Heritage, Design & Access Statement
Hollybush Lane Farm, Penley
Listed Building Consent for Lean-to Alterations, Replacement Door/Windows and Quarry Tile Floor

1.0 Introduction

Hollybush Lane Farm is a mid-18th-century brick farmhouse with later extensions, listed Grade II for its well-preserved Georgian character, proportions and interior joinery. The listing document describes the property as follows:

> *A mid C18 farmhouse. In the mid C19 a parallel rear wing was added, later extended beyond the gable end of the original house, all of which is shown on the 1873 Ordnance Survey.*
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> *A Georgian 21/2 storey 5-bay house of hand-moulded brick with concrete-tile roof on dentil eaves, and brick end stacks with moulded caps. The symmetrical front has a plat band between storeys. The central boarded door has a 2-pane overlight under a segmental head. Windows are segmental-headed small-pane cross windows in wooden frames. To the R of the entrance is a C19 small-pane iron-frame basement window. The L gable end is roughcast in the lower storey, evidence of a former lean-to, and has a replacement attic window on the R side. The R gable end has a replacement attic window to the L side.*
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> *The parallel rear wing is narrower and lower, also of brick with slate roof on dentil eaves. The rear elevation has a central gable, replacement casement windows in earlier openings, and double half-glazed doors in a former window opening. The R end is later, of a different colour brick, and projects beyond the gable end of the main range. Its entrance is on the N side, a segmental-headed boarded door to the L of which each storey has a replacement 2-light casement window, under a segmental head in the lower storey.*
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> *The main range is centrally planned with stair hall. The kitchen on the L has a chamfered spine beam with run-out stops, and fireplace with a large timber lintel. The parlour on the R side has a finely moulded cross beam. The full-height open-well stair has turned balusters and square newel. Beneath it are brick cellar steps. In the upper storey the rooms R and L have chamfered cross beams, and in the L-hand room box framing is exposed in part in the rear wall. The 2 roof trusses are late C19, with queen posts and collar beams, and iron bolts.*
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> *In the rear wing is a closed-string service stair.*

This application relates solely to the small single-storey lean-to at the east end of the house, currently used as a boot room and WC. The works focus on later 20th-century fabric within this lean-to and on modern external joinery.

Consent is sought for modest internal alterations to rationalise modern brick/block walling, and for the replacement of a modern external door and two metal windows with painted timber double-glazed units that follow the established pattern on the south elevation. The works are minimal, reversible and intended to improve comfort, functionality and long-term conservation without harming the special architectural or historic interest of the listed building.

2.0 Background & Existing Conditions

2.1 The farmhouse and lean-to

Hollybush Lane Farm is a two-storey brick farmhouse with a central gable and later ranges. The principal significance lies in the main 18th-century range with its hand-made brickwork, traditional windows and doors, and surviving historic interiors.

At the east end of the house a later single-storey lean-to projects off the rear range. This is a simple ancillary structure with machine-made brickwork and plain detailing. It now accommodates a small boot room, WC and store and provides the main day-to-day entrance to the house.

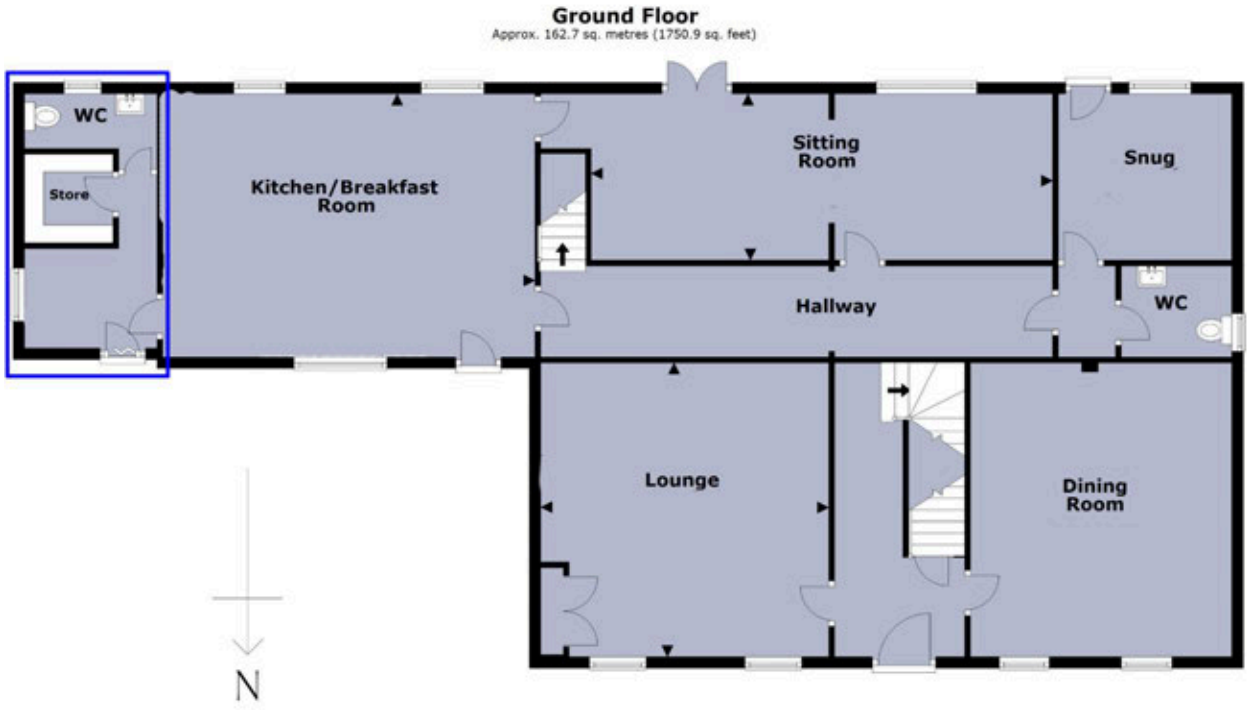


Figure 1 - Position of the Boot Room lean-to relative to the ground floor layout

2.2 Internal layout and walls

Inside the lean-to, the space is divided by short runs of later walling in a mix of common bond brick and single-skin blockwork, all finished with modern cement plasters and simple timber skirtings. These partitions and returns are part of late 20th-century conversion works and are not original to the farmhouse.

The roof structure is carried on the external walls; the internal brick/block walling is non-structural and functions as simple subdivisions. The walls are built onto outer walls but do not express themselves externally. Door returns are formed of modern stud and plasterboard construction.



Figure 2 - Internal brick/block walling construction

2.3 Openings, joinery and condition

South elevation (garden side): one small metal window serving the boot room, single glazed in a simple multi-pane pattern, with a later lintel and modern pointing around the opening.



Figure 3 - Window positions



Figure 4 - South metal framed window

East elevation: one metal window serving the boot room, again single glazed and of similar character.



Figure 5 - East metal framed window



Figure 6 - Detail of poor window fitment

North elevation: a modern stable-style external door and frame providing access from the yard, with a small glazed panel and basic ironmongery.



Figure 7 - Plan showing north external door position



Figure 8 - North external door

All three units are of modern construction and poor performance: frames are ill-fitting, there are no effective weather seals, and the single glazing leads to significant heat loss and draughts. The door is single skin timber, tongue-and-groove construction and is thought to be a repurposed internal door.

The floor is a painted concrete slab. Internal finishes are generally modern cement, plaster, and paint, with contemporary sanitaryware and services.

Elsewhere on the south elevation, earlier metal-framed windows have already been replaced with painted timber casements under previous consents, establishing the current pattern of white-painted multi-pane timber joinery on this elevation.

2.4 Use, comfort and performance

The boot room is the primary everyday entrance to the house and is in daily use. Because the existing windows and door are single glazed and draughty, the space is cold in winter and prone to surface condensation on colder days. There are currently no mould issues, but the room is uncomfortable to use in poor weather and performs less well than the rest of the house where more sympathetic upgrading has taken place.

3.0 Significance

The listing principally recognises the 18th-century farmhouse: its overall form, elevations, hand-made brickwork, traditional timber windows and doors, internal stair and historic joinery.

Later additions, including the east lean-to, contribute to the story of the building's evolution but are of secondary significance. Their detailing is simpler and they are constructed in machine-made brick with modern joinery.

Within the lean-to, the later brick and block partitions and associated modern finishes are clearly 20th-century fabric. They do not contribute to the special interest of the farmhouse and are of low/neutral heritage significance.

The modern metal windows and external door are visually and materially out of keeping with the wider house and detract from the coherent pattern of painted timber openings on the main elevations.

The lean-to's role as a practical boot room and WC supports the viable day-to-day domestic use of the listed building, which is important for sustaining its long-term conservation.

4.0 Summary of Proposed Works

The proposal comprises modest internal alterations and joinery replacements to the east lean-to boot room. Later 20th-century brick/block walling forming a small store and WC lobby will be rationalised, including removal of a modern brick/block partition and local adjustment of adjoining walling, to create a more coherent boot room and WC. The works relate only to non-structural subdivisions with modern plaster finishes.

The existing concrete floor slab will be retained and finished with traditionally laid clay quarry tiles with lime-based joints, providing a durable, sympathetic surface suited to a boot room.

Two existing single-glazed metal windows (south and east elevations) and a modern external door on the north elevation will be removed and replaced with painted timber double-glazed units. The new door and windows will match the pattern, proportions and white-painted multi-pane appearance of the existing casement windows and doors on the south elevation, using standard modern double glazing with appropriately slender sections. No external openings are enlarged or moved, and no historic fabric of the main farmhouse is affected.

5.0 Heritage Assessment and Schedule of Works

5.1 Need

Later brick and block partitions currently create a cramped lobby and store, providing no heritage benefit and compromising circulation through the main everyday entrance to the house.

The single-glazed metal windows and draughty external door result in significant heat loss and cold surfaces, making the boot room uncomfortable and prone to condensation in winter.

Upgrading this least significant part of the building offers a logical way to improve usability and energy performance without intervention in more sensitive historic fabric.

5.2 Design approach

Minimal intervention: Works are confined to the modern lean-to, targeting clearly 20th-century partitions and joinery while leaving significant historic fabric untouched.

Respect for established character: New timber door and windows follow the proportions, pane pattern and white-painted appearance of existing casements and doors on the south elevation, so the lean-to reads as part of a coherent family of openings. The replacement of the two remaining metal windows continues the previously approved approach of upgrading metal units to painted timber casements on the south elevation, reinforcing a consistent and traditional joinery treatment across the rear of the house.

Reversibility and clarity: Adjustments to later internal walling are straightforward and, if ever required, could be reversed without damage to historic fabric.

Compatibility of materials: Use of lime-based mortars and breathable finishes where masonry is exposed or made good aligns with current best practice for traditional buildings.

5.3 Effect on significance

The 18th-century farmhouse, its principal elevations and historic plan form are unaffected.

Internal change is limited to later brick/block walling and modern finishes of low/neutral significance within the lean-to; these alterations do not affect features identified in the list description.

Externally, the impact is positive: replacing metal windows and a modern door with painted timber units within the same openings will reinforce the building's traditional appearance and improve the legibility of the lean-to as a subordinate ancillary space.

The project supports the continued, comfortable domestic occupation of the farmhouse, which is central to sustaining its heritage value.

5.4 Mitigation

Hand-tool demolition and careful cutting of brick/blockwork to avoid over-breaking and to protect adjacent masonry, floors and ceilings.

Temporary propping only where nibs are trimmed beneath existing lintels, to ensure local stability during the works.

Retention and repair of existing lintels wherever possible; any necessary replacements sized to match existing spans and depths, fully bedded and packed in appropriate mortar.

Use of breathable lime-based materials where existing traditional masonry is exposed, avoiding hard cement mortars.

5.5 Outcome

The works deliver a very limited, carefully controlled change focused on modern fabric. They improve function, comfort and performance in the lean-to, enhance the appearance of the elevation through more sympathetic joinery, and preserve the special architectural and historic interest of the listed farmhouse as a whole.

6.0 Schedule of Works

6.1 Removal and adjustment of later brick/block walling

1. Confirm non-loadbearing status of all internal walls in the lean-to by visual inspection of roof structure and bearing points.
2. Carefully break out the modern brick/block and stud partitions forming the small store/WC lobby using hand tools, protecting adjacent floors and walls. If any earlier historic fabric or finishes are uncovered during removal of later partitions, works in that local area will pause and the Conservation Officer will be consulted on an appropriate approach.
3. Remove redundant skirtings and plaster only as required for alterations and make good exposed areas with lime-based backing and finish coats, feathered into existing finishes.
4. Reinstate skirtings to match existing profiles in the lean-to.

6.2 Formation/relocation of internal doorway

1. Expand opening within the retained later walling in accordance with the proposed plan, cutting through by hand.
2. Line the opening with new timber linings and fit a painted four-panel timber door with traditional ironmongery to match original internal doors in the main house.
3. Block the redundant opening with brick/block to match the surrounding later walling, using compatible mortar; plaster and decorate to match adjacent surfaces.

6.3 Floor finishes

1. Lay reclaimed quarry tiles (reclaimed from existing onsite stock, discovered in outbuildings) on an appropriate bedding over the existing slab.
2. Point joints with mortar, matching the character of traditional tiled floors elsewhere in property.

6.4 Replacement of external door (north elevation)

1. Protect adjacent brickwork and external surfaces.

2. Remove the modern stable-type door and frame carefully, recording opening dimensions and checking the condition of the lintel.
3. Retain and repair the lintel where sound; if replacement is necessary, install a new lintel of matching depth and span, fully bedded in mortar and finished to blend with existing work.
4. Install a new painted timber external door with two-thirds double glazed upper panel and solid lower panel, fitted into a new timber frame.
5. Incorporate modern weather seals and an appropriate threshold detail to provide improved draught and moisture resistance while keeping the appearance simple and traditional.

6.5 Replacement of external windows (south & east elevations)

1. Protect cills, adjacent brickwork and internal finishes.
2. Remove the existing metal windows, including frames and fixings, by hand.
3. Inspect lintels; retain and repair where sound; if replacement is required, insert new lintels to match existing depths and spans, fully bedded in mortar.
4. Install new painted timber casement windows with modern double-glazed units. Frame, sash and glazing-bar proportions will reflect the existing white-painted multi-pane casements on the south elevation, to read as part of the same family of openings.
5. Ensure all windows are properly sealed, with discreet draught seals to opening lights and frames.

6.6 Services and ventilation

1. Install a discreet mechanical extract fan to the WC, discharging through a small 120x120mm colour-matched louvred terminal on eastern elevation, located to align with existing services and minimise visual impact.
2. Reuse existing WC waste connections; no new penetrations through historic masonry are proposed.
3. Reuse existing radiator and water connection points within the lean-to.

7.0 Materials & Finishes

- External door (north elevation): Painted timber door with two-thirds glazed upper section and solid lower panel; standard modern double-glazed unit to upper section; simple traditional ironmongery; colour to match existing white-painted doors.
- External windows (south and east elevations): Painted timber casement windows with standard modern double-glazed units. Frame, sash and glazing-bar sizes to echo existing white-painted multi-pane windows on the south elevation.
- Lintels: Existing lintels retained and repaired where possible. Any replacements to be precast concrete sized to match existing spans and depths, fully bedded and packed in compatible mortar and concealed by finishes.
- Mortars and plasters: Lime-based mortars and plasters where existing traditional masonry is exposed or made good; compatible mortars for later brick/blockwork as required.
- Flooring: Clay quarry tiles (reclaimed from onsite store) with jointing colour and finish to match existing flooring on property.
- Internal joinery: Painted timber door linings and four-panel door to the new internal opening, matching existing internal doors in design and colour.
- Paint finishes: Microporous external paint system to timber windows and door; internal paint finishes breathable where applied to traditional substrates.

8.0 Design and Access Statement

Use: No change. The property remains a single-dwelling house. The lean-to continues to serve as a boot room and WC ancillary to the main house.

Scale & Amount: No increase to footprint, height or volume. Works are limited to minor internal alteration of modern partitions and replacement of one external door and two windows within existing openings.

Layout: The revised layout simplifies internal circulation within the lean-to, making the main everyday entrance more practical while leaving the historic plan form of the farmhouse unchanged.

Appearance: Principal listed elevations remain unchanged. The lean-to continues to read as a simple ancillary structure, but with traditionally detailed painted timber door and windows that match the established multi-pane pattern on this elevation. No external openings are enlarged or repositioned.

Access: Existing access arrangements are unchanged. The boot room remains the main day-to-day entry point, but improved weather and thermal performance will make it safer, more secure, and more comfortable for regular family use.

9.0 Risk & Mitigation

Risk to historic fabric: Mitigated by confining works to modern brick/block partitions and modern joinery in the lean-to, using hand-tool alterations and protection measures for surrounding masonry and floors.

Structural risk: Non-loadbearing nature of internal walls confirmed before removal; temporary propping is not anticipated but will be employed as required following standard contractor practice. Any necessary lintel replacement designed to maintain adequate bearing and strength.

Moisture and thermal performance: New double-glazed timber joinery with effective draught seals reduces condensation risk and improves comfort, while lime-based mortars and plasters are used where appropriate to maintain breathability. Mechanical extract to the WC helps control moisture.

Compliance and amenity: Works confined within the existing building envelope; no change in overlooking or overshadowing. Construction activity will be short-term and managed to minimise disturbance.

10.0 Conclusion

This proposal focuses deliberately on later 20th-century fabric within the lean-to at Hollybush Lane Farm: modern brick/block partitions, a draughty external door and two metal windows that do not contribute to the building's special interest.

The limited internal reconfiguration rationalises non-structural walling to create a more usable boot room and WC at the main everyday entrance, without affecting the 18th-century farmhouse or its recognised plan form.

Externally, replacing the modern door and windows with painted timber double-glazed units of appropriate proportions will enhance the appearance of the elevation and reinforce the coherent pattern of openings already established on the house.

Overall, the scheme represents minimal, reversible intervention that preserves the listed building's special architectural and historic interest while improving comfort, performance and day-to-day functionality in the least significant part of the property, thereby supporting its long-term, sustainable residential use.