

HERITAGE STATEMENT

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Revision History

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- 1.1 This Heritage Statement is submitted as part of the Listed Building application for a proposed log burner to 'Peacocks', School Road, Hurst. The document is written to assist greater understanding of the impact of the proposals upon the historic significance of the listed building.
- 1.2 'Peacocks', is Grade II listed, situated in the village of Hurst, Berkshire and is considered a 'heritage asset' as defined by the National Planning Policy Framework and therefore merits consideration in planning decisions (2023). The property is not within a conservation area.
- 1.3 This document should be read in conjunction with the associated GA drawing.
- 1.4 'Peacocks' is believed to have been constructed in the C17, and features C18 alterations and C19 and C20 additions - refer to the list description, paragraph 2.1
- 1.5 **Historic Significance**
 - 1.5.1 Proposals relating to heritage assets are subject to the policies of the National Planning Policy Framework 2023 (NPPF). Such proposals require to be justified under this legislation with respect to potential effect on the heritage asset. Consideration is given to the impact upon a heritage asset's 'significance' and its 'setting'.
 - 1.5.2 'Significance' is defined in the NPPF as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting..." (Department for Levelling Up, Housing and Communities, 2023, Annex 2: Glossary).
 - 1.5.3 The 'setting' of a heritage asset is defined in the NPPF as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (DLHC, 2023, Annex 2: Glossary).
 - 1.5.4 This Heritage Statement is written within the context of relevant best practice guidance:
 - Historic England (2008). Conservation Principles Policies and Guidance.The scope of the Heritage Statement is developed to be proportionate to the proposals in accordance to paragraph 200 of the NPPF which states, "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" (2023, para. 200).

2.1 List Description

List entry number: 1117411

First listed: 17.10.1983

"Cottage. Late C18 and later alterations to C17 timber framed cottage, outshut at rear with catslide roof; colourwashed on roughcast, old tile roof half hipped, 2 storeys and attics. North east front:- 2 late angular bay windows on first floor with small cornice and cill on brackets, a 3-light timber casement window to left hand on ground floor and 4-light to right hand, half glazed C20 central door under C19 porch. South east front: Similar bay window in upper right hand corner with half hipped old tile roof. Interior: Many original timbers visible, some joists with chamfers and stopped ends."

(Historic England, 2024)

2.2 OS Map Evidence



Peacocks - indicated to be two residences

Image 1: Extract from Ordnance Survey map of 1899, surveyed 1898, (Berkshire XXXV111.2, National Library of Scotland, 2024).

2.3 Exterior Photographs - taken in August 2024



Image 2: East elevation (Phase 1 construction)



Image 3: South elevation (Phase 1 construction)

2.3 Exterior Photographs cntd.



Image 4: South elevation of outshut and catslide roof (Phase 2 construction)



Image 5: West elevation



Image 6: View of north west corner - modern extension

2.4 Interior Photographs



Carpenters' marks visible to each joist

Modern brick plinth

Image 7: View of existing south fireplace in Lounge



Image 8: View of previous gas stove removed in August 2024 after found unsafe

2.4 Interior Photographs cntd.



Image 9: View of staircase, and through doorway to Lounge beyond

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd)

2.5 Summary of house construction

2.5.1 Phase 1 Summary: C17/C18 There is limited map references readily available but the construction of the 'historic core' of the property, is of technical interest.

When constructed it appears the property was constructed as two cottages. The chimney to the current day Lounge may have been a later addition. Access to the first floor may have been via a ladder, however, evidence was not found from cursory inspection for an opening to the first floor.

2.5.2 Phase 2 Summary: late C18 alterations

Possible era when catside outshut was added, possibly in two phases, or reconstructed.

2.5.3 Phase 3 Summary: Late C19/early C20 alterations

Addition of modern light weight timber framed extension to form Utility/WC function. Central stairs possibly added in early C20 as OS map indicates property as two cottages in 1898 (refer to Image 1).

3.0 HISTORIC SIGNIFICANCE

3.1 Historic Significance

The assessment of significance depends of the asset type, a comparison with what exists elsewhere, and the extent it may be distinctive or have special meaning for different groups of people. The significance of heritage assets or their elements can be measured at different levels:

Value/Criteria	Description
Very High (international importance)	World Heritage Site - monuments and landscapes of comparable quality.
High (national significance)	Listed buildings Grade I or II*, conservation areas containing very important buildings, Scheduled Monuments, Registered Parks and Gardens Grade I or II*, non-designated sites or assets of comparable quality.
Medium (national significance)	Listed buildings Grade II, conservation areas, Registered Parks and Gardens Grade II.
Low	Buildings and areas of local interest, sites and archaeological remains not of national importance, historic landscapes of regional/county importance.
Negligible	Buildings/sites of little or no significance; an aspect (e.g. structure or feature) that has little or no value and therefore does not impact significance positively or negatively.
Negative	An aspect (e.g. structure or feature) that detracts from the significance of a heritage asset.

3.2 **The historic significance of 'Peacocks'**

'Peacocks' may be deemed to hold 'historic significance', at 'high', 'medium', 'some', 'neutral' and 'detract' levels, as defined by the NPPF, in a number of ways:

3.2.1 **Archaeological interest:**

The land upon which the cottage has been developed may offer the potential for exploration of previous construction on the site.

The potential to contribute to the understanding of the site is considered to have "some" historic significance.

3.2.2 **Historic interest:**

Social-economic: the construction of the cottage in the C17/C18 adjacent the village pond reflects a possible social importance to the village of Hurst. This would require greater research, which is beyond the scope of this document for the current proposal.

The potential to contribute to the understanding of the village is considered to have 'some' historic significance.

3.2.3 **Architectural and artistic interest:**

- The original timber frame, evident in the Lounge, Dining Room and First Floor is of architectural interest
- The complete set of carpenters' marks to both the Lounge and Dining Room are of architectural interest.

These pieces of evidence of the original construction are considered of 'medium' historic significance.

4.0 THE PROPOSED WORK AND ITS IMPACT UPON THE HERITAGE ASSET

- 4.1 Historic England and the NPPF offer guidance on how to approach the assessment of the impact of proposed works upon the significance of a heritage asset. In particular the following are considered relevant to Peacocks:
- 4.1.1 "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance", (DLHC, 2023, p.57).
- 4.1.2 "Each generation should therefore shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same". (Conservation Principle 1.3, Historic England, 2008, p.19).
- 4.1.3 "Conservation involves people managing change to a significant place in its setting, in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations", (Conservation Principle 4.2, Historic England, 2008, p.22).
- 4.1.4 With regards to the consideration of the effect of authenticity upon a heritage asset Historic England comment, "A desire to retain authenticity tends to suggest that any deliberate change to a significant place should be distinguishable, that is, its extent should be discernible through inspection. The degree of distinction that is appropriate must take account of the aesthetic values of the place", (2008, para. 93, p.45).
- 4.2 In proposing managed change to a heritage asset there are often competing influences to be balanced through the design process. A relevant challenge for Peacocks is:
- The desire to improve the quality of living in accordance to evolved lifestyles, without compromising the property's historic significance.

4.0 THE PROPOSED WORK AND ITS IMPACT UPON THE HERITAGE ASSET (cntd)

4.3 Proposed log burner

The previous gas fire had been identified in a pre-purchase survey of the property to not meet safety guidelines (refer to Image 8). This has been removed and has therefore removed the inherent fire risk associated with the fitting. The current modern brick hearth is insufficient in size to provide the requisite fire retardant surround to a source of solid heating ie: 300mm in front of the log burner and 150mm to each side of the log burner.

Together with the Aga in the kitchen, the property relies upon this source of heating in the Lounge to heat the whole property as central heating is not installed. A log burner is proposed to be installed as a replacement - refer to Image 10 - and the existing brick hearth is proposed to be removed and replaced with two flagstones - refer to Image 11 - to provide the requisite fire retardant zone, to be placed upon the non-combustible sub-floor.

The method statement for its installation is to install a 316 grade stainless steel flue liner with a terracotta painted cowl which is clipped to the liner; no mechanical fixings are proposed to be used to fix the liner to the existing flue. The flue liner does not require to be back-filled, for example, vermiculite is not proposed to be installed as it has potential to trap moisture within the flue, and to hold the vermiculite in place the front of the hearth would require to be opened up above the register and would require the masonry to be deconstructed and reconstructed which is unnecessary and would disturb the original fabric. Refer to the Appendix for detail of the proposed installation.

The options for installation have been considered and harm mitigated with the proposed installation route as described above.

Impact upon historic significance: None



Image 10: Proposed log burner



Image 11: Proposed stone to form hearth

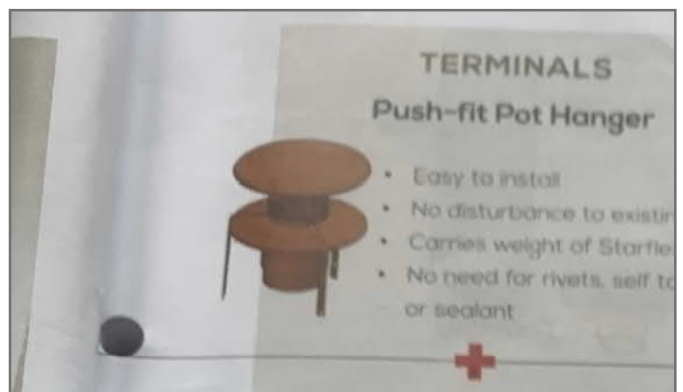


Image 12: Image of proposed cowl

5.0 CONCLUSION

- 5.1 The review of the proposed works has demonstrated the impact upon the historic significance of Peacocks, to have no impact. It is therefore respectfully requested consent is provided for the installation of the log burner.

6.0 METHODOLOGY

The following methods were used in gathering the information that informed this Heritage Statement and Impact Assessment:

1) Site visit

Peacocks was visited on the 23.08.2023 and recorded with photographs.

2) On-line research

The Historic Environment Record was consulted to identify relevant information.

7.0 REFERENCES

Department for Levelling Up, Housing and Communities. (2023). *National Planning Policy Framework*. [Online]. Available from www.assets.publishing.service.gov.uk. [Accessed: 28.02.2024].

Historic England. (2008). *Conservation Principles Policy and Guidance: For the Sustainable Management of the Historic Environment*. [Online]. Available from: www.historicengland.org.uk. [Accessed: 28.02.2024].

Websites

British History Online.

www.british-history.ac.uk

Historic England

www.historicengland.org.uk

National Library of Scotland

www.maps.nls.uk

Method Statement for the installation of the flue liner to connect the proposed log burner



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Peacocks
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Method Proposal for installation of wood burner

20/08/2024

Installation at above property

- Install wood burner to provide adequate heating
- Erect scaffold tower to safe working height next to chimney (no fixings to the building to be used)
- Inspect and sweep existing chimney/flue (certificate provided)
- Install 316 stainless steel liner using support cowl (no mechanical fixings to building are used to install the liner or cowl)
- Install closure plate as per HETAS guidelines
- Remove existing hearth (this has been installed in recent years by another party and unfortunately it does not meet HETAS requirements)
- Install superimposed hearth (stone supplied by customer) this is not fixed to the floor.
- Install wood burner as per install instructions
- Install Co alarm
- Test heating appliance as per HETAS requirements
- Register appliance with HETAS

Kind Regards
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Image 13: Image of proposed installation



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