

HERITAGE STATEMENT - 12 BOOTH BANK

1. DESCRIPTION

The building is a 2 storey Grade II listed mid 18th century cottage built in vernacular style with dressed herringbone mullions. The building is the western end of a terrace of 5 houses all built in similar style between mid 18th and early 19th century, facing ledge on a steep hillside 195 metres above sea level. Three other houses are nearby and share the same front onto a narrow 3 metre no through road.

Number 12 was originally two dwellings, converted into one c.1981. One doorway was removed, matching stone and a mullion inserted with a mullion window either side (south western corner of the scale diagram (SDFE)). Apart from this the building is unchanged. There are banks of mullions on both floors - 10 on the ground floor, 9 on the second. No other building approaches this number

(in the sections that follow, due consideration is given to relevant observations from Listed Building Conservation Officers. The points that I have applied and tried to make the best use of (The references are in asterisks).

2. SIGNIFICANCE OF THE BUILDING AND ITS SETTING

“Section 11 Page 8”

1. Understand the history, form and materials of the listed building, and its setting where relevant
2. Understand the special interest
3. Conserve that special interest
4. Work out whether the proposal would harm that special interest
5. Consider alternatives which avoid or minimise any harmful impacts on special interest and take opportunities to better reveal or enhance it

The compact nature of the hamlet is relevant to any work on restoring the building. Careful and sympathetic work is the key to understanding and conserving the special interest and heritage aspects of the building, both in itself and in its setting

As shown in attached photographs the external fabric of the building as found in 2002 was in a poor and neglected condition. Evidence of concern and respect for the essential nature of the building was non-existent. Much steady work had to be done on cleaning the fabric, repointing with lime mortar, relaying flags that are part of the curtilage etc. Special interest and heritage aspects had to be respected and responded to, both for the building itself and the terrace of which it is part.

3. ACTIONS

“Section 16 Page 10”

Most of the works which an owner or applicant wishes to carry out on a listed building will, if they affect special interest at all, affect it in relatively small ways which can be avoided simply by ensuring that the works are carried out so as not to harm that special interest

“Section 17 Page 10”

The NPPF points out that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (in this case a listed building), this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’. These benefits are defined in the PPG as ‘anything that delivers economic, social or environmental objectives as described in the NPPF’.

“Section 18 Page 10”

The PPG makes it clear that change that leads to better conservation of the listed may also be a public benefit. Examples of heritage benefits include sustaining or enhancing the special interest of a listed building and the contribution of its setting.

The final stage was to replace the entire double bank of 19 mullion windows and treat splits and cracks in many of the mullions. The white frames of the windows were visually unsympathetic to the building. In addition the windows had suffered serious deterioration in performance since installation in c1984. High quality and efficient clear uPVC double glazing windows were installed with lizard grey colouring and ribbed wood effect. The frame colour was chosen as appropriate to the building and closely matching buildings on the same and nearby alignment that had replaced windows. Fixed and opener frames exactly replaced the originals in numbers and location. Ironmongery was changed from brass effect to black. Splits and cracks in mullions were treated.

4. IMPACT

“Section 3 Page 1”

A public benefit to the works undertaken outweighs any harm and that the impact is minimised

“Section 4 Page 2”

That there is compromise with the LPA and the applicant doing the works This advice note supports this balance. An informed,reasonable and proportionate approach is taken.

The windows replicate the originals in design,materials and recessing.Differences are the discrete trickle vents and frame thickness. The slight increase in frame thickness was not anticipated and is an error. Photos attached and measurements illustrate the difference. With 19 windows the impact of slightly reduced glass area will be noticeably less than if there were half that number. The loss of glass area is estimated at less than 5% There is no noticeable ‘goggle box’ effect from the frame width.

The difference between old and new frames needs to be balanced against the benefits of careful,sympathetic and considered renovation. The harmful impact is less than a definition of any harm incurred as “substantial”. Detraction form the character and appearance of the building is low and needs to be viewed in the context of enhancement of the building’s fabric,appearance and conservation,as well as the general setting of other buildings on Booth Bank.

The building became noticeably warmer after installation. Due to a 4m high bank immediately to the rear,the westerly orientation and the adjacent house,there is no direct afternoon sun In winter. Heating is a real issue.

5. CONCLUSION

All repairs and alterations have been carried out to match and complement the external fabric and design of the building,following NPPF policy. The PPG suggests that conservation may also be a public benefit as it not only protects and secures long term Integrity and appearance;it also contributes to its setting in economic,social or environment objectives.