

CONCLUSIONS

HARM AND BENEFITS

The adjacent table presents an assessment of the heritage benefits in the context of the heritage impacts associated with the deviations from the prior to approved scheme in the context of the current proposed/implemented scheme.

LOSS / HARM
1. Full width rear extension at first floor level proposed as implemented - limited weight 2. Flat roof ‘dormer’ extension to accommodate master bathroom proposed as implemented - limited weight 3. Removal of late 19th century chimney stack and making good to floors, ceiling and roof - limited weight

NEUTRAL
1. Bake House rebuilt to a slightly different design using handmade clay bricks, matching the other masonry elements to the rear elevation proposed as implemented. 2. AC units to Bake House enclosed by timber louvre screening (Siberian larch) to north side of Bake House chimney. 3. Timber cladding to evoke timber framing to main entrance passage wall. 4. Overlaid seasoned oak flooring 5. Balustrade to terrace change from metal spindles to planar/ frameless glazing. 6. Entrance gates to driveway built to different design proposed as implemented. 7. Timber pergola to rear garden with concrete base proposed as implemented. 8. Ornamental arch in Corten steel at entrance to garden proposed as implemented. 9. Log store built to a lower height proposed as implemented. 10. General landscaping arrangement, inclusive of irrigation tank. 11. Removal of triangular section of glass in Bakehouse. 12. Removal of small section of partition wall in ground floor lounge. Timber frame reinstatement proposed. 13. Historic rear gable internalised with first floor aperture and window location retained. 14. Re-use of attic floorboard from vaulted ceiling to from 3 number plank and batten doors 15. Timber weatherboarding not added to south elevation, retained as existing, an improvement on the approved scheme.

HERITAGE BENEFITS
1. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar including new hearths. 2. Ground floor staircase to be reinstated in reclaimed oak replacing as quoted by Desbrulais a “heavily butchered and modern timber staircase 3. Underfloor heating supports timber preservation by providing stable, low-level heat that reduces moisture fluctuation and the risk of warping, cracking, or decay. 4. Removal of modern internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster 5. Water well revealed and re-lined in brick to new kitchen floor and left exposed / visible with structural glazed floor carried out by an heritage approved construction. 6. Wall and ceiling finishes throughout the building taken back to primary historic finishes wherever possible revealing over 60% of the original oak frame. 7. Removal of breeze block wall and stone noggin to reveal a recessed entrance to the W.C. 8. Securing the heritage assets beneficial use as a high quality single family residence on a long term basis as part of a fully restored property which was in very poor condition. 9. Renovation of the buildings interior finishes, including replacement of blockwork and non-breathable cementitious render finishes with wood wool boards and traditional lime plasters. 10. Introduction of Hempspan Insulation to all areas of the property. Carbon negative and breathable flexible insulation. 11. Not present in 1997 application, confirmed in 1987 drawings and Heritage Statement; first-floor pl Historic hinge evidence confirms original north bedroom doorway, now reinstated per HCUK report an restored to original layout. 12. Reinstatement of lime plaster infill panels to the southern side of the north bedroom, replacing later plasterboard panels previously concealed by modern built-in wardrobes. 13. Changes to the first floor north bedroom including reinstating the fire place. 14. Reinstatement of access between the ground and first floors via the reinstated staircase. 15. Removal of five modern rooflights from the 15th century roof slope with slate reinstated 16. Basement access door reinstated now as original in reclaimed oak replacing tongue and groved timber plywood door. 17. The works to the basement have been carried out in accordance with SHDR heritage recommendations. An air control unit has been installed to keep an ambient temperature. The cellar is now perfectly dry. It has removed the damp conditions that were effecting the property. 18. Under-engineered steel beam replaced with RSJ; joists renewed, improving stability and long-term conservation and mitigating future damage from existing rot damage. 19. Complete restoration of front elevation. new windows, new front door, re rendering and lead work. 20. Removal of two rooflights in Bakehouse roof and two in skeeling above north wall. 21. Fitted wardrobes secured by means of non-intrusive fixings within recesses or niches adjacent to main chimney breast or external walls - beneficial for the purpose of the habitable quality of the dwelling. 22. The introduction of breathable insulation to the east facing roof slope. 23. Replacement of casement window to SE bedroom S elevation with three-over-three vertical sliding sash. 24. Removal of 1950’s softwood casement window in Georgian elevation and replaced with an eight over eight hardwood sash based on surviving historic window frame joinery to replicate an original Georgian design. 25. Exposure of historic wall plate in SE bedroom revealing soot staining indicative of former hall house configuration providing new insight into the 15th century building’s historic layout and use. 26. Reinstatement of attic access hatch to loft previously boarded over. No access hatch existed upon the clients ownership. 27. Introduction of structural Gunstock post in lounge to replace acrow prop installed by previous owner. 28. Parapet gutter in Bakehouse roof, behind parapet walls offer several benefits, water management, wind protection, enhanced appearance.

Source: HCUK Heritage Statement.

