

18 Primrose Lane,
Wokingham
Design, Access and Heritage Statement

Introduction

18 Primrose Lane is a grade II listed cottage, located in Winnersh, a large suburban village in the borough of Wokingham. The cottage is historic however the majority of the surrounding houses are relatively modern in comparison. This historic building, likely a farm house, has remained whilst the surrounding area has been developed into a modern residential area.

The cottage is timber framed and believed to date back to the 16th century and likely would have had wattle and daub infill panels. A large number of these have now been replaced with brick infill panels. Over the centuries the cottage has had a number of alterations, including extensions to the rear of the property, addition of windows and porch to the front elevation. The property would have originally been set within open fields and large amounts of land, however now has an enclosed rear garden, which is a good size, but does have neighbouring properties surrounding this.

Internally the layout of the property is fairly rationally on the ground floor, the key restriction is the connection between the kitchen and the garden, but as you move to first floor the layout becomes slightly less functional for a family, with the family bathroom being located off one of the bedrooms.

The brief for this project was to review the existing layout of 18 Primrose Cottage, rationalising it and making it more functional for a family. The overall aim of the rearrangement and extensions is to provide a more functional kitchen with a connection to an orangery, utility and garden. Then review the first floor layout, with particular focus on increasing the number of functional bedrooms and providing bathrooms in more suitable locations. The design of the extensions should be sympathetic to the existing building and its later stages of development but readable as a later additions.

Currently the rear elevation is not as attractive as the front elevation due to the number of alterations and changes, and one of the clients key aims is to improve the appearance of the rear elevation but retaining the charm and character of the existing building.

This report aims to explain to the reader the outline history of 18 Primrose Lane, provides a statement of significance for the building, explains the design of the extensions and alterations and analyses the impact the proposal has on the listed building and context of the area.

During the planning and listed building consent application, the conservation officer had concerns with some elements of the proposal, so the proposal has been reviewed and the amendments made are detailed later in this report. There were also a number of items which the conservation officer was concerned required retrospective consent- these items are detailed in a separate document and should be read in conjunction with this document.

Location Plan (not to scale)



Site Analysis and History

18 Primrose Lane, is Grade II listed and one of the only listed properties within the area, which was likely a farm and has seen development build up around it. The listing description is noted below:

Listing Description:

Cottage. Late C16 altered and extended C20. Timber framed, painted brick infilling. Old tile gabled roof. U-plan with 4 framed bays in front section and irregular small extensions at rear. 2 storeys. C17 chimney on ridge left of centre, C20 2 and 3-light leaded casements irregularly spaced within framing; those on ground floor with small tiled pent hoods. C20 gabled, closed entrance porch on south front, projecting from second bay from left. Interior:- Most of timber frame visible on both floors with straight braces. Ground floor joists and principal beams have chamfers and stopped ends; old 4-light diamond mullioned window on former external wall on first floor at north east. Large inglenook fireplace.

A search on the local authorities planning portal, has revealed there is only 1 application relating to 18 Primrose Lane, and that is from 1998, when 19 Primrose lane was built on the land from 18 Primrose Lane. Therefore this application is not relevant to any works we propose to carry out to the property.

18 Primrose Lane is a timber frame building, now surrounded by modern buildings, including the most recent of which is to its east, built in 1998- no. 19 Primrose Lane. 18 Primrose cottage has a south facing front and north facing rear. This has been taken into consideration, as any extension to the rear of the property will likely receive a reduced amount of sun and light- especially in winter when the sun is low in the sky. Therefore ensuring that the space is suitably heated and insulated will be essential to the success of the scheme.

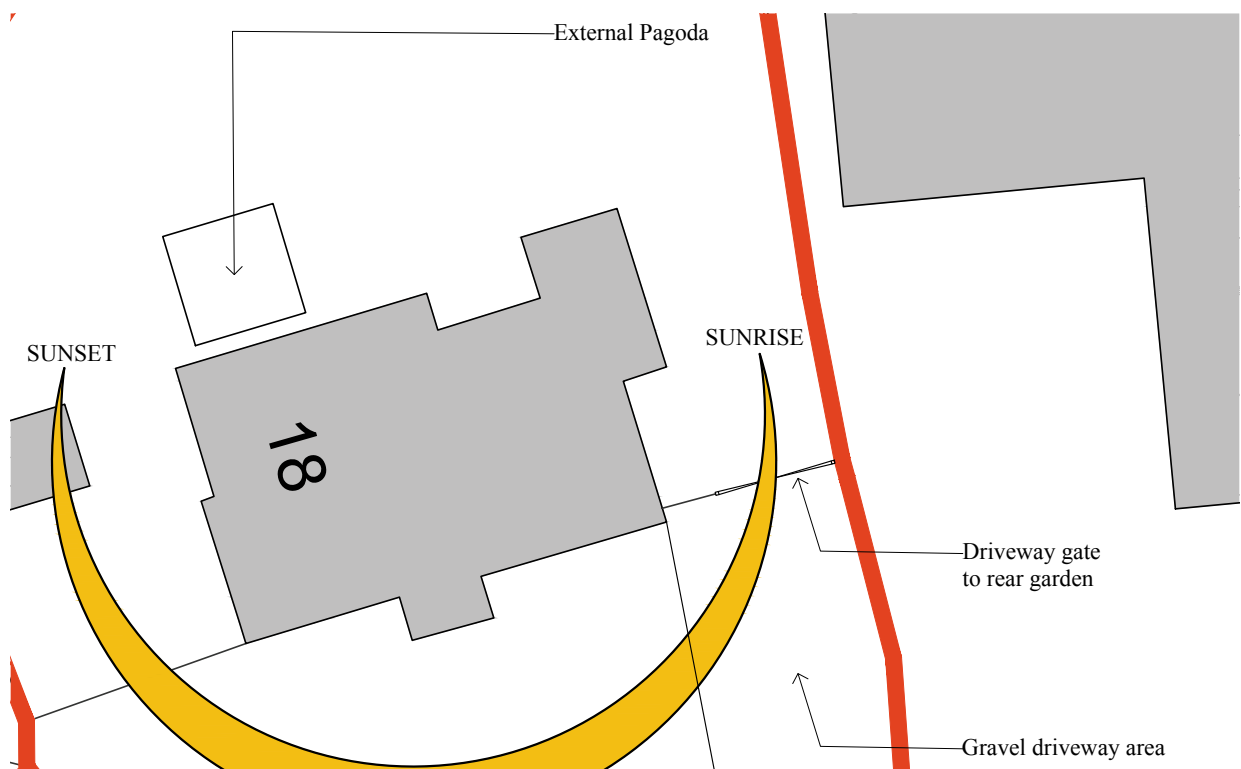
The drive way approaches the house on the south side and terminated on the east side of the house, there is enough space to access the rear garden with a vehicle on the east side- it is important to retain access to the garden. The east side of the property has what is likely a 20th century extension to the side/ rear, this houses the W/C and plant room at ground floor and the bathroom at first floor.

The main road is to the west of the property, however there is plenty of distance between the house and the road. It should be noted that the west elevation of the property is in a relatively unchanged original state and has been recently repaired.

As this is a listed building, scope to carry out any alterations to the front elevation, beyond repair is minimal, there is a 20th century porch extension to the front elevation. However generally this elevation is charming and retains the character of the 16th century cottage

The rear elevation is largely later extensions, from the 20th century. To the west is a brick gable and then centrally there is a cat-slide roof, with a dormer addition, likely 20th century, a 2 further flat roof extensions in the centre, then to the east is a brick and half timbered gable. The combinations of extensions and additions, are generally functional, however are complicated and have resulted in some areas of difficult details. Internally these additions have also created some awkward junctions. However it should be noted that these additions do allow the sequence of works and alterations to the building to be read in outline.

18 Primrose lane is not generally overlooked to the rear of the property, however consideration for the listed building and ensuring that any addition is subservient is key.

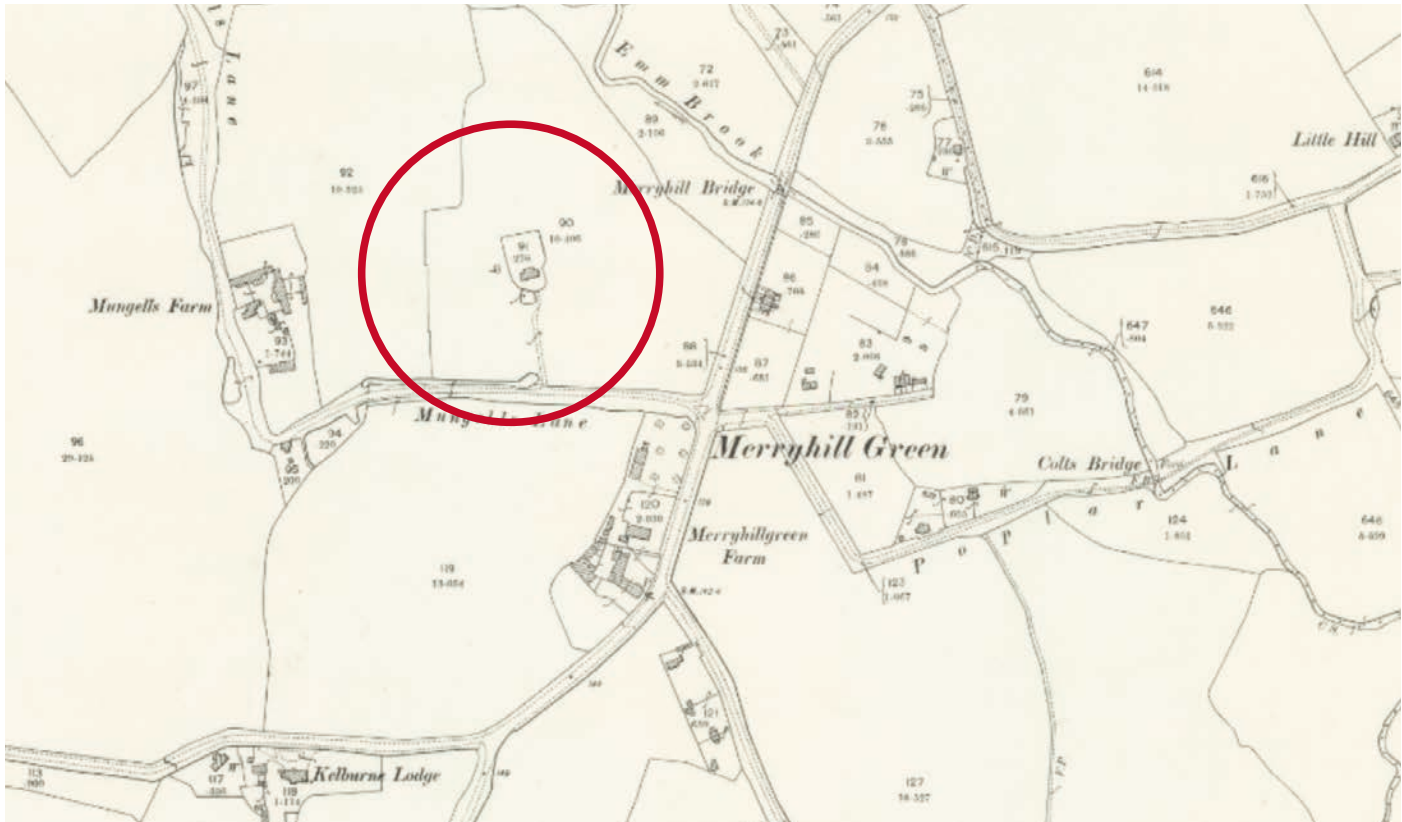


Historic Maps

1871

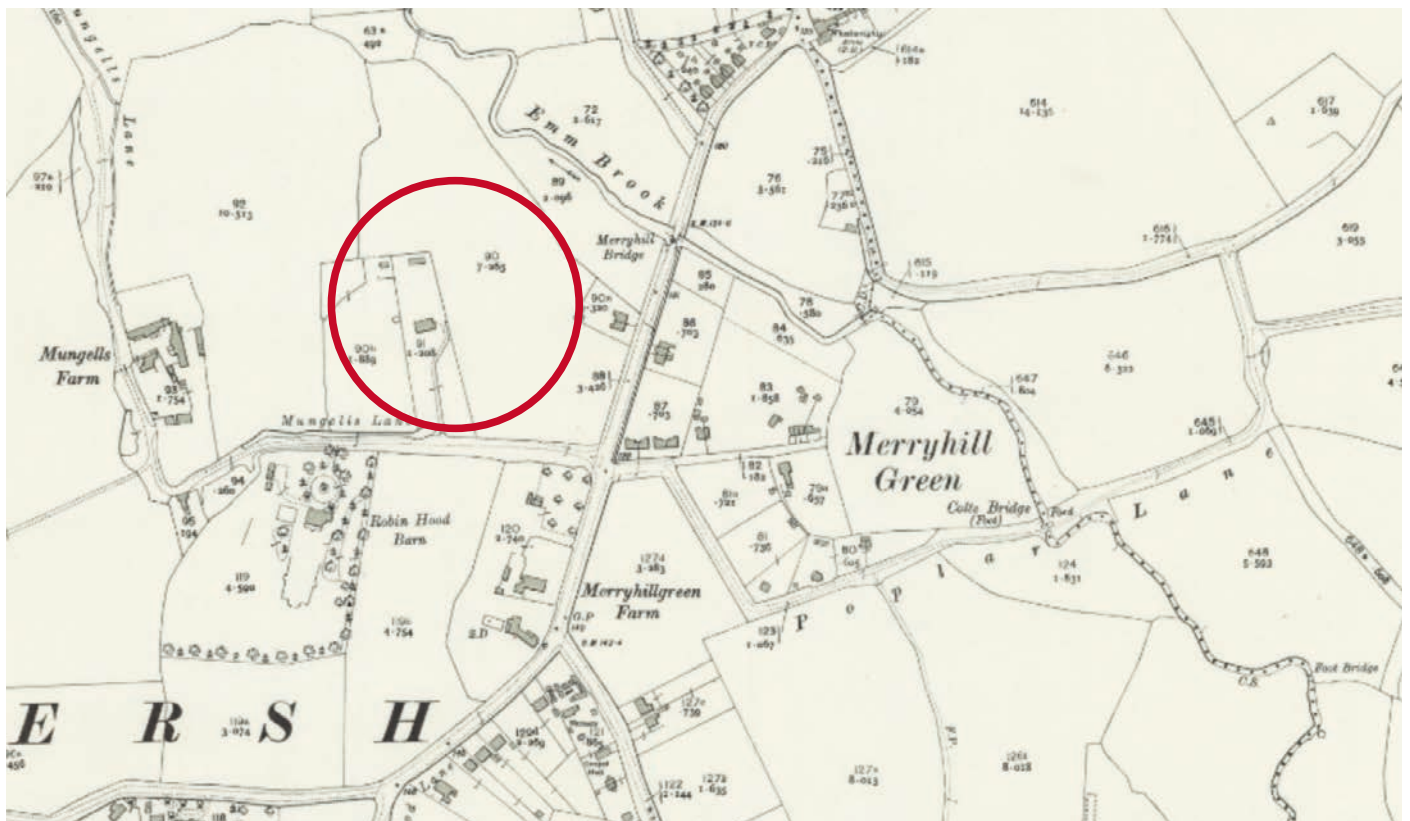


1898



Historic Maps

1932



1959



Historic Maps

2003



2018



Historic Images

Date of image unknown



Existing Images



Existing Images



Existing Images



Assessment of Significance

18 Primrose Lane, is grade II listed. The cottage has been extended to the rear multiple times over the centuries but remains relatively unchanged on the front (south) and west elevation. The context of the building however has been lost, due to the surrounding development on all sides. This assessment reviews the property in outline, to ensure that any proposals are suitable and would be in-line with Planning Policy for Listed Buildings.

It should be noted that a search on the Heritage Gateway revealed no further historical records in relation to this property or the surrounding area.

FRONT (SOUTH) ELEVATION:

The front elevation appears to be a late 16th century timber box frame, oak, with a clay tiled roof. This has largely white painted brick infills to the timber frame, however wattle and daub survive in isolated panels, which was likely the infill originally. The elevation has a 20th century gabled timber frame porch located almost centrally. The windows to the front elevation are generally leaded light casements, set within the box frame. The ground floor windows have tiled pent hoods over to give further protection against the weather. The chimney is believed to be 17th century in its design.

SIDE (WEST) ELEVATION:

The west side elevation has recently been repaired- to the south side is a timber box frame with wattle and daub infill panels. This elevation has 2 leaded light casement windows both with tiled pent roofs over. The north side of this elevation appears to be a brick 20th century extension, with a large double height extension and then to the west of that a mono-pitched clay tile out-shoot extension, likely 20th century also. The brickwork is painted white.

SIDE (EAST) ELEVATION:

The east elevation to the south side is similar to the front elevation of the building. A gable end which is a box timber frame with white painted brick infill panels. However it should be noted that at ground floor the timber frame has been removed and brick infilled. To the north is a double height extension, with brick at ground floor and half timber over. At first floor there is a projecting bay, sat on a tiled bracket detail. Again windows to this elevation are leaded lights and the roof clay tiles. The date of the extension is unknown but the detailing suggests late 19th, early 20th century.

REAR (NORTH) ELEVATION:

The rear elevation of the cottage is a collection of extensions, likely largely 20th century. To the east is the gable end of the north east late 19th/ early 20th extension, which is brick at base and half timbered and brick at first floor. This has a chimney to the north elevation which is brick and utilitarian in its design. Centrally to the north elevation is an extension which is covered with a cat-slide roof, extending the original cottages clay tiled roof. This has a high level dormer window for the second floor and a larger low level dormer window for the first floor, which appears mid-late 20th century. At ground floor there are 2 flat roof extensions centrally which are both roofed in lead. Then to the west is a double height brick gable extension with a single storey brick out-shoot further to the west. All windows are leaded lights and those in the west extension have tiled pent roofs over. There is a chimney to the east of the double height west extension which is very slim and appears unstable in its current state.

GROUND FLOOR:

You enter the property at ground floor through the 20th century porch and then reach the oldest surviving sections of the house, which to the west is used as a dining room, this was likely the original parlour (living) room, which has a small fireplace which is back-to-back with the larger inglenook fireplace located in what is now used as the living room to the east. The east room, now used as the living room was likely the original kitchen dining space, using the inglenook fireplace to cook on. In the west dining room there is a cupboard to the north of the fireplace, this was likely the location of the original staircase to the house, before it was extended. Both rooms then have access doors into the rear section of the cottage. This rear section has an interesting layout, with the kitchen located to the west side, with a pantry and larder located in the west single storey out-shoot. Centrally is located the staircase which gives access to the first floor, it should be noted that this staircase is a nice piece of 20th century craftsmanship. Then to the east of the ground floor is located a W/C and boiler room beyond- the ancillary spaces. It should be noted that internally at ground floor the original rooms of the house retain their original proportions and are easily readable.

Assessment of Significance

FIRST FLOOR:

The first floor is accessible by the 20th century staircase, located fairly centrally in the rear extensions. This gives access to the slightly lower level, where we can access the oldest surviving sections of the house to the south. It is thought that the original staircase may have risen directly to the hall area in front of what is now the entrance to the master bedroom. The accommodation in this older section includes a master bedroom to the west, which may have previously been access by a corridor through the central bedroom, where the south cupboard is now located. There is a large central bedroom, which has a raised platform area to the west, potentially where a corridor ran. Then between this central bedroom and the further bedroom to the east is an access stair to second floor. The bedroom to the furthest east then has an access door directly in the 2 storey extension, which provides the family bathroom at first floor. As we come back to the hall area in the rear extension, it should be noted that access to the west 2 storey extension is via a slight change in height. This space is currently sub-divided and provides a dressing room, which was previously a bathroom and study.

SECOND FLOOR:

Currently the rafters and joists are visible. Brick infill to the timber frame can be seen to the east gable end.

Assessment of Significance

Items of the HIGHEST SIGNIFICANCE:

The element of the highest significance is the front elevation and front area of 18 Primrose Lane, with its late 16th century timber box frame and combination of wattle and daub and brick infill panels. This is what gives the building its charm and defines the buildings character.

Furthermore the inglenook fireplace is of high significance and its 17th century decorative chimney rising from the ridge.

In addition at first floor a number of wide historic floorboards survive and should be retained and cherished.

Items of SECONDARY SIGNIFICANCE and therefore less sensitive to change:

Generally the rear area of the building, including both its external appearance and internal arrangement both at ground floor and first floor.

Based on Historic England's Conservation Principals and Assessment (2008), the building has had its significance assessed and is described below:

EVIDENTIAL VALUE

The building has a Medium level of evidential significance. The building has had considerably work internally, and therefore it is likely that evidential evidence will likely be minimal here, but a number of the original timbers are still in place, and details such as the inglenook fireplace, which maybe able to real more about how people built and lived at this cottage.

HISTORICAL VALUE

The building has Low-Medium historical value, it has lost the majority of its context and has had a large amount of alteration internally and to the rear. However it still has much of its original timber frame and does represent the changes over the centuries with its 17th century chimney design, 20th century porch. The original layout of the house is still easily read, along with the benefits of each stage of development.

AESTHETIC VALUE

This building has a Medium aesthetic value. The front elevation is quaint and the cottage has interesting historic features, including an inglenook fireplace, however the context of the building has changed considerably and the extent of alteration to the rear reduces the aesthetics of the building generally.

COMMUNAL VALUE

This property has Low communal value as it is a private house and appears to have always been a residence of some kind. The building sits alone and has no other similar style of buildings surrounding it.

Furthermore in-line with Historic England's guidance on Heritage Statements the significance of the following has been assessed:

ARCHAEOLOGICAL INTEREST

18 Primrose Lane has Low Archaeological interest. There is no evidence that this site had any previous settlement on it or additional buildings within the close context of this building

ARCHITECTURAL AND ARTISTIC INTEREST

The cottage has Medium architectural interest. The building is quaint looking and internally there are some details where care and attention has been taken, including the primary beams which have stop chamfer details. The overall layout of the original house can easily be read and the additions explain how living in homes changes over the centuries. The building is picturesque when viewed without its context.

HISTORIC INTEREST

The building has Medium historical interest, it has lost the majority of its context and has had a large amount of alteration internally and to the rear. However it still has much of its original timber frame and does represent the changes over the centuries with its 17th century chimney design, 20th century porch ect. The original layout of the house is still easily read, along with the benefits of each stage of development.

Summary of Proposal

This section summaries the changes and why they are being made:

GROUND FLOOR:

At ground floor no works are proposed to the most historical rooms within the house, the current dining room and lounge. These will be retained in there current layout. The porch and initial entrance hall is to also remain unchanged.

The main changes are to the rear of the house, where later alterations have been undertaken. In the kitchen space and to the rear of the property, currently the kitchen is located in a number of later rear extensions, partially under a cat-slide roof and partially under 2 sections of single storey flat roofs. This creates a very long thin kitchen with a low ceiling level with no direct access to the garden and minimal natural light. Therefore although the kitchen will remain in the same location, it is proposed to rebuild the sections of flat roofs and extended the hall area to create a kitchen which has direct access to the garden and allows a utility space to be created close to the kitchen. The staircase is proposed to be retained in its current location. ~~French doors and full height glazing to the new area of wall, enables the amount of light coming into the kitchen to be maximised and access directly to the garden to be provided. This provides a more suitable space for family living.~~ **The existing windows are proposed to be retained and reused in the new extensions and access to the garden will be through the utility space.**

On the west side of the rear elevation, where there is currently a large window looking over the garden, **and this is proposed to be retained. The previously proposed extension in this area, is no longer being proposed.** ~~this is proposed to be removed and the window opened up to allow a set of French doors to be installed, connecting into an orangery style space, which will provide an indoor/ outdoor feel area, with a log burner. Large bi-fold doors will enable this space to connect directly with the outside on both the east and west side. This provides a light and airy dining space, which can only be provided within a new element due to the limitations and impact of adapting a historic element of the building.~~

The pantry cupboards are proposed to be retained, however the window in the most south pantry space is proposed to be replaced with a door, which will connect into an oak and glass link before entering a study space. This aims to provide a work from home style environment which is separate form the main house, but connected. *In the pre-app advice it is suggested that this space is rotated by 90 degrees to mirror the carport form the front elevation. This was reviewed, however as this space would not be symmetrical and the main front elevation is not symmetrical either, this appears of balance and the elevation works considerable better aesthetically with the study in this orientation. The space is reduced in height in-line with the pre-app advise to ensure it sits below the eaves.*

The current downstairs W/C is located to the east side of the ground floor, behind this sits a large boiler room. These spaces are proposed to be retained, however the boiler room altered to become a boot room, for outdoor boots and coats. A rear extension is then proposed off of this area, which will provide a workshop space and connect through to a garage area further to the East. The garage is proposed to have through access doors to enable vehicle access into the garden to be maintained.

The design provides a courtyard at the rear of the property and it is proposed to add a small covered area around this, which improves the external appearance of the building, but also provides a sheltered outdoor area.

FIRST FLOOR:

At first floor the current layout provides 3 bedrooms, but only 1 family bathroom, which is only accessible through one of the bedrooms, so the overall aim is to increase the bedrooms but also provide a more suitable family bathroom ~~and an additional bathroom space.~~ Currently the staircase is located within a flat roof shed style dormer to the rear of the property and this is not aesthetically pleasing but does provide a functional space internally.

The staircase is proposed to remain as it is, opening out into the same landing space. However, it is proposed to review the dormer over this staircase externally and instead use a gable in place to create the required head height. This also enables to the house to be extended to the rear, to provide a study space. Height height within this area will be limited near the walls, however it will provide a lovely view over the garden. The alterations in this area are all to later additions and the aim is to improve the aesthetics of the space externally.

The central bedroom is proposed to remain largely in the existing proportions, however the raised area is proposed to have some alterations, to create a built in wardrobe area, this will bit alter the significance of the room and will not remove any historic fabric.

The master bedroom located on the south west side of the property, is to largely remain in its current proportions. ~~however it is proposed to create an opening between the master bedroom and a newly created dressing room. This will be located between existing studs, although a section of horizontal timber (a rail) will need to be removed. It is believed this would have originally been part of the rear elevation of the historic property. Therefore we understand this will be removing a small section of historic fabric, however the benefit of removing this enables a Master bedroom to be created with its own dressing area. The dressing room is proposed to be created in the area which is highlighted on the existing plans as a bathroom but is currently being used as a dressing area as it has no sanitary ware. At the rear of the existing bathroom/ dressing area it is proposed to create a small shower room, this will be able to connect into the drainage from where the previous bathroom was located, with no disturbance to any building fabric. It is no longer proposed to add an opening through to a dressing room, this will reduce the impact of the proposal on the historic building fabric.~~

Summary of Proposal

~~A 2 storey extension is then proposed to the rear of this area (over the ground floor orangery type space), creating an additional well proportioned bedroom space.~~

~~In the pre-app advice it was advised that this area appeared to be bulky, this area has been reviewed and reduced in depth at first floor. However it is still felt that the benefits of extending this area are important as they provide the additional bedroom space required by the family.~~

It is no longer proposed to extend the property to the rear on the west side. Therefore it is instead proposed to review the layout of the current 20th west extension, to remove the modern partition walls to open this area back out into a well proportioned bedroom.

The front east bedroom which was previously needed to be walked through to access the bathroom, is proposed to have some alteration, to reduce the size of the room slightly but enable separate access into the family bathroom. The addition of a partition wall here enables the flow of the rooms to work much better as a family home. The partition wall is an addition to the building and could be removed if required in the future, it does not remove any of the historic fabric. The bathroom is proposed to be refurbished, however this will not impact the significance of the building.

~~In the pre-app advice, it was noted that the rear roof forms were convoluted and bulky, so the scheme has been reviewed with this in mind and taken back to what the original brief for the project was. The layout has been reviewed and the crown roofs and series of dormers has been removed and simplified.~~

SECOND FLOOR

~~In the pre-app advice it suggested that alterations were being made to the second floor of the building to make this a more habitable space. No alterations of this form have been undertaken.~~ However it is proposed to add insulation at rafter level to the attic space to enable this to be a warm space which can be used for storage. The dormer, which provides light to this area will need to be reduced in size to enable the alterations to the rear elevation to be undertaken.

FRONT (SOUTH) ELEVATION:

The central section of the main elevation is proposed to remain unchanged, however both the east and west side extensions will be visible from the front elevation, however these are both proposed to be oak clad, so they appear as subservient to the main house and sit back from the front elevation- connecting into the later extensions rather than the historic element of the building, ensuring the principal building retains its character, significance and dominant appearance.

~~In the pre-app advice it was suggested to turn the left west extension by 90 degrees, however after reviewing this, it was felt this was not aesthetically pleasing. However the roof line of the west extension has been reviewed and reduced to ensure it sits below the front elevation eaves and at a similar height to the east side garage extension ridge.~~

As part of this application it is now proposed to undertake some investigative work to the front elevation infill panels, to understand the historic construction details and how the panels have changed to allow any future repair works (which would require a further LBC application) to be fully understood and detailed.

SIDE (WEST) ELEVATION:

The south element (most historical part) of the west elevation is proposed to remain unchanged. The west extension is proposed to connect into the out-shoot, and will appear almost centrally within the west elevation. To the north west a 2 storey extension is proposed and this is visible from the west elevation. This is designed so that the ridge sits below that of the existing rear extension, reading as another stage of development. It is proposed that this extension is brickwork at the base and then clay tile hanging above, this breaks up the large area of brickwork, using a vernacular material, making the extension appear smaller and more subservient. The first floor section of this rear extension will be smaller than the ground floor with an area stepped in, and a pitched roof over, connecting into the courtyard roof line.

~~In the pre-app advice it was suggested that this rear extension was too bulky, so this has been reviewed to look even more subservient in style, but still provide the functions that this extension provides and cannot be provided elsewhere in the building.~~

It is no longer proposed to add a 2 storey extension to the rear of 18 Primrose Cottage.

SIDE (EAST) ELEVATION:

The south side of the east elevation is proposed to be retained with minimal changes, however to the north of this elevation, this is where the changes are visible. The largest change is the addition of the garage to the north east side. This is proposed to be single storey and ancillary in its appearance finished with oak cladding and very simple in its form. The aim is to provide a garage space, which sits subservient to the main building.

Summary of Proposal

REAR (NORTH) ELEVATION:

The rear elevation is where the most amount of change is proposed. The existing rear elevation is not attractive in its appearance, and has had a number of later additions and changes, so one of the key aims in this proposal is to improve the appearance of the rear elevation, but ensure the history of the building is able to be read, with any additions reading as later additions but sitting in harmony with the existing building. The rear elevation is also in a poor condition with the rear chimney about to collapse and the flat roof to the east side leaking, along with substantial water coming in through the central flat roof area. Therefore not only are repairs required in this area but a review of the current details which are contributing to this decay.

To the east side, it is proposed to add an oak clad garage and workshop, which are proposed to be read as ancillary buildings to the main house.

Centrally to the property the key change is the removal of the flat roof 'shed' dormer and the addition of a gable section of roof, with an oak box frame and brick infill. The lead flat roof is also proposed to be replaced and extended slightly more to west, to create a flat roof over the ground floor extended utility space. In front of the gable and flat roof a small covered area is proposed, with clay tiles and oak posts, creating interest but also a functional covered area.

In the pre-app advise it is noted that the previously proposed roof form proposed with a series of gables and crown top roof forms was convoluted and bulky, so this design has been reviewed with the brief re-examined to redesign the proposal to ensure it is simpler in form and appears less bulky with more of the clay tiled roof retained.

The 2 storey extension to the north west is also seen in this rear elevation, with its pitched roof, sitting just below the height of the existing later extension, with its brick and hanging tile finish. The first floor section is set back further and so the ground floor area is capped with a small section of clay tiled roof, tying in with the covered area forming the courtyard, blending this into the design but also reducing the bulk of this area.

In the pre-app advise it was noted that this area was too bulky, so the aim has been to reduce this bulk.

Further to the west the study sits, with its oak clad finish, appearing as an ancillary building both in terms of its finish and simple form.

In the pre-app advise it was suggested to turn the west extension was turned by 90 degrees, however after reviewing this, it was felt this was not aesthetically pleasing. However the roof line of the west extension has been reviewed and reduced to ensure it sits below the front elevation eaves and at a similar height to the east side garage extension ridge.

Heritage Impact Assessment

This Heritage Impact Assessment has been prepared for proposed alterations and extensions to 18 Primrose Lane, a Grade II listed cottage. The purpose of this assessment is to assess the impact of the proposed works on the significance of the building, and demonstrate that the proposals comply with national and local planning policy, including the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), and Historic England guidance, in particular Conservation Principles (2008) and Statements of Heritage Significance.

The building has been extended and altered incrementally over several centuries, particularly to the rear. While the principal historic elevations and plan form remain legible, the building's wider historic context has been largely lost due to surrounding modern development. The overall aim of this proposal has been to preference addition to the historic fabric over removal of any historic fabric and to, where possible, improve the aesthetics of the building.

EXTERNALS

FRONT ELEVATION (Highest Significance)

The front elevation is the most significant external element of the building. It retains its late 16th-century timber box frame with a mixture of wattle and daub and brick infill panels, leaded light casement windows, tiled pent hoods, and a historic clay tiled roof. The elevation is largely unchanged and defines the building's character and designation.

Impact of Proposal:

- No alterations are proposed to the central historic portion of the front elevation.
- New extensions to the east and west will be set back, read as subservient, and finished in oak cladding, ensuring the principal elevation remains visually dominant.
- Ridge and eaves heights of new works are kept below the historic roof line.

Assessment:

The proposals preserve the architectural and historic significance of the front elevation. The impact is neutral, with no harm to significance.

WEST ELEVATION

The southern part of the west elevation contains historic timber framing with wattle and daub infill and leaded casement windows. The northern section consists of 20th-century brick extensions of lower significance.

Impact of Proposal:

- The historic southern section will remain unaltered.
- ~~- A new two-storey rear extension will be introduced to the north-west.~~
- A home office is proposed to the centre of the west elevation, this addition is proposed to connect to a later addition, not the historic element of the house.

Assessment:

The proposal respects the hierarchy of the elevation, conserves historic fabric, and presents a legible later phase of development. The impact is less than substantial harm at the lower end, justified by improved functionality and design quality.

EAST ELEVATION

Significance

The southern gable retains historic timber framing, although the ground floor has been altered with brick infill. The northern section consists of later extensions of limited significance.

Impact of Proposals

The historic southern portion is retained with minimal change. A new single-storey garage and workshop is proposed to the north-east, finished in oak cladding with a simple, ancillary form.

Assessment

The proposal maintains the dominance of the historic building and ensures new development remains subordinate. The impact is neutral to minor beneficial, improving legibility and coherence.

REAR ELEVATION (Lower Significance)

The rear elevation is of secondary significance, having been subject to extensive 19th and 20th-century alterations. It currently presents a visually fragmented and poor-quality appearance, including failing flat roofs and an unstable chimney.

Impact of Proposal:

- Removal of later flat-roofed elements and replacement with simpler, more traditional roof forms
- Introduction of a gabled roof form with oak frame and brick infill to replace an unattractive dormer
- Repair and rationalisation of failing fabric
- Introduction of a courtyard arrangement with clay tiled roofs and oak posts
- ~~- New two-storey rear extension designed to read as a later addition~~

Assessment:

The proposals result in a clear visual and functional enhancement of the rear elevation while retaining legibility of historic development. The impact is beneficial, addressing decay and improving heritage understanding.

Heritage Impact Assessment

INTERNALS

GROUND FLOOR

The historic ground floor rooms retain their historic proportions and are clearly legible. The inglenook fireplace is of high significance and retained.

Impact of Proposal:

- No alterations are proposed to the most historic element of the cottage.
- The inglenook fireplace remains untouched.
- Alterations are confined to later rear extensions, improving light, access, and functionality.

Assessment

No harm to significant historic fabric. Impact is neutral to beneficial.

FIRST FLOOR

The first floor retains historic floorboards and legible plan form in the older southern section.

Impact of Proposal:

- Minor alterations to improve circulation and provide appropriate bathroom facilities
- ~~- Removal of a section of historic rail to enable a dressing room connection~~
- New partitions introduced are reversible
- New rear extension provides additional accommodation without affecting historic rooms

Assessment

The impact on historic fabric is minimal and localised. Overall harm is less than substantial, justified by functional improvements and reversible design.

SETTING

The area surrounding 18 Primrose Cottage has changed significantly over the years and this no longer contributes positively to the historic building and therefore the proposal will not impact the setting of the historic building.

SUMMARY

The proposals have been carefully developed in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF paragraphs 199–208 and Historic England Conservation Principles.

Any harm identified is less than substantial and confined to areas of lower significance. This harm is outweighed by:

- Securing the long-term use and viability of the building
- Repairing failing fabric
- Enhancing the rear elevation
- Providing high-quality, subservient extensions
- Improving energy efficiency and functionality

The building is to be extended however the existing building still remains considerable larger and the most historic element remains central and focal as the most prominent element of the site.

Conclusion

18 Primrose Lane is a Grade II listed timber-framed cottage, likely dating from the 16th century, which has survived as a historic building within an otherwise largely modern suburban context. While its wider agricultural setting has been lost through 20th-century residential development, the cottage retains a clear and legible historic core, most notably its front (south) elevation, timber box frame, surviving wattle and daub panels, historic plan form, and inglenook fireplace with 17th-century chimney. These elements form the building's highest significance and are central to its designation.

The property has undergone numerous alterations and extensions over several centuries, predominantly to the rear. These later additions, while illustrating the building's evolution, are of lower heritage significance and have resulted in a fragmented and visually compromised rear elevation, alongside internal arrangements that no longer function effectively as a family home. The current condition of parts of the rear elevation, including failing flat roofs and an unstable chimney, further highlights the need for sensitive intervention to secure the long-term conservation of the building.

The proposals have been carefully developed to respond to the significance of the listed building and its setting. The most historically significant parts of the house, including the principal rooms on the ground floor, the front elevation, and key internal features, are retained and unaltered. Alterations are largely confined to areas of later development where the heritage sensitivity is lower, allowing the historic core of the building to remain clearly legible.

The proposed extensions and internal reconfiguration are designed to:

- Improve the functionality of the house as a family dwelling;
- Provide a more suitable kitchen with direct access to the garden;
- Rationalise the first-floor layout to provide appropriately located bedrooms and bathrooms;
- Enhance natural light and thermal performance, particularly to the north-facing rear;
- Improve the appearance and coherence of the rear elevation.

All new additions are intentionally subservient in scale, form, and materiality, reading as later phases of development rather than competing with the historic cottage. Traditional and vernacular materials, including oak cladding, brickwork, clay tile hanging, and pitched roofs, are employed to ensure visual harmony, while maintaining a clear distinction between old and new. The simplification of roof forms and removal of unsympathetic later additions further enhances the architectural legibility of the building.

Where minor harm arises, this harm is localised, minimal, and justified by the functional benefits delivered.

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework, any identified harm is less than substantial and is clearly outweighed by the public benefits of securing the building's continued use, improving its condition, and enhancing its long-term viability.

Overall, the proposals preserve the special architectural and historic interest of 18 Primrose Lane, respect its evolution over time, and represent a thoughtful and proportionate response to both the building and its setting. The scheme accords with national planning policy and Historic England guidance, and it ensures that this important heritage asset can continue to be enjoyed and sustained as a family home well into the future.

Landscaping and Ecology

LANDSCAPING

No substantial landscaping changes are proposed.

ECOLOGY

As this is a historic building and roof works are proposed to be undertaken, a bat survey has been carried out, both a Preliminary roof assessment and a emergence survey, these reports are included within the submission.

Parking/Access/Highways

PARKING

The proposal will increase the property from a 3 bedroom property to a 4 bedroom property, however the property has plenty of space for parking on-site, for at least 3 cars. The private driveway has provision for 2 cars currently and the additional space in front of the garage (after the close boarded fence was removed) will provide space for at least 1 further car. The garage itself provides a further space.

ACCESS

The access remains unchanged, and the rear garden is still fully accessible. However a garage is also proposed, which will add undercover parking at the property.

HIGHWAYS

There is no change to the vehicular or main pedestrian access to this property, therefore this proposal does not affect highways.