HERITAGE STATEMENT ORTOLAN ANNEXE REV A

- Adjustments to the existing annex building

This follows on from a planning and Listed Building application, now approved, for a Change of Use to a single residential dwelling and associated extensions.

L'Ortolan, Church Lane, Shinfield, Reading, RG2 9BY

Prepared for: Trace Architects

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Job number: 2067
L'Ortolan, Church Lane, Shinfield, Reading, RG2 9BY

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: L'Ortolan, Church Lane, Shinfield, Reading, RG2 9BY

Local Authority: Wokingham Borough Council

Conservation Area: None

Archaeological Notification Area: None

Building Use: Residential

Listing Status: Grade II List entry no. 1312966

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	N

Project Overview:

The refinement of the scheme following the recent approval and completion of the purchase by the new owner, to convert the existing restaurant into a single residential dwelling with rear extension. This includes consideration for reinstating the loft accommodation to the main house following the historic fire, the provision of garden storage, the addition of garaging and ancillary guest accommodation and the adjustment to landscaping. There are also minor changes to the plans from the approved scheme.

Photo montage of proposed scheme

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Photo 1 and 2– View of the front and rhs of the property

Photo 3 and 4 – View of the lhs of the property

Photo 5 and 6 – Existing rear kitchen extension

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Photo 7– Existing rear kitchen extension

Photos 8-9 Side Elevation

Photos 10-11 View from rooftop of main house

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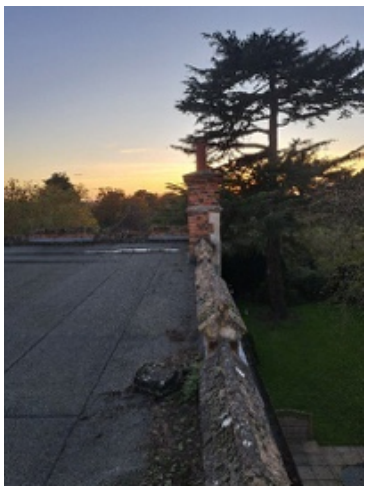

Photos 12-17 View from rooftop of main house

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Drawings and Documents provided by Client:

1149 P01 Existing Location and Site Plan
1149 P02 L'Ortolan Existing Basement and Ground Floor Plan
1149 P03 L'Ortolan Existing First Floor Plan
1149 P04 L'Ortolan Existing Roof Plan
1149 P05 L'Ortoan Existing Elevations
1149 P06 L'Ortoan Existing Elevations
1149 P07 Annex Building Existing Plans and Elevations
1149 P08 Annex Building Existing Plans and Elevations
1149 P09 Outbuildings Existing Plans and Elevations
1149 P10.1 Proposed Site Plan
1149 P10.2 Proposed Site Massing
1149 P11 L'Ortolan Proposed Basement and Ground Floor Plan
1149 P12 L'Ortolan Proposed First Floor Plan
1149 P13 L'Ortolan Proposed Second Floor Plan
1149 P14 L'Ortolan Proposed Roof Plan
1149 P15 L'Ortoan Proposed Elevations
1149 P16 L'Ortoan Proposed Elevations
1149 P17 L'Ortolan Demolition Basement and Ground Floor Plan
1149 P18 L'Ortolan Demolition First Floor Plan
1149 P19 L'Ortolan Demolition Roof Plan
1149 P20 L'Ortoan Demolition Elevations
1149 P21 L'Ortoan Demolition Elevations
1149 P22 Annex Building Proposed Plans
1149 P23 Annex Building Proposed Elevations
1149 P24 Annex Building Proposed Elevations
1149 P25 Ancillary Building Proposed Plans
1149 P26 Ancillary Building Proposed Elevations
1149 P27 Proposed Outbuilding Plans and Elevations
1149 P28 Proposed Illustrative 3D

Schedule of Intervention:

The scheme has been adjusted from the original proposal following the formal change in ownership and the Architect working through the design proposals with the family who will be living in the property.

In order to achieve the works, the following alterations/ interventions will be required:

Annex Building – Former Sunday School

- Changes to the plan internally at ground floor level.
- Ground floor rear extension.
- Conversion and extension of the loft space and extension between the two existing roofs to connect accommodation and create a space for first floor bedrooms.

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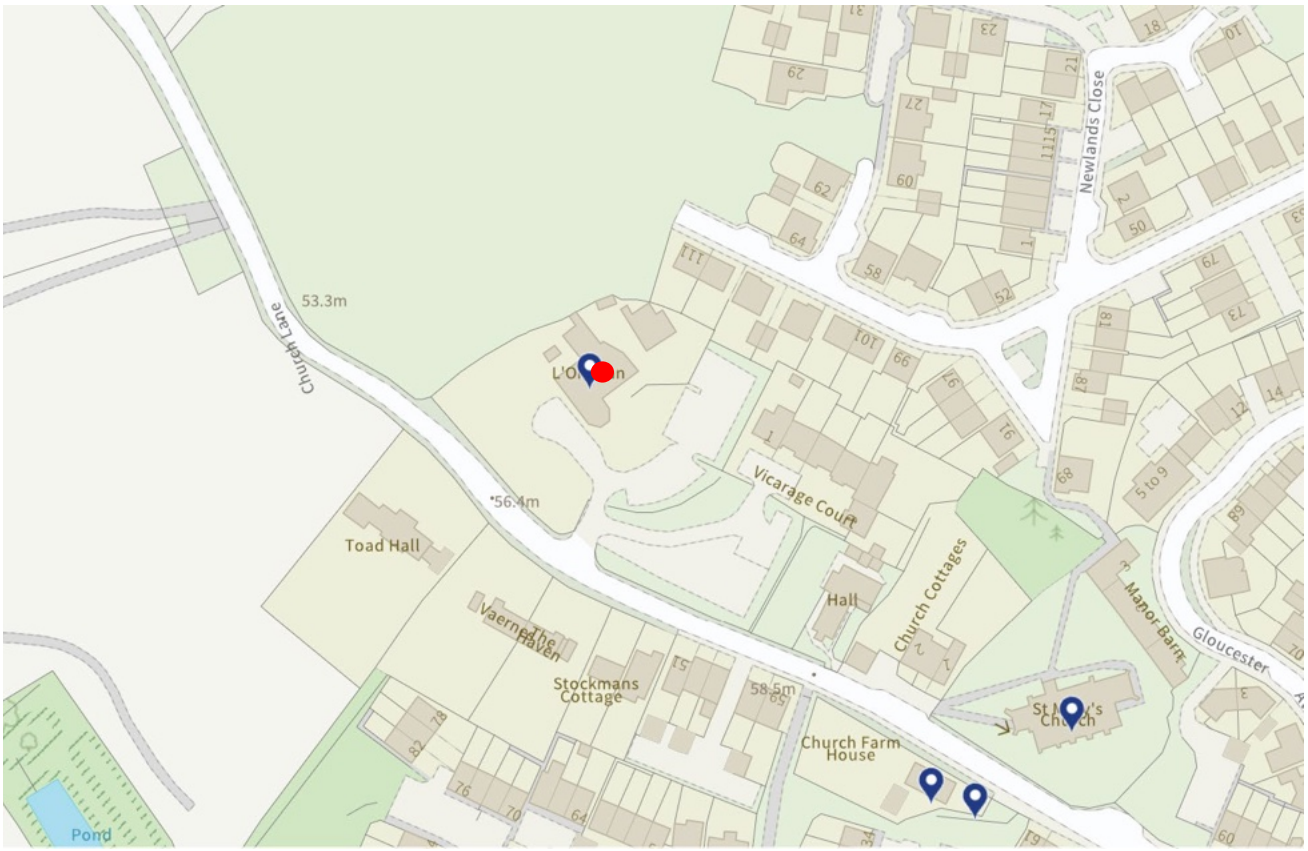
Setting Overview/ Context:

L'Ortolan is detached property previously used as a fine dining restaurant with a detached office building within a service yard behind. It was recently granted consent for a Change of Use back to residential with rear extensions to the property and internal alterations. It is set within a mixture of lawned/ landscaped grounds to the front, car parking to the east and a service yard to the north. The property is on the edge of the village of Shinfield. Shinfield, once a rural village, sits south of the town of Reading. The village is centred around village green, surrounded by a pub, a shop, the village school and recreation grounds. The site was once within a rural setting however the village of Shinfield has been subject to substantial housing growth over recent years and the site is now surrounded on 3 sides by two storey residential housing with fields to the north.

The property, originally built as the vicarage in the 1840s for the nearby St Marys Church, became a private house In 1939 and then was converted into a restaurant in 1978 by Mr Richard Milton Sandford. It remains as such until it was sold in 2024.

The two storey (plus basement) property has a formal frontage with red brick walls and stone dressings. It is built in a gothic style using a rectangular plan form. There is a brick parapet with stone capping to the roof edge and a low pitch roof behind. The main entrance is on the south side and has a centralised front door with a window over and large stone mullioned windows to each side. There is a modern single storey conservatory extension to the east and west side and a single storey rear extension to the northern service yard side for the kitchen functions. There is a chimney on the east and west flank wall. There is a simple detached traditional red brick building to the north of the main property which has a modern extension to its north east side and is used was an office until recently.



Map taken from Historic England Listing Database. Property shown with a red dot.

Site Planning History:

F/1996/64475 Proposed Erection Of 3 Detached Dwellings Withdrawn – 03/04/1997

F/1999/69092 Proposed Erection Of Detached Dwelling And Garage Refused – 04/05/1999

LB/2001/3753 Proposed alterations to listed building. Approved – 25/05/2001

LB/2004/3196 Listed building application for the proposed refurbishment of existing bathrooms and conversion of offices to dining rooms. Approved – 16/12/2004

F/2010/1868 Proposed erection of single storey side extension to create additional office area. Approved – 13/10/2021

VAR/2013/2252 Retrospective application to vary condition 2 of planning consent F/2010/1868 for the substitution of plan no 0780-03 for 0780-03A and new plan 0780-09. Approved - 05/02/2015

LB/2013/2254 Application for retrospective Listed Building consent for the erection of a single storey side extension to create an additional office area. Approved – 05/02/2015

162599 Full planning application for the proposed erection of a detached development kitchen and store plus timber over-cladding of the proposed building & existing office building. Approved – 29/11/2016

162600 Listed building consent for the proposed erection of a detached development kitchen and store plus timber over-cladding of the proposed building and existing office building. Approved – 29/11/2016

171352 Application for a non-material amendment to planning consent 162599 to allow revised positions for doors and windows due to revised internal layout. Approved – 18/12/2017

163305 Application for Listed Building consent for the installation of 2no condenser units and 1no AHU (Air Handling Unit)(rerospective). Approved – 19/01/2017

170753 Listed building consent for the proposed installation of new internal Air Conditioning Unit and associated external pipework. Approved – 22/05/2017

170680 Application for submission of details to comply with the following conditions of planning consent 162599 and 162600 (Dated 29/11/2016) 3. Natural roof slate 4. Rainwater Goods 5. Weatherboarding 6. Joinery details 7. Rooflights. Approved – 16/01/2018

232856 Full application for the proposed change of use of existing buildings to 1 no. residential dwelling with associated annexe and outbuilding (use class C3). Approved – 05/02/2024

232857 Application for Listed Building consent for the proposed change of use of existing buildings to 1 no. residential dwelling with associated annexe and outbuilding (Use Class C3). Approved – 05/02/2024

233180 Full application for the proposed change of use of existing buildings to 1 no. residential dwelling and annexe (Use Class C3) with erection of a single storey rear extension and roof terrace following demolition of the existing single storey rear extension and changes to fenestration, plus erection of 1 no. outbuilding following demolition of 2 no. existing outbuildings and associated landscaping'. Approved – 15/05/2024

233190 Full application for the proposed change of use of existing buildings to 1 no. residential dwelling and annexe (Use Class C3) and changes to internal layout and external appearance of the annexe. Approved – 25/04/2024
233191 Application for Listed Building consent for the proposed change of use of existing buildings to 1 no. residential dwelling and annexe (Use Class C3) and changes to internal layout and external appearance of the annexe. Approved – 25/04/202

Impacted Heritage Assets:

The building sits neither within nor just outside a Conservation Area.

The building is Grade II Listed.

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number: 1312966
Date first listed: 29-Apr-1987
List Entry Name: MILTON SANDFORD RESTAURANT
Statutory Address 1: MILTON SANDFORD RESTAURANT, CHURCH LANE

Location
Statutory Address: MILTON SANDFORD RESTAURANT, CHURCH LANE
District: Wokingham (Unitary Authority)
Parish: Shinfield
National Grid Reference: SU 72842 68292

Details
SHINFIELD CHURCH LANE (north east side) SU 76 NW 8/8 Milton Sandford Restaurant
II
House now restaurant. c1840, in the style of the Gothic revival. Brick in header bond with diaper patterning, stone dressings; low pitched slate roof. Rectangular plan. 2 storeys, flanking chimneys with moulded stone tops. Stone plinth, moulded stone string and quoins; brick cornice and embattled parapet. 3 bays, the outer window are 3-light stone mullioned and transomed on the first floor, 5-light on the ground floor. The entrance door under the centre window has moulded stone jambs and carved decorative spandrels to a 4-centred stone arch; 3-light overlight and single side lights.
Listing NGR: SU7284268292

Legacy
Legacy System number: 41449
Legacy System: LBS

The building is not within the context of another Listed Building

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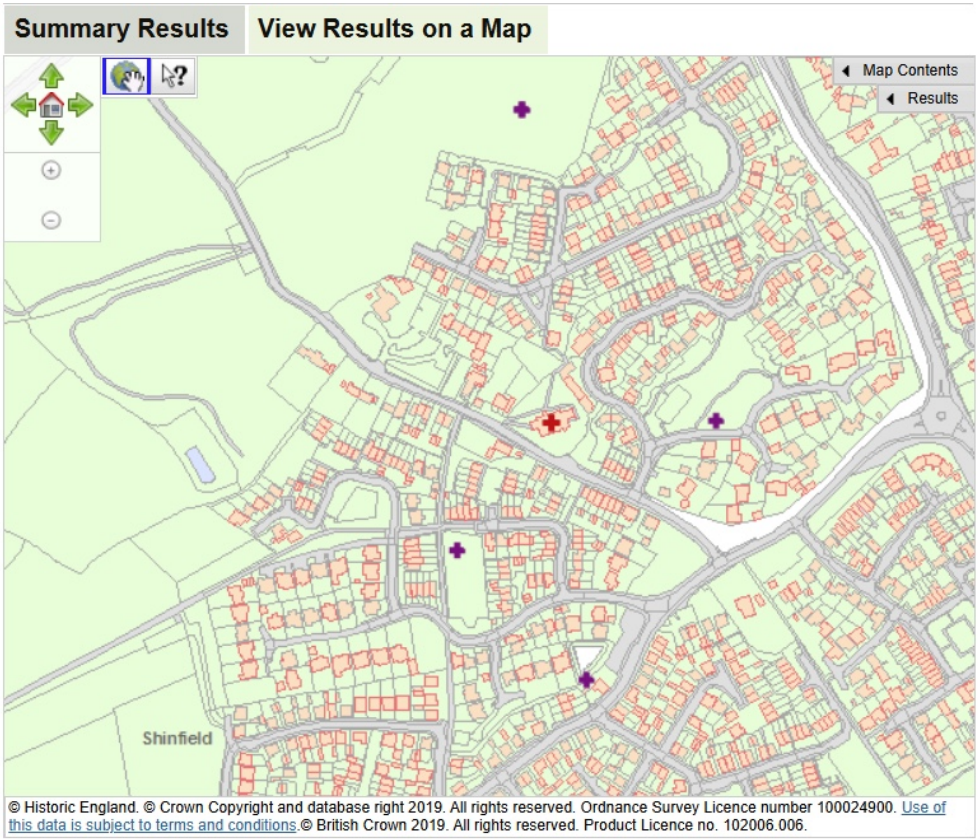
Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*



Legend

- Listed Building (NHLE)
- EH PastScape
- Local HER record points
- Local HER record polygons
- National Trust HBSMR
- Building Preservation Notice
- Designation Decision Records De-listed
- Parks and Gardens (Non Statutory Data)
- Church Heritage Record (Non Statutory Data)
- Scheduled Monument (centre point)
- Registered Park/Garden (centre point)
- Registered Battlefield (centre point)
- Protected Wreck Site (centre point)
- World Heritage Site
- Certificate of Immunity
- Designation Decision Records Non-designated
- Expired Certificate Of Immunity
- NMR Excavation Index

Extract from the HER search

The site sits within land associated with the historic Manor of Shinfield and has a high potential for archaeological remains. Previous development within the local area on undeveloped ground has conditioned a Written Scheme of Investigation by an archaeologist prior to any commencement of development.

The area immediately around the house and former Sunday school annex building are likely to have been extensively disturbed with low archaeological value however the area proposed for the new garage has ground that appears to be largely intact and may have a high archaeological significance.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The earliest known settlement at Shinfield was in Anglo-Saxon times and is recorded in the Domesday Book. Shinfield had good farmland with a mill and fisheries on the River Loddon and was chosen as the site for St Mary's Church, a Grade I listed church and the oldest building in the parish. It was built under the orders of King William I in the eleventh century after the Norman conquest underwent extensive changes by Sir George Gilbert Scott in 1855, and in 2019 it celebrated 950 years since its foundation. In 1166 the manor of Shinfield and Swallowfield was granted to William de Newburgh who granted it to the St John Family. It was this family that built the nearby Manor House and enclosed a park from which they entertained royalty. The site sits within the setting of this historic estate.

In 1847 the Parsonage for the estate was pulled down and a new vicarage built which is L'Ortlean, the property in question. The vicar at the time was Rev Bayfield who took up the post in the same year. At this point in economic history it was common for 'rectories big enough and fine enough for a gentleman to live in' to be designed which is reflected in the design of the property. In 1866 Rev Rynd is recorded to have built a room on the back of the vicarage for a bible class which was used as a sort of church hall and meeting point for the Boy Scouts. This is presumed to be the current office building at the rear, now extended.

The house ceased to be a vicarage in 1939 when the present vicarage was built. The property was then sold to Mr Senior and became a private house. In 1942 the property suffered a serious fire which destroyed the twin gabled roof and attics. The current hollow flat concrete roof was put on with a parapet around the front and the chimneys were also replaced. It is understood that the property was uninsured as well as there being issues with material and labour supply due to the war resulting in the current roof. The property was known for a while as Church Lane House and then The Old Vicarage.

In 1943 Mr Senior sold the house to General John Scobel, a senior officer in the British Army who had just retired. It was sold again in 1953, again remaining a private house. It remained a private house until it was bought in 1978 by Richard Milton Sandford, a renowned chef who converted and refurbished it to become a Michelin Star restaurant, achieved in 1982. It has remained a restaurant since being owned by Chef Nico Ladeni and Chef John Burton Race. Before selling the property to the current owner consent was granted for a Change of Use back to residential. This was never implemented and instead the property was sold and refurbished to a high standard by the current owner in 2001 remaining as a Michelin star restaurant.

Due to the substantial setting change with the growth of Shinfield taking it away its rural setting and the economic challenges of running a restaurant business a Change of Use back to residential is now being implemented.

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Photo of the property prior to the fire of 1942 and the subsequent addition of the flat roof.

(CHURCH LANE) House ~~(THE OLD VICARAGE)~~ CHEZ NICO'S 10 190 003 L'ORTOLAN

ADDRESS CHURCH LANE L'ORTOLAN RESTAURANT PARISH SHINFIELD RESTAURANT

D ~~MILTON SANDFORD RESTAURANT~~

PLOT No. Cla property - LISTED BUILDING ORD. SHEET No. S.U.7268 (72)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
552/54	Comm'r D Double	Garage	6.8.54	App N/A
D/286/60	"	Garage & Woodshed	14.7.60	App N/A
D/167/65	"	House on part of garden	12.7.65	N/A Refuse
09248	MILTON SANDFORD RESTAURANTS LTD	PART RESTAURANT WITH RES.	23.11.48	N/A C/A
11009	" " " "	one post hung sign 2 ground level signs	5.7.79	N/A Ref
12590	"	POST-MOUNT SIGN	15.3.80	N/A C/A
BR 0125	" "	alter & fire prev	22.1.79	app N/A
BR15423	" " "	Rebuild out house	13.8.80	app. N/A
14032	"	"	25.9.80	N/A C/A
23726 (LBC)	"	S/ST. ADD. RESTAURANT; INT	18.7.85	N/A C/A
BR 25187		REFURBISHMENT. EXT. OF CONSERVATORY	14.8.85	APP N/A

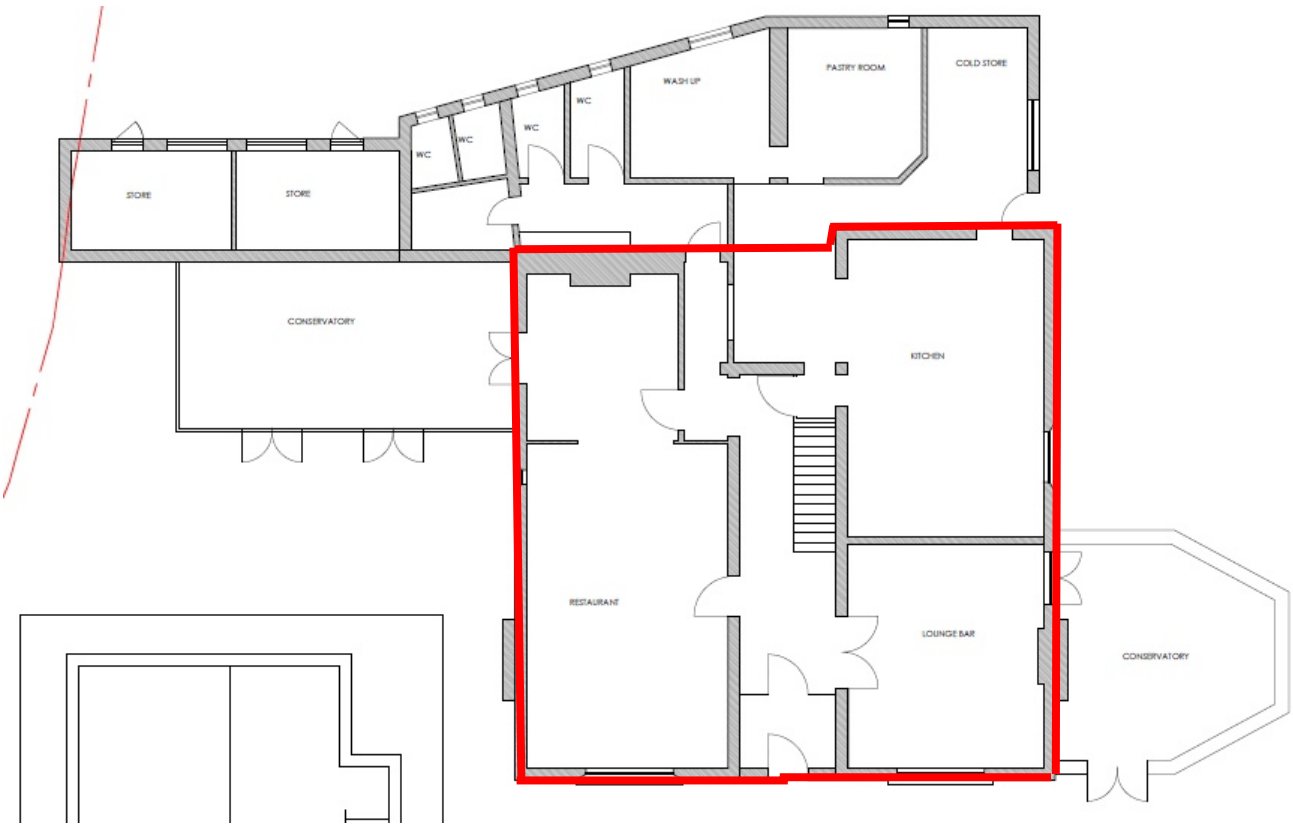
DATE OF COMPLETION

MINISTRY DECISION

Extract from planning history of the property

Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The original part of the property (rectangular plan shown in red) is of a high architectural value in terms of gothic architectural styling particularly the formal front elevation. The modern conservatory extensions to the east and west are designed to respond to the architectural style and scale of the house but are of low value as is the single storey kitchen extension to the rear which is of a poor aesthetic.



The lawned grounds to the front of the property with the formal driveway add to the architectural setting of the property and add architectural value to the wider village setting. The service yard concealed to the rear and the car parking area are a necessary part of the current function however add little to the aesthetic value of the site and are largely detrimental due to low levels of past investment.

The rear kitchen extension at the back of the property is of a very low quality and of low significance.

Internally many of the original building features have survived including the joinery and internal staircase. The interior is of a high quality and adds hugely to the significance of the property. The room forms are legible throughout although some spaces have been separated off to create service and storage spaces.

In the area containing the commercial kitchen there has been a significant amount of covering over with materials and the level of surviving detail beneath in unknown. The commercial kitchen is of low significance and detrimental to the interior of the building as is its servicing
.
The detached office building to the rear of the property within the service yard is traditional in its architectural detailing and worthy of retention being reflective of the past use of the property despite its modern extensions.

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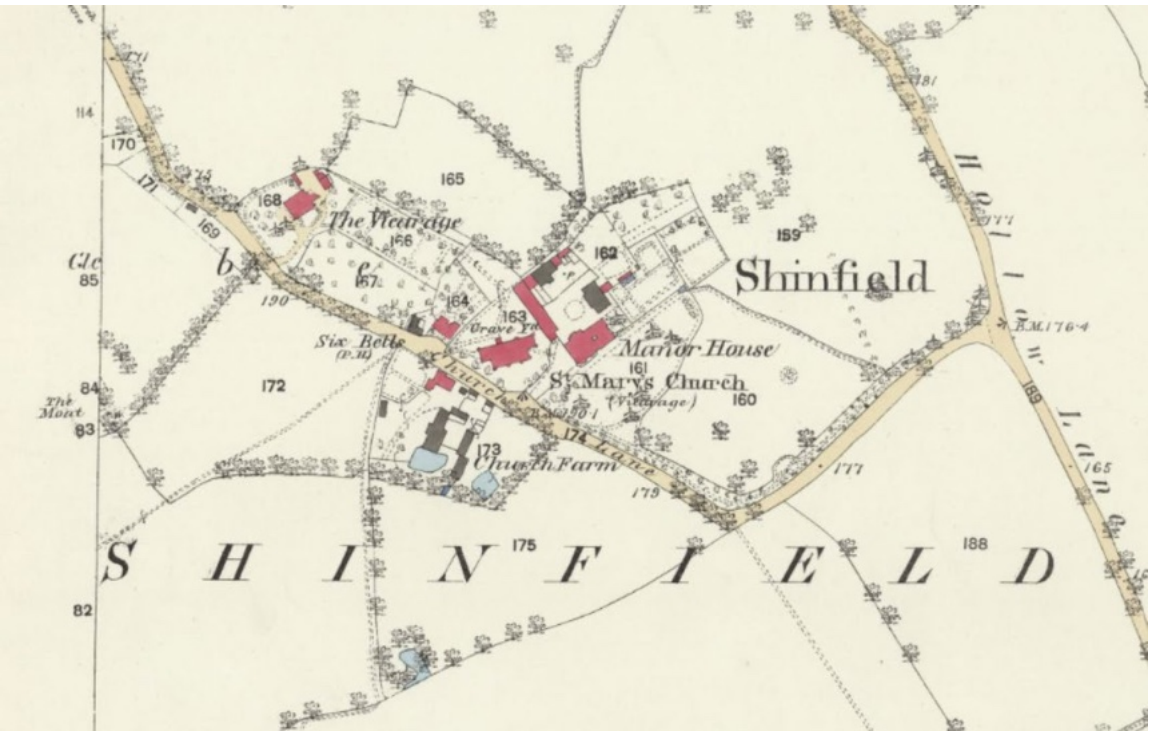
Historic Mapping – For reference dating only, not for reproduction

Extract from the Plan of the Parish of Shinfield 1837



Extract from Berkshire XXXVII.16 1873

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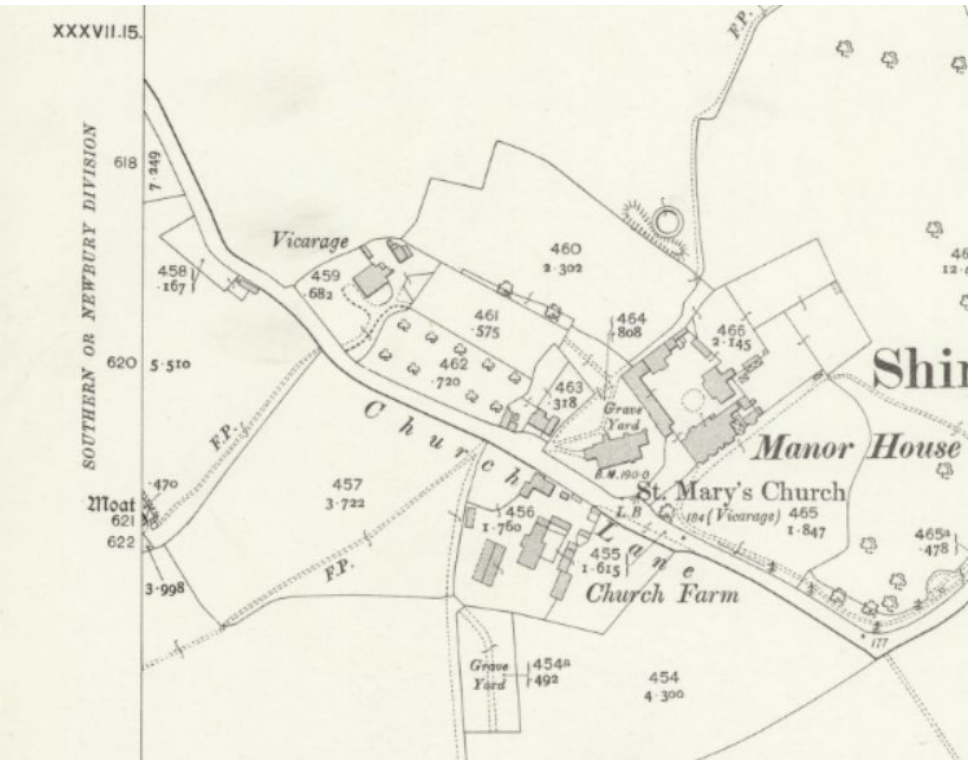
Extract from Berkshire XXXVII.16 1899



Extract from Berkshire XXXVII.16 1911

Job number: 2067
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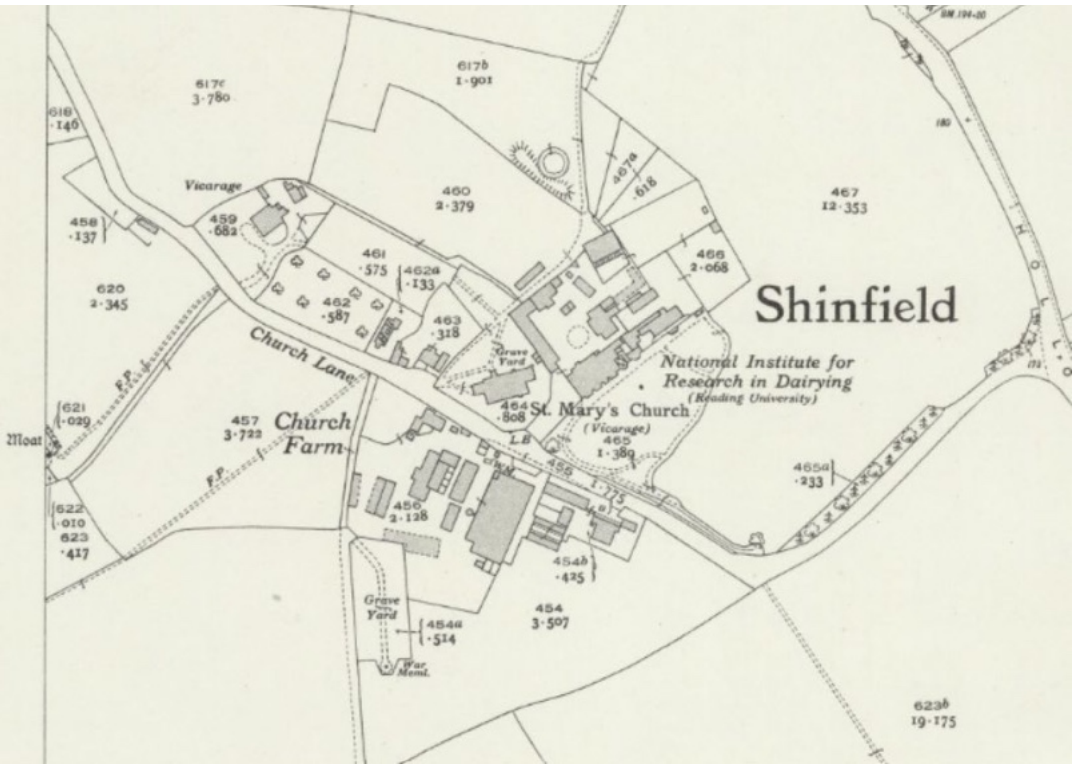
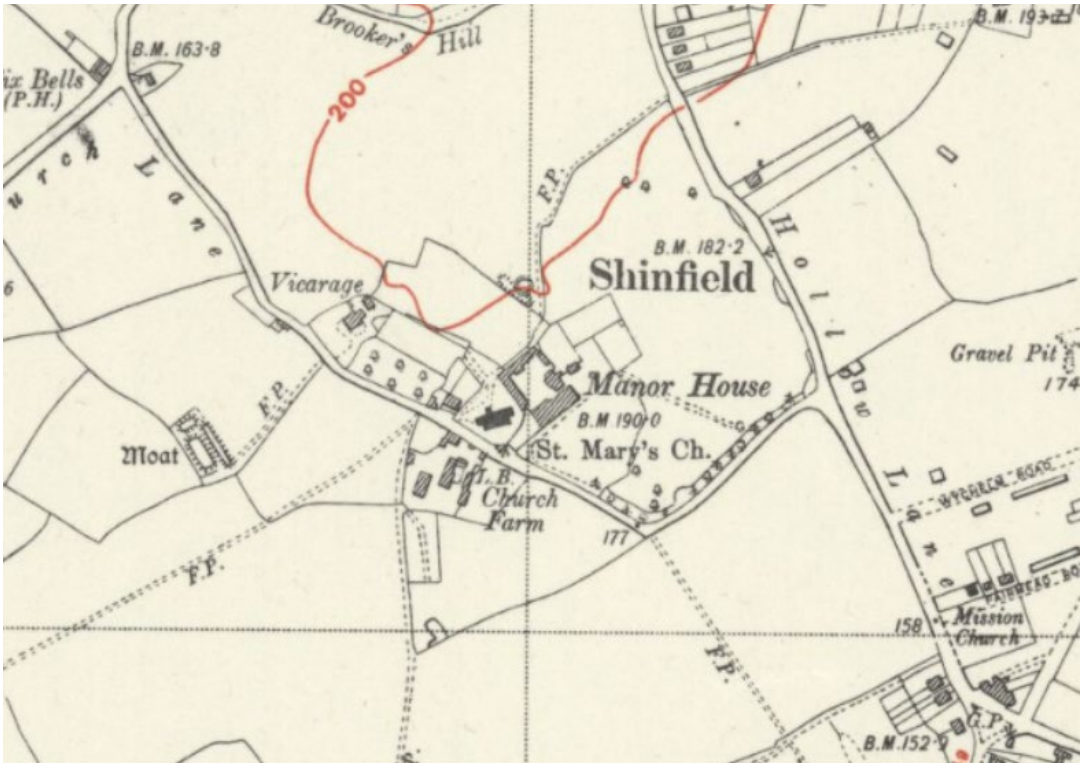


Extract from Berkshire XXXVII.16 1936



Extract from Berkshire Sheet XXXVII.SE 1946

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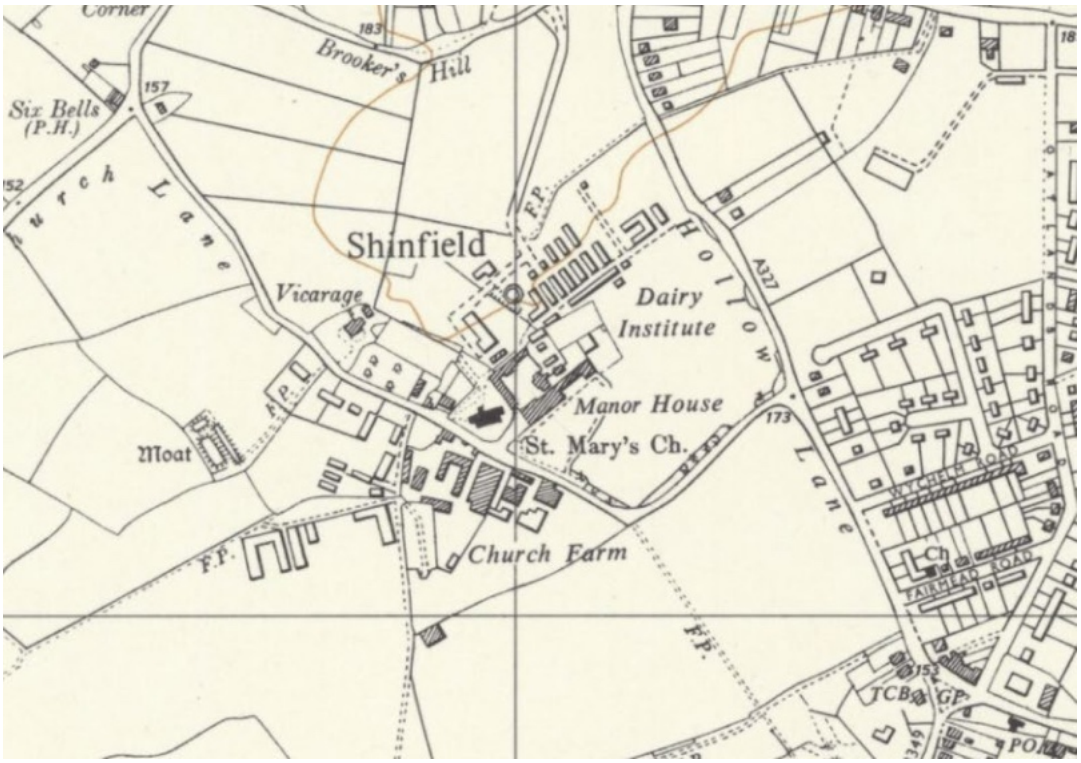

Extract from SU76NW – A 1961

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.
Proposals should and do:
1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
2 - Look for opportunities to better reveal or enhance significance.

Building Elevations and Setting:

The changes to the rear Sunday school building are minor in nature and retain the proportions of the visually prominent end elevation. They improve the accommodation without harm to the building and without harm to the visual dominance of the main house. The materiality is sympathetic to the original building.

Internally:

The revisions to the interior form the approved planning scheme are minor in nature and a simplification of the current scheme. They are not deemed to be harmful and are the natural result of design development to maximise functionality for the family.

Scale and Massing:

The alterations to the existing Sunday school respect its existing massing and sit subserviently next to the existing architecture whilst maximizing functionality.

Archeaology:

The proposals to the house and former Sunday school will have little potential impact on below ground archaeology due to the extensive past disturbance within this area.

The new garage has the potential for archaeological harm however a Written Scheme of Investigation as a planning condition would mitigate this as has been the approach for nearby much larger developments.

Use:

The proposals support the use as a high status single dwelling and are an enhancement to the site as a whole.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. ‘Significance’ in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Conclusion:

The proposals are for discussion with the local authority as apart of a pre app however have been reviewed throughout the design development from a heritage perspective to mitigate any potential harm to the significance of the building and site.

We feel that the current proposals have evolved in a positive manner ensuring the highest quality of outcome for the heritage asset as a single dwelling for its new owners. The proposals will clearly have a visual impact reinstating its former architectural form prior to a devastating building fire however do so without erasing the evidence of the historical event sitting back from the parapet edge. Pure restoration was discussed since there is photographic evidence of the front of the building however it was felt that the fire was a significant event in the buildings history and that any new architectural addition should acknowledge this rather than erasing all evidence of it.

The scheme in all parts is respectful in relation to the existing material palette and the location of the proposed works. The proposals seek to enhance the aesthetics of the original architecture enhancing the setting with minimal loss of historic fabric.

The proposals bring the building accommodation up in quality to ensure continued quality investment in the building fabric for the next chapter of the buildings history.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

Assessor Details:
Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit:11/11/24 Weather conditions at time of visit: Dry

Information Source Checklist:
The following information sources have been used when conducting desk based research:
Historic England List of Protected Historic Sites x
National Planning Policy Framework x
Planning Practice Guidance: Conserving and enhancing the historic environment x
Relevant Local Plans x
Conservation Area Character Appraisal x
Local Authority Landscape Character Assessment n/a
The Local List of Buildings and Monuments x
Local Records Office Other (please state):