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Ref. PD288

10<sup>th</sup> April 2024

**SUPPORTING STATEMENT FOR HILL COTTAGE, GREEN  
STREET, HOLT, LL13 9JT.**

***Objective:***

*The application has been submitted for the renovation of the existing dwelling and to reinstate some of the original features that have since been covered up.*

***Justification For The Works Proposed:***

*Hill Cottage is in a conservation area and the work being done is to protect it.*

*The property was tenanted for a long time so now the tenant has vacated there was an opportunity to return Hillcrest and Hill Cottage back to a single dwelling. During the works some original features have been uncovered that were not known previously about, as shown in the accompanying photographs. We have liaised with Building Control throughout and all works have been completed to a high standard and in accordance with any local authority requirements for both building regulations and planning.*

*The roof was in need of repair and so that has been carried out reusing as many slates where possible. It is intended to replace the existing rainwater goods with new black aluminium half round gutters and 65mm downpipes.*

*Whilst the chimney work was being undertaken the render on the south facing wall had delaminated and once the render had been removed it was obvious the brick and sandstone wall was in need of repointing and approved lime mortar was used for the work as discussed with Building Control.*

*The upstairs ceilings were in a poor state so they were removed and once the rafters were exposed it was discovered that the front wall was moving outwards so it was strapped and another wall built inside the bedroom to help tie the wall in and make safe. A new ceiling was constructed and the opportunity was taken for insulation to be packed into the roof space, to improve thermal values.*

*The bedroom floor was deemed unsafe by the structural engineer and was replaced.*

*Every effort has been made to ensure that the remaining historic features of the building are preserved wherever viable.*

*It was discovered that an existing window in the gable had been covered and has since been bricked up with an inset to show the original opening. The original arched head has also been retained.*

*The current front door has been lowered at some point making the head height very low and almost unusable. The proposal aims to reinstate the original head height and provide a new timber door and frame to compliment the style of the property and local area. The front door colour will be Heritage Chartwell Green in a Victorian style as per attached photo.*

*The original natural stone quoining had been over rendered and therefore the proposal is to carefully uncover them and make good with lime mortar.*

*When renovation works were undertaken internally it was discovered that there was an original doorway, adjacent to the existing, which had been part bricked up to form a window (see attached photo). A concrete plinth, to line through with the existing stone plinth, had then been formed externally. It is intended to remove the concrete plinth and provide a new natural stone plinth, in the same local stone as the existing dwelling.*

*In this way it is considered that all works carried out thus far have been sympathetic to the original house wherever practical.*

***Impact Upon The Setting Of The Conservation Area:***

*The proposal will have no detrimental impact on the surrounding area but aims to improve it with subtle changes and the reinstating of many of the original features.*

*The design and use of materials will complement the existing building.*

*The proposal is clearly beneficial to the overall appearance of the building, aims to improve the existing frontage which was rapidly falling into disrepair and is considered to have the least impact upon the historic features of the building.*

***Conclusion:***

*The proposals have been designed to minimise the loss of historic features and to complement the existing through the use of matching materials.*

*In doing so the character of the house is largely preserved and there will be a limited impact upon the setting of the conservation area.*



The proposed front door showing design and colour to be used.



The existing inset window on the gable end.



The existing door head which has been lowered and the door frame cut down.



The exposed original doorway which has since been bricked up to form a window.



A photo showing the concrete plinth to the right hand side of the front door which is proposed to be replaced with natural local stone to match existing.



Original stone quoining that has now been exposed at the lower level and proposes to be exposed at first floor level.



Existing timber canopy which is to be overhauled.