or enhances the heritage asset or better reveals its significance and the steps that have been taken to mitigate any harm

Para 193 of the NPPF states 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 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.

Para 194 continues:

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. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

and para 197.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset

The Staffordshire Moorlands Local Plan was submitted to the Secretary of State for examination on 29th June 2018. As it is at an advance stage, it is a significant material consideration in the application.

Policy DC 2 The Historic Environment states that:

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

Assessment of Significance

In accordance with the NPPF and policy described above an assessment has been made of the significance of the proposed alterations on the heritage asset (the character and appearance and setting of the Listed Building). This is summarised in the table below.

Location and Proposed Alterations	Assessment
Front Elevation	
Replace door with new vertical timber ledged and braced "dummy" door	The existing opening is retained. The existing door is a poor quality door having a harmful impact on the character and appearance of the Listed Building. The replacement with a vertical timber door, maintaining the existing depth of reveal will retain the historic appearance of the property as 2 cottages, whilst benefitting the appearance. Assessment: Slight Beneficial
Remove small window and block up using stone	The window is a poor quality modern window. Historic photographs illustrate this to opening to be a later addition. Restoring the original frontage and filling with local Hollington stone will be of benefit to the character and appearance of the frontage. Assessment: Slight Beneficial
Replace first floor landing window with single glazed, flush casement (photo 2)	A modern top hung timber window to be replaced with a traditional double glazed form of flush fitting timber casement with slender glazing bars (integral) and no trickle vents will improve the appearance of the frontage Assessment: Slight beneficial
Upper floor – restore stone mullions (remove plaster and paint) and replace poor quality timber double glazed unit with new black metal windows (Bronze Casements).	Modern timber windows, (top hung in part) will be replaced with traditional hand made metal casements (double glazed) with thin profile and section. Assessment: Slight beneficial
Replace ground floor lounge window with large casement with opening central panel to maintain a slim profile to glazing bars	Existing window is timber, top hung elements, with thick glazing bars and surround. Currently water penetrates through window. Proposal for a slim profile central single casement with thin frame and glazing bars. Assessment: Slight beneficial
Side elevation	
First floor windows – replace modern timber top hung, double glazed thick glazing bars with slim profile, double glazed timber casements	The use of slender glazing bars and timber profile to frame will represent a more traditional appearance in form and proportion improvement to the existing window form Assessment: Slight beneficial
Ground floor timber single pane window with thick frame replaced with timber slim profile double glazed casement	The use of slender glazing bars and timber profile to frame will represent a more traditional appearance in form and proportion improvement to the existing window form Assessment: Slight beneficial
Ground floor timber single pane window with thick frame replaced with timber slim profile double glazed casement	The use of slender glazing bars and timber profile to frame will represent a more traditional appearance in form and proportion improvement to the existing window form Assessment: Slight beneficial
Ground floor timber single pane window with thick	The use of slender glazing bars and timber profile to

frame replaced with timber slim profile double glazed casement	frame will represent a more traditional appearance in form and proportion improvement to the existing window form Assessment: Slight beneficial
Rear / side elevation	
Ground floor - Replace top hung timber windows at ground with timber casement	The use of slender glazing bars and timber profile to frame will represent a more traditional appearance in form and proportion improvement to the existing window form Slight beneficial
First floor - Replace top hung timber windows at ground with timber casement	The use of slender glazing bars and timber profile to frame will represent a more traditional appearance in form and proportion improvement to the existing window form Assessment: Slight beneficial
Other External changes	
Repair / replace failed rainwater goods where necessary – with black powder coated, half round, aluminium gutters and downpipes where necessary including new downpipe to front elevation to replicate original position.	A variety of plastic gutters and downpipes with both half round and square section to be replaced with aluminium black powder coated rainwater goods. Existing brackets of traditional form will be maintained. Assessment: Moderate beneficial.

Conclusions

The proposals do not affect or destroy any part of the original historic fabric of the building.

Overall it is considered that, as described above and taken as a whole, these changes respect and indeed enhance the character of the Listed Building, providing slight benefit to the external appearance of the building in particular, restoring the proportions and traditional form of the original building and also removing more recent modern subdivisions internally that allow the original form of the property to be reinstated.