

Heritage Statement
For Proposed Development at:

WAGONERS COTTAGE, LITTLE TARRINGTON, HEREFORDSHIRE

By Geomex Ltd on behalf of
Mr. & Mrs. Robertson



Introduction

This Heritage Statement was prepared by Simon Coyle of Geomex Ltd on behalf of the owners of Wagoner's Cottage, Mr & Mrs Robertson. This statement assesses the impacts of the proposal on the heritage of the existing cottage and address issues of the setting of the listed building with the proposal assessed against Herefordshire Local Plan Core Strategy 2011-2031 Policies SS6, LD4 and SD1.

Consultation regarding the heritage of the existing cottage and the proposal has been through correspondence and meetings with a senior planning officer and conservation officer from Herefordshire County Council in the form of pre-application advice and a meeting.

Wagoner's Cottage Historical Background

Wagoner's Cottage, is a Grade II Listed property (late C17 thatched cottage in a semi-rural setting) and was constructed as a house and abattoir circa 1650. The property had been converted to provide two separate cottages during the first part of the twentieth century. By 1973 the cottage had fallen into a dilapidated condition and so major renovations were undertaken. This included removal of the west gable truss beneath collar level, replacement rafters throughout, new thatch, replacement of north and west wall frames with nine-inch brickwork, single storey brick extension to the north, new staircase and new internal partition walls. A conservatory was added to the west elevation gable

The building has a pitched roof, which is water reed thatched. This was renewed in 2007. The single storey extension has a flat roof. The east gable is of stone construction and the rest of the walls are brickwork with the first floor of the south elevation being timber frame. The south elevation has been painted off-white and the first-floor windows to the south elevation are dormer windows. The windows and doors were replaced in 2015 and are of a traditional Herefordshire design. Oak was chosen because of its durable quality and stylish appearance. The wood has been treated with a clear 'osmo' oil rather than painted. The existing conservatory is in a poor state of repair.

The adjacent conservatory does not reflect the architectural character of the local area and the materials used detract from the visual styles of the existing cottage. The conservatory has no architectural or historical interest and has compromised the setting of the listed building.

Proposal

It has been identified that the conservatory is detracting from traditional grade II listed cottage due to the conservatory being in a poor state of repair. This conservatory has become redundant and has become an eyesore set adjacent to the refined qualities of the cottage. It was identified that the removal of this conservatory with the replacement of a new extension, designed to reflect the agricultural setting of the surrounding environment whilst retaining the character of the existing cottage would be the best solution. An existing single bay garage is to be demolished with a replacement three bay garage.

The owners wanted to replace the conservatory with a ground floor glazed atrium connected to a two-storey extension. The atrium is to be more contemporary with the extension more traditional to retain the characteristics of the existing cottage. It was decided that the roof of the atrium was to be pitched rather than flat, firstly, to ensure any surface water run-off would discharge more easily and secondly, given the setting of the cottage, a flat roof would look completely out of context adjacent to the cottage and proposed extension. Access to the atrium can be made via a door opening to the front elevation.

The extension is proposed to include a ground floor dining room, utility room and WC, with a bedroom and bathroom located on the first floor. The roof is to be pitched with the rafters overhanging lower than that of the thatch of the existing cottage to ensure the extension remains subservient. The roof will be vaulted throughout the first floor with exposed rafters and timber collars in the bedroom to create a feeling of space which retains traditional feelings of the cottage. The roof is to be clad in a zinc raised seem profile to reflect an agricultural barn.

The gable to the front elevation of the extension is to be fully glazed with bi-fold doors to the ground floor dining room. The glazed gable frame as well as all windows and the atrium is to be dark grey powder coated aluminium frame with double glazed units. A roof light is also proposed above the stairs to the first floor to ensure sufficient light filters into here. The extension is to be constructed of traditional cavity construction and clad in dark oak, vertical shiplap timber to reflect the colours contained within the thatch of the existing cottage.

The proposed atrium will create a contemporary divide between the cottage and the extension, with the materials used on the extension retaining the characteristics of the surrounding agricultural environment through the historical context of the listed cottage. The location of the atrium and extension adjacent to the cottage will not have a detrimental impact on the cottage as no part of the building will need to be removed or altered.

The proposed atrium and extension will maintain the local distinctiveness of the area by incorporating materials of a more agricultural form, creating a mixture of contemporary and traditional architecture that fits well within the context of the grade II listed cottage.

The proposal also intends to replace an existing single bay garage with a three-bay timber frame garage with two car ports and one closed port with double wooden doors to be used as storage. The garage will be constructed of block and clad in the same dark oak, vertical shiplap cladding as that of the proposed extension. The roof will be a pent style roof which will be covered with Box Profile 34/1000 Trapezoidal Galvanized Steel Sheets, Colour dark grey.

Herefordshire Local Plan – Core Strategy 2011-2031

Through consultation with Herefordshire County Council the proposal was identified as having to adhere with the requirements of the following local policies.

Policy SD1 – Sustainable design and energy efficiency - Development proposals should create safe, sustainable, well integrated environments for all members of the community.

The design of the proposal went through changes at the pre-application stage after receiving a response from the local authority. The design of the atrium and extension took into consideration the form in reference to the size, scale and mass of the existing cottage and the traditional vernacular form within the locality of the surrounding land and site characteristics. The extension has been designed to remain subservient to the existing cottage with the ridge and the eaves considerably lower than that of the thatch roof of the existing cottage.

To maintain local distinctiveness, the design incorporated materials such as vertical timber cladding, zinc profile roofing and powder coated aluminium to retain an agricultural feeling linking to the traditional methods of the cottage and the surrounding environment. To ensure that the proposal was designed in a sustainable manner, the use of a zinc roof with the required roof insulation on the extension was decided due to it being a non-ferrous metal that is not susceptible to rust or corrosion. It is also weather-proof, and immune to the harmful effects of UV rays. Zinc

develops its own protective layer and once formed blocks moisture and chemicals from penetrating. Zinc also requires very little energy to manufacture and little to no maintenance.

Although the extension is to be constructed of traditional cavity, the proposed timber cladding will also contribute to the sustainability of the building as timber is a very good insulating material and combined with other good types of insulation will make the buildings even more energy efficient. Timber cladding also has good sound absorption qualities so exterior noise from a train line to the south of the property will be quieter inside the extension. The double glazing to the windows and doors and gable front elevation will also ensure noise is reduced inside the extension.

Policy SS6 – Environmental quality and local distinctiveness – Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness.

With the proposed demolition of the existing conservatory it was important that the design of the new atrium and extension respected the historic and heritage assets of the existing grade II listed cottage. Through consultation with the local authority it was important that the design did not detract away from the character of the surrounding environment which the conservatory does presently.

With this in mind the extension was designed with an agricultural basis in mind, using materials that reflect traditional use but incorporating more contemporary methods of construction that reflect the existing cottage and surrounding environment maintaining a continuation of the local distinctiveness.

Policy LD4 – Historic environment and heritage assets – Development proposals affecting heritage assets and the wider environment.

To ensure that the heritage assets of the existing cottage were not compromised, the design went through several changes with on-going consultation with the planners. It was agreed that the existing conservatory was detracting away from the cottages listed status and that its removal and replacement with something more reflective of the surrounding environment which paid attention to the heritage assets would enhance the existing cottage.

The design of the proposed glazed atrium was used as a starting point and was welcomed by the conservation officer from the initial meeting at the site. The atrium is to be the contemporary link between the existing cottage with old connecting into the new. The extension reflects the surrounding agricultural environment and encompasses the use of materials which reflect that of the existing cottage. The zinc roof, timber cladding, dark grey aluminium frame and low roof reflect that of an agricultural barn and timber and thatch of the existing cottage, whilst the glazed gable links to the contemporary atrium.

Due to the vernacular orientation of the proposal, the adjacent atrium will have very little impact on the existing cottage in terms of how the buildings are connected as no part of the thatch roof is to be disturbed only the brick gable end which will be attached to the atrium. The pitches of the atrium and extension roofs also reflect the original form and function of the existing cottage. With this proposal, it can be deemed that the heritage assets of the existing cottage are further enhanced by showing how the old and new, contemporary and traditional can exist in the same setting.