

ref: 308/hs:

Heritage Statement
For
Strouds, Church Lane, Horsted Keynes, RH17 7AY

Introduction

The purpose of this Heritage Statement is to identify the heritage significance of Strouds, a Grade II listed building within Horsted Keynes Conservation Area, and to assess the impact of the proposed works on that significance. The statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) and relevant local planning policies.

The proposals comprise of the removal of the rear-facing conservatory of a section of the property built post WW2 part of the property, together with internal alterations and minor external changes. The statement demonstrates that the proposed works are designed to preserve the special architectural and historic interest of the listed building's continued viable use as a family dwelling.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1194464

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest. Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building

Details

- C16.
- Two storeys.
- Two windows.
- Red brick.
- Tiled roof.
- Casement windows with small square panes.
- Gabled porch.
- Later addition of one window-bay to the north with gable over.

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The property consists of two distinct halves a West building and an East building linked together by a single storey flat roof structure which forms the principal entrance hall on the same internal floor level as the existing kitchen.

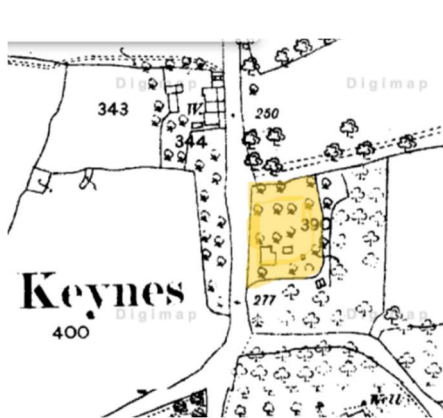
The house was originally built in the early 17th Century (identified now as the West building) and materials and style true to the vernacular style locally. Other extensions and additions have been built over the years. To the north a Victorian, two storey addition, followed by the much later addition, post war, to the east and on the lower levels of the topography.

The half that is early 17th Century is characterised by red brick together with timber framing and plaster infills. The gable roof is plain clay tile and painted timber weatherboarding cladding on the first floor. The windows are mostly Iron frame windows with leaded lights. There are internal brick chimneys to the cottage and internally, with large open fire places, oak panelling and beams. A gabled Porch facing west and Church Lane is now largely redundant as an entrance to the property. The single storey linking element now forms the new main entrance hall.

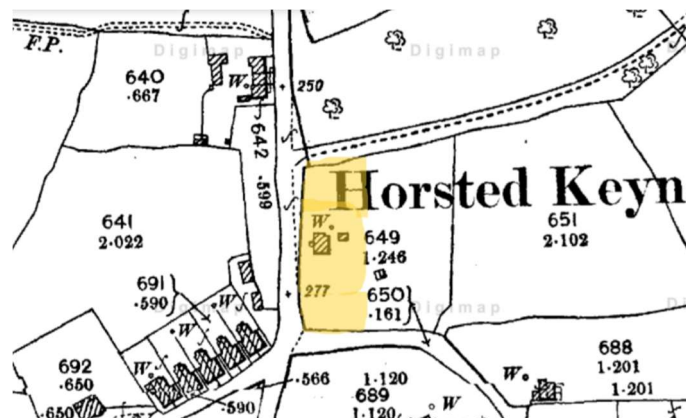
The post war half (identified now as the East building) is a combination of facebrick on the ground floor and timber frame on the first floor with white painted weatherboarding, again under a clay plain tile roof.

A timber clad rear dormer is central to the rear elevation. Timber casement window with all bar style are featured as a 'cottage' style with small square panes to the windows on this part of the property.

Historic Maps over time



1870s



1890s

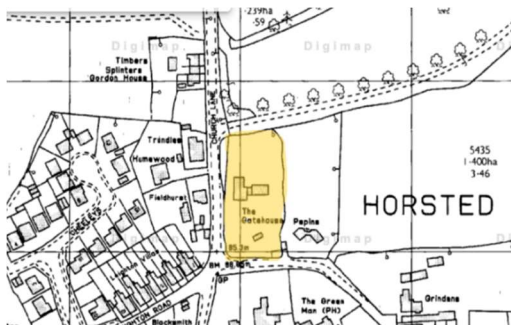
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1910s



1930s



1970s

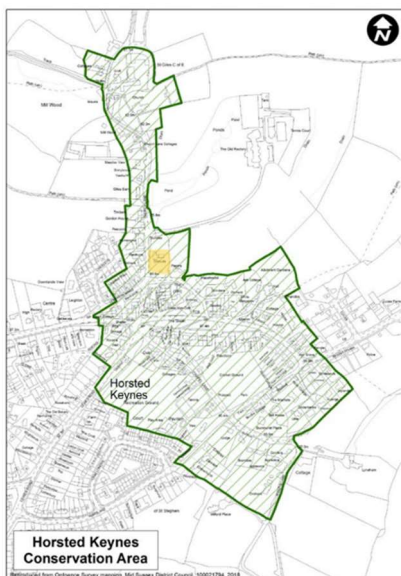


2015

As can be seen in Stroud's massing development, the Easterly building was a modern extension from ~1960s and latterly an addition of a conservatory thought to be from the 1980s.

This supports the removal of the uPVC conservatory, in retaining the appearance of the listed building's fabric, and keeps closer to the palette of the "traditional and natural building materials" of "red brick".

Horsted Keynes Conservation Area



POLICY HK6:

(Amongst other features), The following features contribute to the particular character of the Conservation Area:

- The use of traditional and natural building materials;
- The extensive views of the countryside from within the Conservation Area, especially around St Giles Church;
- The hedgerows, trees and banked verges, including those in Church Lane, Bonfire Lane and Wyatts Lane;

Strouds occupies a position on Church Lane with banked, grassed verges and these will be retained.

Impact Assessment

Proposal

- Demolition of modern uPVC conservatory which is set against the north wall
- Demolition of the lean-to outhouse set against the east wall
- Proposed ground and first floor internal brick stone reconfiguration of the East Building
- New limecrete flooring incorporating underfloor heating of the East Building (reference see appendix 1 in Design & Access Statement)
- Alterations to the fenestration of the east building, comprising: two new rooflights to the northern roof slope; enlargement of an existing window to the first floor of the northern elevation to light the re-configured stairwell; a new window to the east wall, where the lean-to is to be removed; new French Doors with sidelights in place of the Conservatory; replacement of two small windows to the north elevation west end, with one larger

Impact

- Currently the modern conservatory detracts from the appearance of the listed building
- This is not of any special architectural or historical interest
- The East building is a modern extension from the 1960's, therefore is not of any specific historical interest
- As the external works are confined to the later added building and the single storey link, the impact is considered minimal.
The use of limecrete will be beneficial to the thermal performance and comfort to the building where the ground floor construction will undergo work.
- The proposed fenestration alterations are confined to the East building, and care has been taken to ensure the size, proportions and form of the new and altered windows relate appropriately to the existing fenestration. Conservation rooflights will be inserted into the north pitch of the newly configured bedroom & the existing east bedroom.
The windows will be either hardwood timber or powder coated aluminium

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window, alterations to the fenestration to the link associated with raising the floor height internally and a replacement rooflight to the link

- Conversion of the existing kitchen and associated re-purposing of rooms within the historic core of the building to a utility room, with the kitchen re-located to the East building
- Conversion of the existing utility room to a plant room
- Overhaul and upgrading of the heating and hot water systems to the house, including a new boiler and pipework together with associated works to existing and new extract fans and flues

with slim glazing bars, akin to the style and colour of the windows inherent within the property

- The proposed re-purposing of rooms, will be mindful to avoid harming or obscuring historic fabric or features with fitted furniture and any associated tiling. Please refer to drawings 308.PL.03, 04 & 05.
- The proposed conversion of the utility room will be mindful to avoid harming or obscuring historic fabric or features in respect any new or altered pipework
- The proposed overhaul and upgrade will be mindful to avoid harming or obscuring historic fabric or features in respect of any new or altered pipework

Summary

In summary, the majority of the proposed works are within the 1960's East building and, as such do not affect any fabric of historic or specific architectural interest. The works proposed for the West building have been carefully designed to avoid harm to, or the obscuring of, historic fabric and features. The proposals will therefore preserve the special interest of the listed building as well as the character and appearance of the Horsted Keynes Conservation Area.

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