

C J Richards MBE Conservation Services

Heritage Impact Assessment Installation of LPG boiler within a recently constructed porch addition to the rear of Blacksmith Cottage Leinthall Starkes Herefordshire

Context



The complex is a vernacular building utilising locally sourced materials with oak framing, wattle and daub infill panels and argillaceous siltstone random rubble masonry set below a plain clay tile roof.

It is included within the statutory list of buildings for England as follows:-

Location

Statutory Address:

MARLBROOK COTTAGES, 1 AND 2

Listing Grade; II

County of Herefordshire (Unitary Authority)

Parish:

Leinthall Starkes

National Grid Reference:

SO 43682 69778

Details

LEINTHALL STARKES CP LEINTHALL STARKES SO 46 NW 6/38 Nos 1 & 2

Marlbrook Cottages 11.6.59 II House divided into two dwellings. cl400 with C17 and C19 alterations and additions; restored late C20. Timber-framed with rendered infill on rubble base, partly roughcast with rubble additions, machine tiled roofs and brick stack to rear of main ridge and at east end. Cruck hall house of two (possibly once three) 15 foot square bays aligned east/west; easternmost bay rebuilt or added in C17 and also intersecting cross-wing of two framed bays at east end. Single storey and attic with dormers. Framing: complete cruck truss survives at west end. (There are recorded to be two more surviving inside). Main elevations were refaced in C17 and have three rows of square panels. Cross-wing framing not visible externally. South front elevation: windows are mainly C20 casements. Original range has a 3-light window, a 4-light window with a cambered head and a single-light window on the ground floor. Above are three gabled dormers, two with 2-light windows and one with a 3-light window. There are two ledged and battened doors with lean-to porches on straight brackets. The cross-wing gable end has a 3-light ground floor window with a cambered head and also a 3-light attic window. There is a small ledged and battened door at the west end. A rubble lean-to addition adjoins the rear of the main range. There is also a rubble wing on the east side with two shuttered windows and a pair of doors in its south elevation. Interior: only partly inspected, and the two other recorded cruck trusses were not visible. There are some stop-chamfered C17 main ceiling beams and two winder staircases. (RCHM, Herefs III, p 105; BoE, p 222; Alcock, N W: CBA Cruck Catalogue, 1981).

Listing NGR: SO4368269778

The Proposal

In order to provide energy efficient heating to the historic building the owners have taken advantage of a government sponsored initiative to replace older technology boilers with modern economic units.

The boiler has been located within an existing modern porch to the rear of the property fed by an underground supply from a remote lpg tank situated beyond a garage range to the east. Pipework where it emerges above ground has been surface mounted on the building with as short a run as possible to minimise disruption and penetration of historic fabric. This can then be easily removed at a

future date as changes to the technology of heating domestic premises undergoes constant updating in forthcoming years.

Impact of proposal on the significance of Blacksmith's Cottage



The interconnecting pipework has been laid below ground and is only brought to the surface where drainage pipes preclude further concealment. This location is at the rear of the property close to the new porch and does not compromise any sensitive aesthetic composition. The short runs of pipework to the boiler and onwards under the eaves to the kitchen have been colour coordinated to the host building and constitute a discreet additive change which can be removed without damage to the





Internally the boiler is located within the new porch with pipework connecting to the existing central heating system surface mounted within the lean- to roof space. The location of the boiler minimises any sound penetration into the cottage thus preserving its ambience and historic character.



Throughout installation and connection to the existing heating system, pipes have been routed around any decorative or structural element avoiding damage to items of significance.

Conclusion

This proposal constitutes a well conceived updating of the heating provision to Blacksmith's Cottage retaining its viability as a domestic entity and ensuring that history and practical occupation can co exist in a mutually supportive manner. The essential heating hub is located at the rear of the property in a modern extension with discreet positioning of supporting pipework.

It does not adversely impact upon the character, appearance or significance of the property and is reversible in obsolescence.

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