

Scope of work

Statement of Significance

Site address

Hollington House, Main Road, Hollington Mr

Client

George Simpson

Report Ref

SoS/hollingtonhouse/AH1039/17/12/24V3

Prepared by

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Date

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1 INTRODUCTION.

1.1 Project Background.

- 1.1.1 Avalon Heritage Ltd (*AHL*) has been commissioned by Mr. George Simpson (*the applicant*) to prepare a Statement of Significance (*SoS*) in relation to a phased programme of internal and external alterations at Hollington House (*the application building AB*), Main Road, Hollington near Stoke-on-Trent (Figure 1). As the AB is a grade 2 listed house alterations which might change or impact on the special character and appearance of the building will require Listed Building Consent. This SoS will represent a master copy which will be used during each phase of the proposed works. A tailored Heritage Impact Assessment will be added to the SoS informed by each phase of the proposed works.
- 1.1.2 The primary aim of this report is to appraise the character and significance of the AB so that the LPA/decision-maker is appropriately informed when assessing impacts on the significance of that asset from the proposed scheme and when making their planning decision.
- 1.1.3 In addition, given the designated status of the AB the applicant wishes to use the SoS contained in this report to inform upon the proposed alterations to the building so that from the outset all phases of work are conservation-led and pay due regard to the key elements of the AB which constitute its significance, and which contribute to its special architectural and historic interest.



Figure 1. Plan of the site.

1.1.4 This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England including:

- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015.
- Statements of Heritage Significance: Historic England Advice Note 12 2019.
- The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017.
- Conservation Principles, Policies and Guidance April Historic England 2008.
- Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists CIfA 2014, rev 2017.
- Code of Conduct, CIfA 2014. Rev. 2019;
- Understanding Place Historic Area Assessments, Historic England 2017.

1.1.5 This HS has also been written in accordance with Chapter 16, *Conserving and Enhancing the Historic Environment*, of the NPPF, particularly paragraphs 200 and 201.

- National Planning Policy Framework (NPPF) rev. 2023.
- Planning Practice Guidance 2023.

1.1.6 The following sources have been consulted in the preparation of this report:

- Online sources including British History Online.
- The National Heritage List (Historic England).
- Historic OS maps online.
- The Genealogist (thegenealogist.co.uk, for census and birth, death, and Tithe map info).

1.1.7 A site visit was undertaken by the author of this report in order to assess the significance and condition of the AB.

1.1.8 This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip., MCIfA. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements, Statements of Significance and Historic Building Assessments within planning led environments.

2 METHODOLOGY FOR THE REPORT.

2.1 NPPF and PPG.

2.1.1 The Planning Practice Guidance (PPG) which accompanies NPPF, makes it clear that understanding the significance of a heritage asset from an early stage in the design process, can help to inform the development of proposals which avoid or minimise harm. Such early appraisals can identify alternative development options and sensitive approaches to development proposals which, whilst allowing change, will serve to conserve heritage assets in a way which sustains their heritage significance.

2.1.2 Therefore, in accordance with the guidance contained in the NPPF and PPG, this report provides a Statement of Significance which will examine the historic development of the heritage asset concerned, drawing upon any

relevant available archival and cartographic evidence, augmented by the findings of a site visit and will draw conclusions regarding the key factors which make up the significance of the heritage asset. It is anticipated that this SoS will aid the LPA/decision-maker in making their planning judgement on the impact of the proposed works on the heritage significance of the relevant designated heritage asset.

2.1.3 It is anticipated that the SoS can be incorporated into the applicant's Design and Access Statement which will demonstrate how the special historic and architectural interest of the AB will be preserved or enhanced under the proposals and what measures have been taken by the applicant/applicant's architect to minimise any adverse impacts on significance.

2.1.4 This SoS does not constitute a building recording report, such as would be attached as a condition of planning consent, but in accordance with Paragraph 200 of the NPPF, is an assessment of what heritage values, both tangible and intangible, including associations and relationships, make up the significance of the heritage asset.

2.2 Assessing Significance.

2.2.1 The NPPF glossary describes significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context, significance may arise from the archaeological, architectural, artistic, or historic values of a heritage asset or a combination of those heritage values. The Glossary of the NPPF defines those values as follows:

- archaeological interest refers to a heritage asset holding, or potentially holding, evidence of past human activity.
- architectural and artistic interest are defined as interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art of science or design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest is an interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.2.2 NPPF provides a definition of setting as the surroundings in which a heritage asset is experienced and states that its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

2.2.3 In its publication *The Setting of Heritage Assets, Good Practice in Planning 3* Historic England also defines setting as the surroundings in which a heritage asset is experienced but goes on to say that elements of a setting can make a positive or negative contribution to the significance of an asset, potentially affecting the ability to appreciate the significance of the asset or having a neutral effect.

3 STATEMENT OF SIGNIFICANCE.

3.1 Terms of reference.

- 3.1.1 In this report, the term *original* refers to built fabric, architectural detailing, structural elements and fixtures and fittings which belong to the earliest phase of the AB's development whilst the term *historic* relates to the same categories of features which post-date the AB's earliest origin, but which are of importance in elucidating the historic development of the AB through time. The terms *recent* and *modern* are generally used to signify features and fabric which do not contribute to the heritage significance of the AB, and which often date to a period extending from the latter part of the 20th century through to the present time.

3.2 Planform of the AB.

- 3.2.1 This section should be read in conjunction with the numbered floor plans contained in Appendix 1.
- 3.2.2 The AB is a roughly L-shaped building comprising a main house (*Range 1*) on a roughly east to west alignment, adjoined to its rear, northern side, by an extension (*Range 2*). Range 2 is also adjoined on its northern elevation by an extension (*Range 3*) and a small porch. Range 1 is two storeys with a gable lit attic. Likewise Ranges 2 and 3 are two-storeys in height
- 3.2.3 The original layouts of all the floors in the AB, as a whole, are still legible despite historic and later/modern alterations. Range 1 is single pile with rooms to either side of a central entrance lobby (Rooms 2 and 3) on the ground floor. The entrance lobby continues as a hallway, holding the main staircase, which extends into Range 2. Range 2 comprises two rooms (Rooms 3 and 5), Room 3, used now as a snug and study being much larger than Room 5 which is a WC and utility room. Range 3 is now an open plan kitchen and dining area (Room 4) but originally combined two separate rooms.
- 3.2.4 The first floor of Range 1 mirrors the layout of the ground floor with two main rooms to either side of a central landing which extends into Range 2 where it turns at a right angle to provide access to a box room (Room 8). Rooms 7 and 6 (in Range 1) largely retain their original dimensions, though Room 7 now contains a modern en-suite bathroom. Ranges 2 and 3 also retain their original proportions and largely mirror the layouts on the ground floor. There is a change in level at the top of the main staircase, where the landing over the ground floor of Range 1 is accessed via a set of steps and similarly a change of level where the first-floor landing accesses Room 8, the box room.
- 3.2.5 On the first floor, Range 3 comprises two separate room (Rooms 10 and Room 11). Room 11 is open to the roof and contains a modern staircase with a balcony providing access to the attic space. A narrow room (Room 12) provides access into Room 13 and Rooms 14, 15 and 16 of the attic. Room 12 is at a lower level than the main part of the attic and steps are present at the thresholds of Rooms 13 and 14. The attic space in Range 1 is subdivided into three rooms (Rooms 14 to 16) with openings through central cross walls forming each long side of Room 15.

3.3 Exterior Description of the AB.

- 3.3.1 All three ranges of the AB are constructed in finely coursed dressed and squared Hollington sandstone with clay tiled roofs. Range 1 has verge parapets and two end chimney stacks, both constructed in brick. The front, south facing elevation of Range 1 (Plate 1) is symmetrically arranged with windows to the ground and first floors flanking a central window above the entrance. Each window opening is surmounted by splayed stone lintels whilst the doorcase comprises plain squared pilasters below a flat hood. Above the door is rectangular fanlight. Each window opening houses sash windows with horns to the bottom rails of the upper sashes. The presence of the horns suggests that the sashes are historic rather than original given horns appeared on sashes post 1850.



Plate 1. The front, south facing elevation of Range 1.

- 3.3.2 The eastern elevation of the AB, comprising Ranges 1 and 2 is characterised by sash windows under splayed lintels (Plate 2). Two small attic windows are present at the top of this elevation in Range 1 whilst the larger sash windows are confined to the northern side of Range 1 elevation and to Range 2. The sash windows in this elevation are the same style as those in the front elevation but those in the Range 2 east facing elevation appear to be recent/modern replicas. The attic windows are modern. There are circular, iron wall ties located at the apex of the Range 1 eastern elevation, just below the base of the chimney stack.



Plate 2. Eastern elevations of Ranges 1, 2 and 3.

- 3.3.3 Range 3 is offset from the northern elevation of Range 2 and its east facing elevation is adjoined by a small stone and glazed porch of modern date (see Plate 2 above). The windows in this elevation are modern hardwood. A straight joint in the stonework between Ranges 2 and 3 suggests that Range 3 was constructed at a later date than Range 2. The north facing elevation of Range 2 is surmounted by an end chimney stack which has been rendered and houses a single modern attic window. The north facing elevation of Range 3 (see Plate 2 above) houses modern windows and patching/discolouration in the stonework suggests that the range has undergone phased building activity in the past. There is an end chimney stack also rendered on this elevation of Range 3.
- 3.3.4 The western elevations of Ranges 2 and 3 (Plate 3) house modern timber windows and entrance door. A straight joint in the stonework between the ranges again suggests that Range 3 is unlikely to be contemporary with Range 2. There is patching in the stonework around the ground floor window of Range 2 suggesting that this window opening is a recent/modern insertion.



Plate 3. The western elevations of Ranges 2 and 3.

- 3.3.5 The western elevation of Range 1 is largely devoid of any openings apart from two attic windows which are modern timber insertions (see Plate 3 above). Like the eastern chimney stack the western stack is constructed of brick suggesting that both are later additions (or rebuilds) to Range 1.

3.4 Interior Architectural and Decorative Detail.

Ground Floor.

- 3.4.1 Whilst there have been some modern interventions to the interior of the AB, as a whole, Range 1 in particular still retains a high level of original architectural and decorative detailing which signify that it was built as a relatively high-status residence. On the ground floor such features include decorative moulded door and window architraves in the principal rooms (Rooms 1 and 2), a door with panelled reveals into Room 2, along with six-panelled doors, sash windows, and deep skirting and cornicing.
- 3.4.2 Doorways off the central entrance hall into Rooms 1 and 2 are surrounded by fluted frames with foliate blocks to either side of the architrave (Plate 4). Room 1 retains original timber internal shutters to each window as well as exposed chamfered ceiling beams (Plate 5).



Plate 4. Example of a doorway in the entrance hall with original moulded frame, panelled recess and six-panel door.



Plate 5. Room 1 showing original timber shutters and chamfered ceiling beams. The fire surround is a modern replica.

- 3.4.3 The main staircase in the hallway on the ground floor is of simple design with stick balusters, a handrail and bottom newel with a volute (Plate 6). The open string to the staircase is decorated with modillion moulding.



Plate 6. The entrance hall with original staircase.

- 3.4.4 In contrast to Rooms 1 and 2 and the entrance hall in Range 1, the rooms within Ranges 2 and 3 are markedly different in tone and style with an absence of moulded joinery, architectural detailing or decoration instead

being characterised by simple architraves, low ceilings and unadorned rooms. Although now open plan throughout, Ranges 2 and 3 originally and historically had separate rooms. Room 3 retains a brick chimney breast (modified in modern times) and original chamfered ceiling beams (Plate 7). Room 4 also retains original ceiling beams and in the northeastern portion of the room a large inglenook fireplace (with later/modern alterations) with an *in situ* bressummer (Plate 8). The lack of high-status decoration in Ranges 2 and 3 suggests that they originally, and historically, functioned as a kitchen and as ancillary spaces including perhaps, as a laundry, dairy and store.



Plate 7. Room 3 in Range 2 with modified original chimney breast and chamfered ceiling beams.



Plate 8. Room 4 in Range 3 showing inglenook with an *in situ* bressummer and chamfered ceiling beams.

First Floor.

- 3.4.5 As is the case on the ground floor, the first floor of Range 1 retains original, obviously higher status, architectural and decorative joinery and features including six-panelled doors with moulded architraves, sash windows set in

panelled surrounds along with decorated fire surrounds. In Room 7 architectural decorative features include moulded timber window surrounds, similar fluted moulded frames to alcoves on either side of the fireplace which also has a decorative moulded surround (Plate 9). The adjacent Room 6 is plainer than Room 7, being without the latter's decorative joinery, but original floorboards are exposed in Room 6 and an original/historic cupboard is present to the right side of a blocked-up fireplace (Plate 10). The absence of moulded joinery in Room 6 suggests that it was not regarded as being of similar status to Room 7 which may have been the master bedroom.



Plate 9. Room 7 in Range 1 showing moulded fire surround and decorative frames to the flanking alcoves.



Plate 10. Room 6 in Range 1 showing chamfered ceiling beams, original floorboards and cupboard to the right of the fire breast.

- 3.4.6 Rooms on the first floor of Ranges 2 and 3 are plain and devoid of high-quality decorative features, which suggests that these ranges were originally/historically functional ancillary spaces, perhaps used as accommodation for servants or farm labourers. It is likely that originally there was a back staircase from these ranges down to the ground floor though no obvious trace of this exists currently on the first floor. This floor retains original floorboards as well as panelled doors, apart from Room 11 which is modern chipboard.
- 3.4.7 Room 11 in Range 3 is open to the roof where original purlins are in situ (Plate 11). The modern staircase in Room 11 now provides access to the attic space, a function probably served originally by the back staircase mentioned previously.



Plate 11. Room 11 in Range 3 with modern staircase to the attic space and exposed original purlins.

Attic.

- 3.4.8 The attic comprises a series of spaces occupying the areas over Room 8 on the first floor of Range 2 and then extending along the whole length of Range 1. Room 12, which forms a narrow vestibule providing access to the remainder of the attic space, has plastered walls and original floorboards as well as exposed rafters. However, the floor of Room 12 appears to have been altered at some point as signified by a strip of loose, badly fitting raked floorboards in the eastern side of the vestibule (Plate 12). It is possible that they mark the location of the back staircase from the first floor which was boarded over when it became redundant and was removed.
- 3.4.9 The inner walls of Room 13 are constructed of brick which is likely to be early to mid-19th century in date and the southern wall supports original purlins and rafters (Plate 13). Next to the doorway from Room 12, is a stepped brick chimney breast to the right of which is a window opening with an original timber lintel, though the window itself is modern (Plate 14). The brick build of the chimney breast and chimney stack suggests that it is a later addition. The floor is plaster and there are original purlins and rafters in place.



Plate 12. Room 12, showing plastered walls and loose floorboards to the left of the photograph. The door is original and leads into Room 13.



Plate 13. Room 13 in Range 2 showing brick walls and original purlins.



Plate 14. Brick chimney breast in Room 13.

3.4.10 The attic space in Range 1 comprises two large rooms (Rooms 14 and 16) separated by a narrow central space (Room 15). There are openings in the cross walls of Room 15 allowing access through into the other two rooms. Room 16 (Plates 15 and 16) retains original floorboards, and plaster adheres to the walls. There is a brick chimney breast against the western gable wall which may once have housed a fireplace. To either side of the chimney breast are small attic windows with timber lintels but modern windows. The roof retains original purlins and rafters and a central collar. The collar appears to be made from recycled timbers and does not form part of an original truss, perhaps being inserted at a later time to provide additional support to the roof.



Plate 15. Room 16 showing original floorboards, brick chimney breast and recycled truss.



Plate 16. Room 16 looking towards Room 15 and 14.

- 3.4.11 Room 15 retains original floorboards and roof timbers, and the walls are plastered throughout (Plate 17). The cross walls of Room 15 are built of stone rather than brick. Room 14 (Plates 18 and 19) has a plaster floor whilst the walls are also plastered. The roof timbers comprising a series of collared rafters, are not original and look relatively recent. A metal tie beam is present at the centre of the room, apparently added to provide additional support to the long walls at this point. There is a brick chimney breast which has been rendered against the eastern gable wall of Room 14 flanked by two small attic window openings which are original though now housing modern windows.
- 3.4.12 Throughout the attic as a whole the roof has sarking felt placed against the rafters suggesting that the AB has been re-roofed in recent times.



Plate 17. Room 15 looking towards Room 14.



Plate 18. Room 14. Showing plaster floor, brick chimney breast and tie beam across the room.



Plate 19. Room 14 showing recent/modern roof beams.

3.5 Cartographic Evidence.

- 3.5.1 The Tithe Map dating to 1841 (Figure 2) depicts the AB along with its outbuildings within an enclosure to the north of Main Road. The building showing in the northeast of the AB is an extant brick barn which has been converted to residential use whilst the outbuilding to the northwest of the AB is still partially in existence, but much altered by modern interventions.

- 3.5.2 Whilst the map suggests that by this time Ranges 1 and 2 of the AB were in existence on their current planforms the extension shown extending from the northwestern elevation of Range 2 does not appear to conform to the planform of today's Range 3.
- 3.5.3 The Tithe Apportionment records that the site was a *homestead* owned and occupied by Thomas Cope, indicating that it was operating farm with farmhouse, enclosures, yards and agricultural buildings.



Figure 2. Tithe Map dated 1841.

- 3.5.4 The OS Map dating to 1841 provides more detail of the site and the AB and appears to contradict the depiction of the AB on the Tithe Map, by showing that the AB had its current planform by this date (apart from a small extension, now gone, to the northeastern elevation of the AB). It is inferred from this that the three ranges making up the AB were likely to be contemporary, or at least near contemporary.

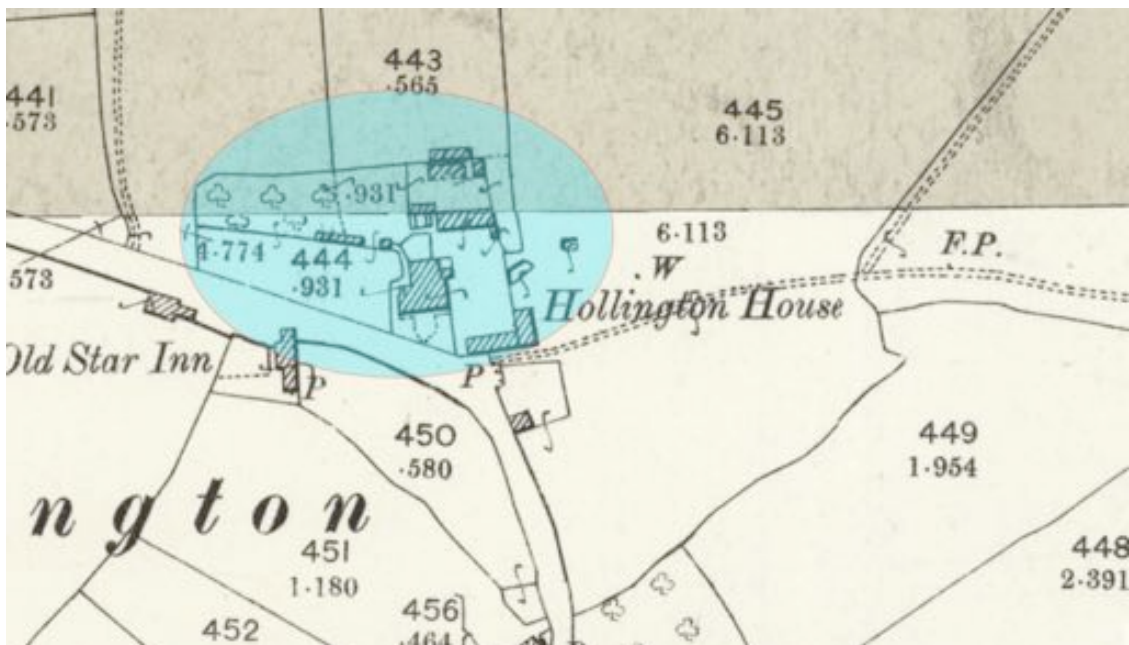


Figure 3. OS Map dating to 1841.

- 3.5.5 Maps dating from the late 19th century into the early 20th century (Figure 4) indicate little if any change to the planform of the AB or to the layouts of the associated outbuildings.



Figure 4. OS Map dating to 1920 to 1924.

3.6 Assessment of Significance.

- 3.6.1 The AB is a building of architectural, artistic, archaeological and historic value, its significance being vested in the good survival of original fabric and features. It is an example of an early 19th century vernacular farmhouse which used locally sourced Hollington Stone in its construction. It is clear from the presence of high-quality decorative joinery, panelled doors and panelled window reveals that the main part of the farmhouse, Range 1, was gentrified to a certain extent in order to reflect the status and prosperity of the owner.
- 3.6.2 In contrast, Ranges 2 and 3 are clearly readable as functional areas, lacking as they do higher status decorative mouldings and joinery, and were intended to accommodate a kitchen, and most likely a scullery, pantry and other ancillary spaces. Whilst Ranges 2 and 3 are of less architectural/decorative merit than Range 1, they are nonetheless of historic interest in providing evidence of the way in which various parts of the AB were used and viewed by the individuals who inhabited it. Similarly, the attic appears to have been treated as an ancillary space not only for storage but also as additional living space, perhaps for farm labourers or domestic servants. The plaster floor in Room 14 of the attic suggests that one of the functions of the attic was for the storage of foodstuffs.
- 3.6.3 Internally the AB has been modified to some extent by historic and recent/modern additions, however, its original layouts on all floors, as a whole, are still legible. The planform, circulation pattern and architectural detailing of the AB are of historic value in that they provide a link with aspects of status, rural life, fashion, societal trends and family life during the early 19th century. The structural and decorative narrative of the AB, typically expressed as a descending hierarchy of architectural treatment of different rooms, illustrates the way in which these spaces were viewed and used during the period.

- 3.6.4 The archaeological interest of the AB is for the most part vested in the good survival of its original/historic built fabric, and it is possible that original and historic features/fabric survive behind later modifications and decorative changes. In sum, the AB is a good example of an early 19th century vernacular farmhouse built in local stone but with pretensions to polite architectural trends of the period as expressed through the high quality but restrained public facing façade to Range 1 and the latter's interior decorative themes.

4 HERITAGE IMPACTS.

4.1 NPPF Guidance.

- 4.1.1 Paragraphs 200 and 201 of NPPF requires the LPA to judge the impact of a proposal on a heritage asset but states that they can take account of evidence that has been provided by the applicant.

- 4.1.2 Paragraph 200 and 201 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 200).

Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para. 201).

- 4.1.3 The different roles of the LPA and applicant have been reiterated in various appeal court judgements:

...the question whether a proposed development affects or would affect the setting of a listed building is very much a matter of planning judgement for the local planning authority¹.

... the assessment of whether any harm would be caused by the impact of the development on the heritage asset, or its setting is likewise a matter for the decision maker, not the author of the HIA...²

- 4.1.4 Therefore, the comments and observations by AHL in Section 4.2 regarding the scheme are offered to assist the LPA in fulfilling its role of deciding:

- Whether there is or may be an impact on the relevant heritage asset/assets, both designated and non-designated, and their settings.
- Whether that impact is harmful, in the sense that it fails to preserve the significance of the heritage asset/assets and their settings and, if it is harmful,
- How substantial the harm may be.

¹ R (The Friends of Hethel Ltd) v South Norfolk District Council (2011) 1 1216 IJ Sullivan para. 32.

² Pagham Parish Council v Arun District Council (2019) EWHC 1721 (Admin) Mrs. Justice Andrews para.40.

- 4.1.5 The following section should be read in conjunction with any architect's plans and with any Design and Access Statement/Planning Statement submitted as part of the application.

4.2 Discussion.

- 4.2.1 The application for LBC relates to structural work to the attic and front elevation of Range 1, the main farmhouse. A structural survey (GCA, 2024) noted that the eaves spread to the western side of the front elevation of Range 1, presents a notable risk where the ridge has dipped and the eaves in this location have moved out significantly with the stonework below pushing out from the masonry above the westernmost window.
- 4.2.2 The defect in the external masonry of the front elevation of Range 1 was noted during AHL's site visit. Internally evidence of the structural defect was also noted by AHL in the form of cracking to the front wall in Room 16, and displacement of the floor in relation to the base of the walls. In Room 14, the front wall is in very poor structural condition, having leant significantly outwards and cracks are present throughout the wall, consistent with the external eaves spread. At some point it appears that attempts were made to rectify this by the installation of a tie bar across the room. The structural survey noted that the significant lateral displacement in this location represents a major defect with requires urgent attention.
- 4.2.3 The solution presented in the structural reports is to introduce steel frames, tied above purlin height, at the third points of the building, along the length of the attic. This approach will serve to minimise the size of the installed parts of the steel frames, minimising their impact of the character of the attic space. The intention is to install the frames inside the structure wherever possible, avoiding the need to remove the roof, thus minimising impacts on the historic fabric of the building, apart from small fixings. The installations will also be fully reversible if required in the future. In addition, the proposed approach will maximise retention of original timbers in what the structural engineer has described as a flawed design. Using like for like materials to achieve structural stability, instead of the proposed steel frames, within the attic space would result in a completely different design which would impact on the proportions of the attic.
- 4.2.4 Whilst the proposal will entail the loss of the tie beam in Room 16, the feature is considered to be of low heritage value comprising reused timbers and likely a later introduction to the attic rather than being part of a true roof truss. AHL considers that its removal will not compromise the ability to understand and appreciate the key factors which make up the significance of the attic or that of the AB as a whole. Similarly, the removal of localised areas of the plaster floor in Room 14 to enable the upright beams of the frames to be fixed to the timber floor beams, is also considered an acceptable level of removal of historic fabric.
- 4.2.5 Importantly, the introduction of the steel frames in their proposed form will serve to maintain the dimensions, openness and proportions of the attic space. Whilst the introduction of modern steels to the attic might be at odds with its historic fabric, this could be countered by boxing them in. Alternatively, the steel frames could be left exposed so that original fabric can be distinguished from the new, in this way preserving the chronological development of the attic space. This can be discussed in further detail between the applicant the LPA during the LBC process if necessary.

- 4.2.6 On the external front elevation of Range 1, the existing dislodged stone blocks above the window should be pushed back with all care and any pointing should be in keeping with the traditional appearance of the AB.

5 CONCLUSION.

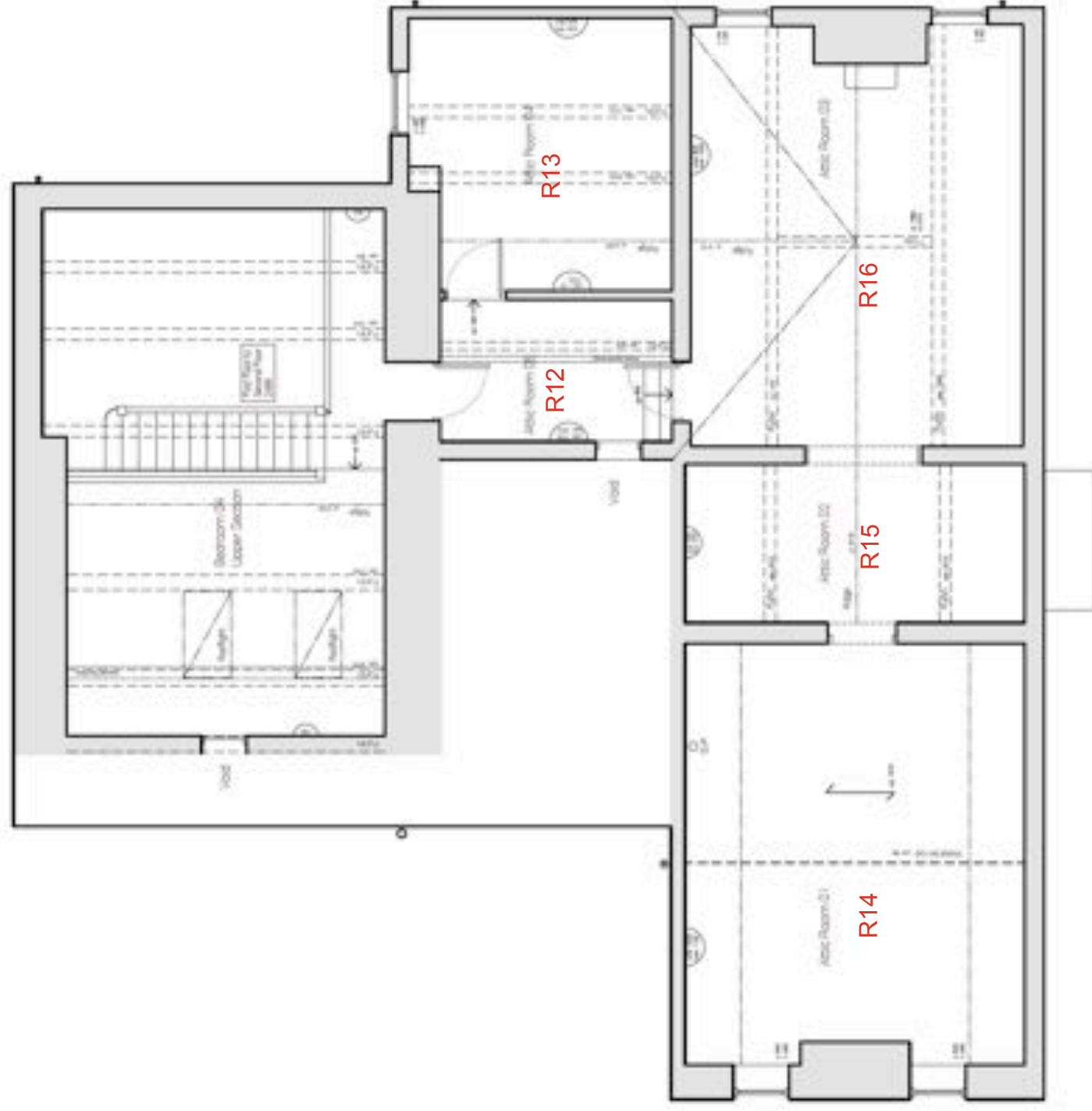
- 5.1.1 Given the precarious condition in the attic space as assessed in the structural survey, AHL considers that the proposed solution, balances the needs to future proof the structural stability of the AB with maintaining its special architectural and historic character and appearance as well as the key factors which make up its significance.
- 5.1.2 Further details regarding the proposed methodologies for repair/restoration, materials and treatments can be provided by the applicant during the determination period of the listed building consent and moreover discussed in further detail with the LPA's Conservation Officer if considered necessary.
- 5.1.3 On behalf of the applicant, this Statement of Significance in this report has fulfilled its role of providing the LPA/decision-maker with a sufficient and proportionate level of information for the decision-making process by describing the significance of the AB. It is anticipated, therefore, that the LPA/decision-maker will be able to come to a balanced judgement about the proposed scheme as well as being able to form a view on whether the scheme will constitute no harm, less than substantial harm or substantial harm to the significance of the designated heritage asset discussed in this report, as required by NPPF.

APPENDIX 1



Existing: Ground Floor - Scale 1:100





Existing: Second Floor - Scale 1:200

HERITAGE SERVICES.

- Constraints reports and heritage risk assessments for land acquisition.
- Heritage Impact Assessments.
- Statements of Significance.
- Setting Assessments.
- Listed Building Appraisals.
- Historic Building Survey and Recording.
- Places of worship.
- Historic agricultural buildings.
- Desk-Based Assessments.
- Historic Landscape Survey.
- Analysis of historic and designed gardens.
- Conservation Management Plans.

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