HERITAGE STATEMENT

REDHILL HOUSE, RED LANE, REPTON, DE65 6FD



Introduction

This Heritage Statement supports a planning application for the proposed double-storey glass extension, alteration to the existing house and annex, including a retrofit energy efficiency upgrade to Redhill House, Red Lane, Repton, South Derbyshire.

Redhill House (previosuly Loscoe Farmhouse) is a Grade II listed building recorded under List Entry Number 1054759 on the National Heritage List for England (NHLE).

The application proposes work to the main house and existing annex, the annex is not included in the listed building description and has previously been confirmed by the Local Planning Authority as non-historic. Any work internally has been considered in line with local and national policy relating to alterations to Listed Buildings, and our assessment is set out below.

This Statement is prepared in accordance with:

- The **National Planning Policy Framework (NPPF)**
- Historic England guidance on managing change to heritage assets
- Local planning policies relating to heritage conservation

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2. Site and Asset Description

Redhill House (previously Loscoe Farmhouse) (List Entry 1054759) is designated for its special architectural and historic interest and is described as follows:

- Grade II listed farmhouse, dated 1781.
- Constructed in red brick with a plain tile roof and featuring three lateral brick stacks.
- Architectural features include a dentil eaves cornice, chamfered plinth, and a three-bay east elevation with historic casement windows and a central 20th-century pedimented doorcase.
- Interior features include an open string stick baluster staircase and late 18th-century chimneypieces in first floor rooms.
- Additional two storey lean to bay to the left. West elevation has entirely C20 fenestration,

The attached annex subject to part of this application is a modern extension to the farmhouse curtilage and is not referred to in the official listed description.

Previous Applications at Redhill House include:

DMPA/2023/1371 – Erection of single storey rear extension - **GRANTED**

DMPA/2022/1579 – Retain replacement windows & erection of gazebo, stables with tractor store & summer house. - **GRANTED**

DMPA/2022/1579 – Listed building consent for replacement windows – windows have been replaced like for like, no adverse impact or harm associated with the change in relation to the listed building. - **GRANTED**

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3. Assessment of Significance

3.1. Heritage Significance of Redhill House

The special interest of Redhill House derives from:

- Historic interest as an example of an 18th-century rural farmhouse.
- Architectural interest in its historic fabric, roof form, and traditional materials.
- Surviving interior features such as original stairs and chimney pieces.

These elements contribute to its designation as a Grade II listed building .

3.2. Significance of the Annex

The annex is a non-historic addition to the property:

- It is neither referenced in the listing nor considered part of the heritage asset.
- It does not contribute to the building's architectural or historic significance.
- The planning officer had previously confirmed in the decision notice attached to application DMPA/2023/1371 that the annex was not considered to be historic and a later addition, therefore for the purpose of this assessment it is considered to have neutral heritage value.

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4. Description of Proposed Works

The proposal comprises:

- A double-storey modern glass extension attached to the existing annex, which shall provide a new extension to the existing annex lounge to create a living area with dining space for entertaining, the upstairs extension will create a feature master suite with dressing room and en-suite bathroom. The existing access to the annex first floor rooms are via an existing (non historic) staircase located off the bootroom, this creates an awkward barrier internally by cutting the room in two and restricting light and views. Currently the first floor room to the annex is used for storage and not connected to the first floor of the main house, by linking the first floor and removing the staircase the striking modern addition will provide a feature light filled master suite with extensive views to the countryside beyond.
- Internal works and upgrade of the existing house with energy efficient measures to include loft insulation, wall insulation and a renewable heating source such as an air source or ground source heat pump, underfloor heating will be retrofit to the ground floor.
- New timber double glazed windows to achieve a more efficient U-value and complement the energy efficiency measures proposed. The original windows to the house have been removed and replaced with replica double glazed windows, the clients now wish to further upgrade the windows to ensure the proposed energy measures will operate more efficiently with the new installation of the heat pump. The new double glazed windows will be of similar profile and complement the historic fenestration.
- Installation of an air source/ground source heat pump to avoid the reliance on oil and gas. Location of the unit to be positioned near the plant room on the wall of the annex to avoid any impact on the Listed Building (see proposed front elevation). The proposed new installation of the mechanical apparatus will be confined to the annex and hidden behind a boundary wall to avoid any visual detraction from the Listed Building. The position of the mechanical housing has been considered to align with the existing plant room.
- Insulation upgrade to the loft and walls in line with the proposed energy efficiency measures outlined below:
  - Insulation to horizontal ceilings: between/above joists and rafters - Rockwool mineral wool loft insulation.
  - Horizontal & sloping ceilings: below joists and rafters: Cewood wood-wool board and Diasen Diathonite Thermactive thermal plaster.

    - Flat & Sloping ceilings : 25mm Cewood thermal and acoustic insulation boards to be fixed to the underside of both sloping rafters and flat ceiling joists.
    - Flat ceilings: 8mm Diasen Diathonite Thermactive lime and cork based breathable insulating plaster, Argatherm semi-smooth lime finishing plaster with Diasen Polites-80 reinforcing mesh, and Diasen Argacem Ultrafine skim, to be applied over Cewood boards.
    - Sloping Ceilings: 30mm Diasen Diathonite Thermactive lime and cork-based breathable insulating plaster, Argatherm semi-smooth lime finishing plaster with Diasen Polites-80 reinforcing mesh, and Diasen Argacem Ultrafine skim, to be applied over Cewood boards.
- Internal face of existing external walls to be stripped back to bare brick internally and surface prepared for the application of a 75mm Diasen thermal plaster system.
- Floor Insulation to include:
    - Overlay system to existing ground floor : Existing floor finishes to be lifted and floor prepared for the installation of Prowarm Loflo insulated backer boards to fit the required pipe depth for the underfloor heating system.
    - New screed laid system in the proposed extension to include 125mm Ecotherm Eco-Versal floorboard insulation

The design intention when considering the extension is to:

- Maintain the distinction of the historic house and the new extension. The proposed additions to the building tell a story over time with each addition being of significance for its period, the proposed extension will utilitse modern materials such a zinc and aluminium and the use of a brick in a modern pattern to tie in the material palette to the host dwelling.
- Maintain visual and physical separation from the historic fabric.
- Provide sustainable and energy efficient measures to preserve the buildings use moving forward.

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5. Impact on Heritage Significance

5.1. Effect on Historic Fabric

Any works to the main farmhouse is to preserve and update the house for modern family living and the clients wish to include energy efficient measures as part of the proposed upgrade. The house currently relies on expensive and unsustainable fuels to sustain the heavy heating and electric demand. Insulation upgrades to the loft and walls will have minimal, if any impact on the historic fabric and the choice of insulation material has been considered carefully to align with the requirement of a solid brickwork dwelling and the varying moisture movement.

Several alterations have been proposed to the main house which will allow the house to be used by the perspective occupants in a manner to complement modern family living, the listed host dwelling is intended to be a family home which the occupants wish to use as the heart of the home, the extension not just in form but in its proposed use, is intended as the subservient addition when considering the way in which the dwelling will be used by the occupants. The previous approved application for the

single storey extension repositioned the main living space of the property to the annex extension and the clients wish to avoid this.

The listed building's significance derives principally from the age and historic character listed in the description above, the house has undergone significant change including replacement of the original windows with double glazing, internal reconfiguration and extensions. The openings to be created internally do not contain notable historic detailing, the contribution of these elements to the building's importance is therefore considered limited. The proposals are designed to avoid harm to 'significant' fabric as detailed in the listing and all retained heritage features in the adjoining spaces including the staircases, fireplaces and detailing will be protected and retained.

The proposal results in minimal harm to the heritage asset, any impact is outweighed by the benefits of securing an optimum viable use of the building as a long-term family home, the proposed upgrades will help support ongoing maintenance and investment in the important historic fabric of the building.

5.2. Visual Impact and Setting

- The modern glass extension will be subservient in scale compared to the size of the historic farmhouse.
- The design principle of contrast ensures the extension does not compete with, or diminish the setting of the historic asset.

Overall, the proposal results in no harm to the special interest of Redhill House.

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6. Policy and Guidance Assessment

The proposal has been assessed against:

- **NPPF paragraphs 199–202** on conserving heritage assets.
- **South Derbyshire Local Plan**
  - S2 Presumption in favour of sustainable development.
  - BNE10 Heritage
- Historic England guidance that encourages appropriate contemporary design for extensions where they do not harm the heritage significance.

'The extension will be linked to the host dwelling by a fully glazed link to provide a clear delineation between it and the listed host dwelling. '

'The extension itself is of a modern design which is considered acceptable as it shows a clear contrast to the historic nature of the host dwelling. The glazed link provides a clear break between old and new. It should also be noted that the section of the host dwelling to which the extension will be connected to is not specifically mentioned in the listing and is in itself a later addition. Therefore, overall, it is not considered that the proposals will cause any harm to the fabric or character of the listed building.'

When preparing the application, extensive consideration has been placed upon retaining the clear contrast between the host dwelling and any later additions, the proposed extension is a modern addition which is set to complement the listed building due to its size and proportions. The extension will be subservient in scale and in turn does not detract from the main setting of the host dwelling, the use of extensive glazing and modern materials helps to clearly define the proportions of the main listed building.

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7. Conclusion

The proposed extension with a contemporary glazed gable to the existing annex has been carefully designed following a thorough assessment of the significance of the Grade II listed building. The annex to which the extension is attached is clearly identified as non-historic in origin and does not contribute to the special architectural or historic interest of the listed building. As such, the principle of alteration and extension in this location is considered appropriate.

The design approach deliberately distinguishes the new work from the historic fabric through the use of a modern materials, ensuring the extension is legible as a contemporary intervention while remaining visually lightweight and recessive. This approach avoids pastiche, preserves the integrity of the historic building, and aligns with established conservation principles for additions to listed buildings.

Alterations to the listed building itself have been carefully considered and kept to the minimum necessary to allow the house to function effectively as a family home. The works avoid the loss of any historic fabric or features of significance, and are confined to areas that do not contribute to the building's special interest. As a result, the proposals are not considered to result in significant harm to the listed building.

Overall, the scheme represents a balanced and proportionate response, enabling the long-term, sustainable use of the property while preserving what is important about its historic character. Any limited impact is clearly outweighed by the benefits of securing a sustainable, viable, functional family home, supporting continued care, maintenance and investment in the listed building for the future.