

Heritage Statement

Owl Cottage, Brook Lane, Endon
P. Mountain

1.0 HERITAGE STATEMENT

Introduction

- 1.1. This Heritage Statement has been prepared in support of works to Owl Cottage, Brook Lane, Endon. This is in line with the requirements of paragraph 189 of the National Planning Policy Framework 2019 (NPPF), which requires all applicants to provide an assessment of significance and potential impact of works that might affect heritage assets and that the information provided should be no more than is necessary to understand the impact of the proposals on the asset.
- 1.2. The proposed works involves the replacement of timber doors and sidelights to the rear single storey outrigger, and the demolition and rebuilding of the rear timber framed glazed porch. The Property is Grade II listed (Listing 1374621) and sits within the Conservation area of Endon.

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Description of the Asset

- 2.1. Owl cottage is an early C18 two story cottages set within the historic village of Endon Staffs. The building fabric comprises:
 - 2.1.1. Two storey terrace: front (West) elevation walls of coursed dressed square stone to ground floor and garden wall bond brickwork to first floor, painted stone window sills and lintels, single glazed leaded panes in storm casement painted timber window frames and casements, vertical boarded timber front door in timber frame, cast iron rainwater goods and Staffordshire blue clay tiles to roof ; Rear (East) elevation walls of painted coursed dressed square stone (ground and first floor), painted brick arched lintels, single glazed panes in flush casement painted timber window frames and casements, stained timber half glazed timber door and frame (to porch), black plastic rainwater goods and Staffordshire blue clay tiles to roof.
 - 2.1.2. Single storey gabled rear outrigger: South and East elevation walls in stretcher bond brickwork and painted vertical timber boarding above corner glazing, single glazing panes in timber storm casement and frames (forming sidelights to to door), ¾ glazed timber door and frame with timber sills black plastic rainwater goods, and Staffordshire blue clay tiles with 3 pane rooflight with recessed flashings to roof.
 - 2.1.3. single storey porch: walls to sill level in painted horizontal timber boarding on timber frame, single glazing units set within wall framework, glazed timber door and frame, black plastic rainwater goods and clear plastic profile sheeting roof.

- 2.2. The Cottage sits within a modest site with a York stone paved parking area and planting beds bound by a drystone wall to the front (east) elevation, a small patio of concrete paviour immediately to the rear of the building leading to a lawn and planting.
- 2.3. In the wider context, Owl cottage sits nestled within the picturesque historic village centre (Endon Conservation Area @the village' linked to Brook cottage (LEN 1038059) and within view of Spring House (LEN 1038059). The village vernacular is chiefly course stone, brick and clay tile.

3.0 HERITAGE STATEMENT **Assessment of its Significance**

- 3.1. Under the National Planning Policy Framework (2012), any alterations should seek to “conserve and enhance” the historic environment. Section 12 of the NPPF states that LPAs should require an applicant to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting, with a level of detail proportionate to its importance (P128).
- 3.2. The heritage asset in question is Owl Cottage (LEN 1374621) and its context within the Endon Conservation Area ('the village').
- 3.3. Historic England Listing Entry 1374621 summarises Owl cottage to be:

Cottage. Dated 1710 with C20 alterations. Coursed dressed and squared stone (ground floor) and redbrick; tiled roof; end stack to right. 2-storey, 2-window front; C20 casements of 4 lights to right, to ground floor left with heavy lintel; gabled hood to central entrance, painted lintel inscribed: WW C20boarded door. The house adjoins Brook 1710 Cottage (q.v.) to left. Included for group value.
- 3.4. Owl cottage stands as a fine example of an early C18 Staffordshire farm labourers cottage, with a clear record of the building's development from a single storey to two storey cottage. The original cottage is considered to be a heritage asset of high significance possessing many original C18 features. The C20 extensions to the rear of the property, although incongruent to the original building form and materials, are subservient to the host building: most of the original C18 rear wall remains in tact. As the proposed works do not impact the interior of the building an assessment has not been made. Subject to the extent and detailing of any proposals works, the level of harm of any alterations to the C20 extensions should be considered against the setting of the original building, with the extensions holding no heritage significance.

- 3.5. The property and location within the conservation area 'The Village' is also mentioned in the SMDC Endon Conservation Area Appraisal (Item 6)

The Village: key buildings (listed and unlisted): The area known as 'the Village' probably developed as a squatter settlement supplying labour for the farms on Endon Bank, or outliers such as the Gatehouse or the Ashes, Its housing is small scale and was once even smaller. The older terraces all contain one or more cottages originating as a single-storey stone building to which brick upper storeys have been added. Their small scale and contrasting materials suggest that like Gratton Brook Cottage, they may once have been cruck-framed. Examples include **Owl Cottage**, Rose Cottages and the terrace containing Barncroft where crucks may survive in interior walls.

- 3.6. The Front (West) elevation of Owl Cottage contributes significantly to the overall character of the Endon Conservation Area public realm, with visual association to the historic spring, ford and traditional village setting. The rear of the building is not visible from the public highway being enclosed by private outdoor amenity space, as such alterations to rear of the property will have less on the Conservation area Heritage significance.

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The Design Concept

- 4.1. The proposed alterations are limited to the replacement of the C20 windows and doors to the gable outrigger extension to the rear of the property, and the demolition and reconstruction of the C20 timber frame lean-to porch to the rear of the property.
- 4.2. Replacement Windows and Door: The proposals seek to replace the double glazed painted timber storm casement windows and door with double glazed painted timber flush casement windows and door, and to replace the painted timber post for a like-for like post. The existing windows are in a very poor state of repair with total failure at sill level. The existing post is also in a very poor state of repair with near total failure at the base.
- 4.3. Replacement Porch: the proposals seek to take down the existing timber frame porch (up-to slab level) and plastic profile sheeting roof and replace with a new timber frame porch with flush casement windows, atop a new brick plinth (to sill level) and a new double-glazed roof with powder-coated aluminium framing. The existing porch t&g boarding and frame is in a very poor state of repair.

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The Impact

- 5.1. Replacement window and door: the proposals are for the replacement of C20 fenestration in like for like materials (double glazed units in timber frames and casements). The proposals seek to change the casement profile from storm to flush casement to match the profile of the existing windows to the C18 rear elevation. The harmonising of window profile type to this area of the building would reduce the impact of the C20 extension, and as such be considered a benefit to the heritage asset.
- 5.2. Replacement Porch: the proposals for the replacement porch seek to remove the horizontal timber cladding, considered to be incongruous to the Staffordshire moorlands vernacular and not present on the C18 elements of the building. It is proposed to replace the t&g boarding with a tumbled facing brick (colour, patina and jointing to match brickwork on C18 building). It is proposed all new timber window and door detailing to be flush casement to match the profile of the existing windows to the C18 rear elevation. The existing porch is considered to have substantial harm to the heritage asset given the non-vernacular materials and building form. If viewed in isolation, the replacement porch could be considered to be negligible in benefit (owing to the unfamiliar form), but as a replacement for the exiting porch is considered to be a benefit to the heritage asset.

6.0 HERITAGE STATEMENT

Photos

6.01 Existing view of Rear elevation from South East



6.01 Existing view of Rear elevation from East



Sources

Heritage Gateway - <https://www.heritagegateway.org.uk/gateway/>
Conservation Principles Policies and Guidance – Historic England (2008)
www.historicengland.org.uk
Endon Conservation Area Appraisal- SMDC (2008)