

Heritage Statement & Design and Access Statement

Archer Cottage, Church Street, Burbage, Leicestershire

Grade II Listed Building – List Entry No. 1361309

Proposal: Conversion of Existing Outbuilding to Living Accommodation

1. Introduction

This document combines a **Heritage Statement** and **Design & Access Statement** to accompany applications for Planning Permission and Listed Building Consent for the conversion of an existing outbuilding to living accommodation at Archer Cottage.

The purpose is to:

- Identify the significance of the heritage asset.
 - Assess the impact of the proposed development.
 - Explain the design rationale.
 - Describe access arrangements.
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2. Description of the Site

Archer Cottage is a Grade II listed late-16th-century timber-framed dwelling with a jettied first floor, close studding, curved braces, and a tiled roof. It is of recognised architectural and historic significance.

The application site includes an ancillary **outbuilding** (subject of this application) located within the cottage's established curtilage. The outbuilding is modest in scale and historically associated with the functioning of the main dwelling, contributing positively to its setting, though not of the same architectural prominence.

The structure is constructed using traditional materials typical of its period of addition—likely 18th or 19th century—such as brick, timber, and tiled roofing.

3. Heritage Significance

3.1 Significance of the Main Listed Building

Archer Cottage is significant for:

- **Architectural interest:** A well-preserved example of a late 16th-century timber-framed vernacular dwelling, retaining key features such as close studding, jettying, original roof form, and historic casement windows.
- **Historic interest:** Demonstrates patterns of rural domestic architecture and subsequent adaptation in the 19th and 20th centuries.
- **Setting and group value:** The house and its associated outbuilding form a coherent historic grouping reflective of historic domestic use.

3.2 Significance of the Outbuilding

The outbuilding's significance relates primarily to:

- **Historic functional relationship** with the main cottage.
- **Contribution to setting**, helping maintain an authentic historic domestic arrangement.
- **Traditional materials and form**, which reinforce the vernacular character.

The outbuilding does not possess exceptional architectural detailing, but its presence is integral to understanding the evolution and use of the site.

4. Description of Proposed Works

The proposal is to convert the existing outbuilding to form additional living accommodation. Works include:

- Repair and retention of the external envelope.
- Reinstatement or upgrading of windows and doors using sympathetic materials and profiles.
- Introduction of internal insulation and service connections that avoid disruption to historic fabric.
- Internal subdivisions to create functional living spaces.
- Upgrading of flooring, roof structure where necessary, and insertion of services (electrics, plumbing, heating).

No significant extension, height increase, or alteration to the overall massing is proposed.

5. Assessment of Impact on Heritage Significance

5.1 Retention of Historic Fabric

Where original materials survive, these are to be repaired rather than replaced. Proposed work avoids unnecessary loss of fabric.

5.2 External Character

The proposals maintain:

- Existing massing
- Roof profile
- Overall appearance
- Traditional materials

New openings will be minimal, proportionally correct, and appropriately designed.

5.3 Impact on the Setting of the Listed Building

The conversion retains the form, function, and appearance of the outbuilding. No adverse impact on the appreciation of Archer Cottage is expected; in fact, bringing the structure into active use enhances long-term conservation.

5.4 Level of Harm

The scheme results in **less-than-substantial harm**, and that low level of harm is justified by:

- Securing the long-term maintenance of a historic building.
 - Preventing deterioration through vacancy.
 - Enhancing energy efficiency and usability in a sensitive manner.
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6. Justification

The National Planning Policy Framework encourages sympathetic reuse of historic structures. The proposal:

- Ensures long-term preservation.
- Enhances usability and viability.
- Respects architectural character.
- Retains the legibility of the site's historic development.

Given the minimal external change and careful internal approach, the proposal is justified and proportionate.

7. Design and Access Statement

7.1 Design Principles

The design has been informed by:

- The desire to preserve historic character.
- The need for functional modern living space.
- Respect for the listed setting through minimal intervention.

The overall design approach can be described as:

- **Conservative repair externally**, with new elements matching or complementing existing materials.
- **Reversible internal alterations**, where possible.
- **Subservient appearance** relative to the main house.

7.2 Scale

No change to the footprint or height of the outbuilding. Internal works maintain the building's modest domestic scale.

7.3 Layout

The proposed layout is arranged to:

- Retain structural integrity and existing wall positions where feasible.
- Provide functional living accommodation.
- Minimise need for structural intervention.

7.4 Appearance

New openings, joinery, and finishes will be traditional in appearance and sympathetic to the main building.

7.5 Landscaping

No significant landscaping changes. Existing boundary treatments and garden character remain intact.

7.6 Access

Vehicular Access

No change to current vehicle access arrangements.

Pedestrian Access

Access to the outbuilding remains from the existing path within the courtyard/garden area.

Inclusive Access

While historic constraints limit full accessibility upgrades, the design maximises ease of use by:

- Improving thresholds where possible.
 - Providing level internal floors.
 - Ensuring door widths are reasonable, subject to structural limitations.
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8. Conclusion

The proposed conversion of the outbuilding at Archer Cottage has been carefully designed to respect the heritage significance of the Grade II listed property. The proposal:

- Retains and repairs historic fabric.
- Preserves the traditional appearance of the outbuilding.
- Maintains the character and setting of Archer Cottage.
- Provides sustainable, beneficial reuse of a historic curtilage structure.
- Results in only minimal, justified, and less-than-substantial harm.

The scheme accords with statutory requirements, the National Planning Policy Framework, and good conservation practice.

