Heritage Statement

Brampton Park House

December 2018

Turley
Heritage

Contents

1.	Introduction	1
2.	Identified Heritage Assets	2
3.	Brief Historic Development of Site	4
4.	Statement of Significance	8
5.	Proposed Development	13
6.	Assessment	14
7.	Summary and Conclusions	20

Declan Carroll MSc BSc (Hons) IHBC
Senior Consultant, Heritage
declan.carroll@turley.co.uk

Client
JCAM Commercial Real Estate Property VII Limited

Our reference
JCAH3000

20 Dec 2018

1. Introduction

1.1 This Heritage Statement has been prepared by Turley on behalf of JCAM Commercial Real Estate Property VII Limited to accompany linked applications for planning permission and listed building consent in relation to the proposed conversion of the former officers' mess / Brampton Park House and associated coach house and stables at former RAF Brampton into 13 residential duplexes.

1.2 The former officers' mess, historically Brampton Park House, and the adjacent coach house and linked stables are both Grade II listed. They are set between North Road (to the north) and Central Avenue (to the south), within the wider Brampton Park site; both this group of buildings and the wider site fall outside the boundary of the Brampton Conservation Area, which sits further to the north.

1.3 The proposed development for these applications, which is set out at Section 5 below and in the submitted drawings, follows detailed pre-application discussions with Huntingdonshire District Council officers, with a site visit to discuss the proposals undertaken on 16 November 2018. Written pre-application advice was received dated 12 December 2018.

1.4 This Heritage Statement has been prepared following site visits on 03 October and 16 November 2018 to assess the significance of Brampton Park House and other heritage assets with the potential to be affected by the proposed development. This fulfils the requirements of paragraph 189 of the National Planning Policy Framework (as revised 2018), and to provide an assessment of the impacts of the development against the legislative and policy framework.

2. Identified Heritage Assets

Officers' Mess / Brampton Park House (Grade II)

2.1 The former officers' mess / Brampton Park House is Grade II listed and is summarised in its list description as:

A former country house of the early-C19 and earlier, rebuilt for Lady Olivia Bernard Sparrow by Thomas Steadman Whitwell in 1821-22. John Buonarotti Papworth undertook further alterations in 1825. The house was partially rebuilt in 1907 after a fire, extended in the mid and late-C20 and refurbished in the 1980s.

Coach House and Stables (Grade II)

2.2 The former coach house and stables are separately listed at Grade II:

A coach house and stable block circa 1825, built for Lady Olivia Bernard Sparrow probably by John Buonarotti Papworth, and altered in the C20.

Other Heritage Assets

2.3 The Brampton Conservation Area and Grade II listed thatched former gatehouse have been identified by this initial report, but as these do not have the potential to be affected by the proposed development, they are not considered further in this report.



Map showing designated heritage assets: 1) former officers' mess / Brampton Park House, 2) former Coach House and Stables, 3) thatched former entrance lodge/gatehouse.



Photographs of the northern elevation of Brampton Park House, showing early-C20 extension (above left) and later-C20 extensions (above right).



Photographs of the former coach house, showing eastern frontage (above left) and north-eastern corner with lower single storey element in the foreground (above right).



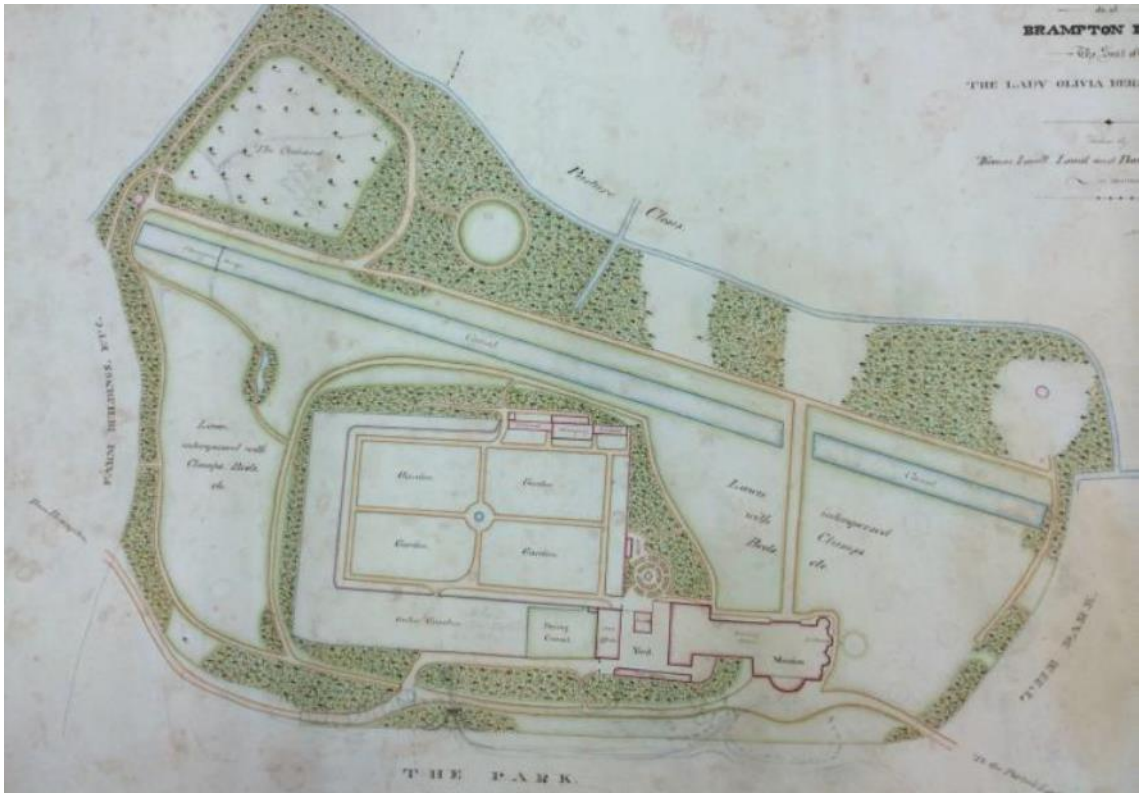
Photographs of the stable block, showing the southern return range (above left) and southern elevation of the link range with the coach house (above right).

3. Brief Historic Development of Site

3.1 Historically, prior to the occupation by the RAF in C20, the wider site formed Brampton Park estate, set to the south-west of the village of Brampton. This was an estate of approximately 125 acres, which has C12 origins and is believed to have once featured a royal hunting lodge (although the exact location is unknown), as the estate was held in loyalty to the King by William Sokeman. The estate was held by Sokeman until c.1279 and, by 1328, the house which stood in the parkland is noted as having been 'ruinous'.

3.2 After a number of successive owners, the estate was later held by the Throckmorton family in the C16, who built a house described as 'a fair brick house'. This is understood to have been partly incorporated into the C17 house built for John Bernard, which passed to his son Robert in the late-C18, and to the latter's wife, Lady Olivia Bernard Sparrow, on his death in 1805.

3.3 Lady Bernard Sparrow remodelled the house after her husband's death, before commissioning Thomas Steadman Whitwell in 1821 to extensively rebuild the house. Further alterations were undertaken in 1825 by John Buonarotti Papworth, who is understood to have also designed the coach house and stables, and entrance lodge (gatehouse) from Buckden Road. Lady Bernard Sparrow retained the Brampton estate until her death in 1863 and, in addition to creating the extravagant country house (seen in the available historic photographs), was responsible for the laying out of the wider estate, including pleasure grounds, ancillary buildings and parkland – although most of these outbuildings no longer survive.



1824 Plan of Brampton Park House and gardens by Thos. Lovell of Huntingdon (Source: Huntingdonshire Archives).



Brampton Park Estate Map of 1852 - (Source: Huntingdonshire Archives).

3.4 After the death of Lady Bernard Sparrow, the house (and estate) passed into many successive uses, notably as an institution for the treatment of speech impediments, until a substantial fire in 1907 all but destroyed the impressive and grand east range of the house (which was the main core). After the 1907 fire, two bays to the east of the surviving chimney stack were sympathetically rebuilt (reflecting in the colouration of the brickwork used), with a sympathetic extension further east where the main core of the house had been lost. The resulting range / building then served a number of different and changing uses over the course of the C20, including as a camp for prisoners during World War I, the Sun Babies Nursery during World War II (until 1942), until it was eventually used by the United States Army Corps and later as the officers' mess for RAF Brampton from c.1952. This use continued until the disposal of the RAF base in 2012/2013.



Northern elevation of Brampton Park House in the late-1820s, with the now surviving range out of view to the right-hand side of the photograph (Source: Huntingdonshire Archives).



The southern elevation of Brampton Park House in the late-1820s; the surviving west range is partly visible to the left of the photograph, albeit partially rebuilt and extended to right of the decorative chimney stack which projects from the building (Source Huntingdonshire Archives).



View looking north-west across the formal lawns towards the southern side of the house in the late-1820s, showing the surviving west range in the background of the more elaborate main east end range (Source: Huntingdonshire Archives).



Photograph of the southern elevation of Brampton Park House when it was still in use as the officers' mess c.2012 (Source: Huntingdonshire District Council).

4. Statement of Significance

4.1 The NPPF is clear that local planning authorities require applicants to demonstrate an understanding of the significance of any 'heritage asset' affected by a development proposal. It also makes clear that the level of information required should be 'proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance' (paragraph 189).

4.2 Heritage assets and significance are defined in Annex 2 of the NPPF. These definitions are clear that it is the heritage interest of both designated and non-designated heritage assets that imbue them with significance that merits consideration in the planning process. The NPPF definition of significance states that 'heritage interest' may be archaeological, architectural, artistic or historic, and that significance derives not only from a heritage asset's physical presence, but also from its setting.

4.3 Heritage interests can be defined as follows:

Archaeological interest - there will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them (Annex 2, NPPF).

Architectural interest – there will be architectural interest in a heritage asset if it is of importance in its architectural design, decoration or craftsmanship or if it is a nationally important example of particular building type, technique or plan form (drawn from DCMS Principles of Selection, 2010).

Artistic interest – there will be artistic interest associated with the way in which people draw sensory or intellectual stimulation from a place, which can be the result of conscious design or by the fortuitous outcome of the way a place has developed over time (drawn from aesthetic value as defined in Conservation Principles, Policies and Guidance, 2008).

Historic interest – there will be historic interest in a heritage asset if it illustrates important aspects of the nation's social, economic, cultural or military history, has close historical associations with nationally important people, or has some quality of interest in its physical fabric (drawn from DCMS Principles of Selection, 2010).

Setting – 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 (Annex 2, NPPF).

4.4 As the only heritage assets with the potential to be affected, this section of the statement focuses only on the heritage interests of Brampton Park House and the former coach house and stables.

Officers' Mess / Brampton Park House

Archaeological Interest

4.5 In the national context, Brampton Park House dates to a period that is well represented and understood from its material and archival record, such that its archaeological potential would provide little about the evolution of Brampton Park in the early-mid C19; with the surviving building dating partly to the rebuilding and extension works respectively of Thomas Steadman Whitwell (in 1821-22) and John Buonarotti Papworth (in 1825), but also the sympathetic early-C20 extension following the 1907 fire. There is however some archaeological interest associated with the manorial history of the site and former structures now lost.

Architectural and Artistic Interest

4.6 The former officers' mess/Brampton Park House (as it survives) has architectural and artistic interest associated with its elaborate external design and form, which retains its distinctive rhythmic arrangement of turreted pediments linked by crenelated parapets, 'saw-tooth' brick cornicing and now forming a strong symmetrical composition (to the southern elevation) about a (now central) surviving chimney topped by a pair of richly ornate curved and moulded brick stacks. The elaborate form of this southern elevation survives despite the substantial fire in 1907 which destroyed the original main east end of the building, which was historically the main core of the house. The eastern end of the house was particularly elaborate and richly detailed in its exterior design (as seen in the available historic photographs above), however this was never rebuilt to its original early-C19 arrangement following the 1907 fire. The house as it survives is now significantly smaller and comprises part of the original west wing, with a sympathetic replacement and extension to the east of the historic chimney added in the early-C20.

4.7 The surviving northern elevation by contrast is less elaborate (with later C20 extensions), which partly reflects that this section of the house originally formed a western wing subsidiary to the main core of Brampton Park House (as seen in historic photographs) and is believed to have been occupied as a servants wing. The main core of the northern elevation as originally constructed in the early-C19 was itself richly detailed and ornate, and this was the more formal northern elevation seen on arrival via the north drive (North Road). The entirety of the southern and eastern ranges were more highly visible from within the wider parkland to the south and south-east.

4.8 Internally within the main house few original C19 features survive, particularly as the building has been significantly altered, both following the 1907 fire and as part of a significant 1980s refurbishment. Parts of the C19 plan form remain somewhat legible, most notably in its axial corridors (and high 'vaulted' ceilings) running east-west at ground and first floor levels with rooms leading off to the north and south. The Pump Room at first floor level, complete with its domed and gilded ceiling is also a notable survival.

4.9 Historic features of interest which do survive largely relate to the early-C20, including the two principal dog-leg timber staircases (and panelling) at the centre and east end of the main range, which have carved timber balusters with finials to the newel posts. At ground floor level, a number of early C20 fireplaces, rich decorative cornices and plasterwork to the ceilings also survives – these have been supplemented by poorer

quality 1980s additions, which create a somewhat pastiche appearance to some rooms. The east end hall fireplace is from the early-C20 and has a richly carved timber surround, with an ornate plaster overmantle with a regimental coat of arms and a pair of carved timber settles.



View of the southern elevation of Brampton Park House, with the lighter brickwork to the west indicating the original surviving part of this range, with the darker reddish brickwork to the east (approximately to the right-hand side of the blue line) an early-C20 replacement and symmetrical extension after the 1907 fire.

Historic Interest

4.10 As a Grade II listed building, Brampton Park House is of high heritage significance. It is significant as an example of a C19 country house, reflecting the architectural tastes and trends of the nation at that time. Country houses have long since been recognised as the ultimate status symbol of the rich and powerful, demonstrating the wealth and ambition of their owners. Ownership of a country house distinguished the landed classes from the rest of society and signalled an individual's place amongst the privileged elite.

4.11 Brampton Park House has historic interest associated with its original use and group value associated with the linked historic functions of the coach house and stables and former entrance lodge/gatehouse. It also has historic interest associated with its history of subsequent uses in the C20, most notably forming the officers' mess at RAF Brampton.

4.12 Historic interest can also be drawn from the quality and contrast of the bricks used to construct the original west end, the buff coloured bricks used in the slightly later works by Buonarotti Papworth (notably with the addition of crenellations) and the reddish hue bricks used for the later replacement east end. This provides a clear visual record and understanding of the historic evolution of the former country house, both prior to and following the substantial fire in 1907.

Setting

4.13 Brampton Park House was historically set in parkland to its south. This parkland has been considerably altered since the original construction of the house in 1825, with the parkland largely lost during the mid-C20, following the decline of the country house and its changing uses since after the 1907 fire. Specifically, following the RAF occupation of the wider Brampton site (from 1945), the parkland was effectively given over to the development of new RAF operational and training buildings and associated dwellings.

Although it has group value associated with the adjacent coach house and stables, walled former kitchen garden to the north-west and original entrance lodge from Buckden Road, the visual and historic functional relationship with the latter has been lost following the C20 access alterations to the site. An appreciation of the historic open verdant character is however still available in immediate views north from the northern elevation of the former country house towards North Road.

Coach House and Stables

Archaeological Interest

4.14 As with Brampton Park House, the former coach house and stables date to the early-C19, which is a period well represented and understood from its material and archival record, such that its archaeological potential would provide little about additional information worthy of expert investigation.

Architectural and Artistic Interest

4.15 The former coach house and stables have architectural interest associated with their external appearance, which shares many of the distinctive architectural details and motifs of the former country house, executed in a complementary but entirely subservient manner. These shares details are as a direct result of the work of Buonarotti Papworth in 1825, who had altered both the main house and been tasked with the construction of the coach house and stables. These shared details include the crenelated parapets, saw-tooth brick cornicing and unique small turreted pediments. As well as the associative group value and historic interest of these buildings, these shared architectural details create a strong stylistic association and complementary architectural arrangement between these buildings.

Historic Interest

4.16 The former coach house and stables have historic interest as early-C19 examples of their kind and associated with their original use and group association with Brampton Park House, the walled former kitchen garden to the north-west and the former entrance lodge / gatehouse. The historic uses of these outbuildings reflect the former way of life, as well as the relative success of this and other such country houses in the early-C19, demonstrating that Lady Olivia Bernard Sparrow could afford to keep horses and carriages, as well as afford the employment of full-time grooms, who would have lodged above the coach house at first floor level.

Setting

4.17 As with the main house, the setting of the coach and Stables has similarly been heavily compromised by the C20 development associated with the RAF occupation of the wider site. In particular, there are a number of C20 extensions and accretions to the main house, which are of no architectural quality or interest and visually detract from the surviving main house and relationship between these heritage assets. To the immediate north and west of the stable range, a squash court building and associated car park were constructed as part of the RAF use, with additional modern buildings constructed within the historic walled garden to the north (although these have been demolished since the approval of the recent applications). The high red brick walls to the former kitchen garden remain and provide an important relationship with the coach house / stable

range and Brampton Park House, reflecting the former way of life. The surviving walled garden is a curtilage listed structure.



View of the walled former kitchen garden to the north-west as seen from the first floor of the coach house

5. Proposed Development

5.1 The proposed development is for the residential conversion of the vacant and disused (former officer's mess) Brampton Park House and associated former coach house and stable block to the west into 13 residential duplexes; nine within the former and four within the latter.

5.2 This scheme follows the 2016 approved residential conversion of Brampton Park House into a single dwelling, under refs. 15/02016/FUL and 15/02017/LBC.

5.3 The proposed development has been the subject of detailed pre-application discussion with the Council's Conservation Team Leader (who is broadly supportive of the proposals). The proposal seeks internal and external alterations to these buildings and the immediate surrounds, including (but not limited to):

- the vertical subdivision of Brampton Park House and the former coach house and stables to form the proposed duplexes, including the introduction of new staircases within the individual units
- rationalisation of the internal layouts to suit the subdivision to proposed layouts, including the removal of later non-original fabric
- provision of private and semi-private garden spaces to serve the new units, as well as wider landscaping works for the completed development
- demolition of the C20 single storey extensions and accretions to the north-west and south-west corners of Brampton Park House

5.4 For full details of the proposed development please refer to the submitted drawings and Design and Access Statement.

6. Assessment

Principle of development

6.1 The principle of the proposed change of use of Brampton Park House and the adjacent coach house and stables to residential use has been established by the 2016 permissions for the wider site. In this instance, rather than the main building being brought back into active use as a large single residence (as approved), it is now proposed to sympathetically subdivide the building to provide nine residential duplexes, with the remaining four proposed within the coach house and stables – the latter having similarly been granted consent for residential use under the 2016 approvals.

6.2 The recent pre-application discussions with Huntingdonshire District Council officers have confirmed that the principle of vertical subdivision within the main building to form the proposed duplexes and the quantum of duplexes proposed would be appropriate across this range of buildings. The written advice confirms that vertical subdivision of the building is preferable to horizontal subdivision, as this will avoid the need for more intrusive fire and acoustic separation measures (and potential loss of historic fabric) that would be necessary with the latter.

6.3 Historically, Brampton Park House would have been a single residence with ancillary service and other accommodation to support the operation of the house and estate. However, given the significant fire in 1907 which destroyed a large amount of its built form and indeed the main part of the house, the building that survives does not accurately reflect the historic C19 estate house. This, coupled with the significant internal alterations and extensions that have taken place over the course of the C20 – most notably the significant refurbishment works in the 1980s during its use as the officers' mess, result in a building which is heavily altered from its original form and which can therefore more easily accommodate sensitive change to its present plan form arrangement, than if it had survived historically intact.

6.4 The approved conversion to a single residence would not accurately reflect any historic plan form arrangement and would result in an overly large dwelling, which would not be compatible with the wider redevelopment and creation of smaller units nearby. The now proposed duplexes are therefore considered to provide a more appropriate and long-term sustainable use of this heritage asset, which will ensure its long-term conservation. The proposed duplexes are therefore considered acceptable in principle.

External alterations

6.5 The most significant external changes to Brampton Park House relate to the proposed demolition of the single storey extensions to the north-west and south-west corners of the building. These extensions were added in the mid-late C20 during the wider occupation of the site by the RAF, when the building was converted to use as the officers' mess. These structures are of limited quality and are of no architectural or historic interest, comprising modern fabric. They were similarly approved for demolition under the previous permissions.

6.6 The investigative works undertaken in 2016 as part of the earlier approvals confirmed that the C20 additions had resulted in unsympathetic cement render being applied to the face of historic brickwork where this formed internal elevations within the C20 additions. Following the removal of these structures, the affected brickwork will be made good in line with the recommendations under the 2016 approvals, or as agreed with officers during the determination of these linked applications.



Photographs of the single storey C20 additions to the western end of Brampton park House (above left to the south-west corner; above right to the north-west corner).

6.7 The removal of these modern accretions (including the unsympathetic external ducting) will better reveal the original form of this part of the building and reinstate / better reflect its historic relationship with the coach house and stables to the west by opening up the present courtyard. This will also enhance the visual presentation of the main building and the immediate setting of these heritage assets, by reinstating views south towards the areas of proposed new soft landscaping. This will reinstate a more verdant aesthetic to the immediate surrounds and, overall, the demolition works will have no adverse impact on or harm the significance or setting of these listed buildings. Indeed, it is considered that the demolition and resulting landscaping works will result in considerable enhancements to the existing situation.



Photograph (above left) showing principal western elevation to Brampton Park House, with unsympathetic ducting and other accretions. Photograph (above right) showing poor quality surface treatment within the coach house / stable courtyard.

6.8 Within the coach house / stable courtyard it is proposed to remove the present tarmacked surface and replace this with a more sympathetic hard surface such as compacted or self-binding gravel to reflect the historic appearance of this space. Following the pre-application discussions, the previously proposed trees within this space have been removed from the proposals and the resulting appearance will be more in keeping with a traditional service yard aesthetic. Consideration has been given to the use of bollards, planters, troughs and pumps within this space as suggested by the pre-application advice and this is reflected (as appropriate) within the revised layout. Please refer to submitted landscape drawings for full details.

6.9 The proposed car parking within the courtyard will be to the eastern wall away from the frontage to the coach house. Additional parking is proposed within the new garden wall structure to the east of Brampton Park House. The pre-application response considers this to be a reasonable approach that would not harm the setting of the listed building.

6.10 The conversion of the main building into the proposed nine self-contained duplexes will require separate entrances; these will re-use existing entrances where possible, with a number of new doors utilising existing window openings or sensitively introduced.

- Duplex 1 – an internal door will be widened, following the demolition of the north-west C20 extension
- Duplex 2 – this duplex will similarly re-use and existing internal door following demolition of the north-west C20 extension
- Duplex 3 – this will re-use the principal entrance from the northern elevation
- Duplex 4 – the entrance door will sympathetically replace an existing window opening
- Duplex 5 – the proposed entrance will reinstate a door within the present window opening to the east end porch on the northern side of the building
- Duplex 6 – the proposed entrance to duplex 6 will require a new opening to be formed, following the demolition of the south-west C20 extension. This has been carefully considered and proposes to mirror the arrangement on the east side of the building (doors from duplex 9), with the two existing internal doors partially infilled to form windows.
- Duplex 7 – a new door will be created which has been carefully considered and will sympathetically respond to the corresponding door which exists and which will form the entrance to duplexes 8 and 9.
- Duplexes 8 and 9 – the shared entrance door is as existing.



Elevations showing the existing, demolition and proposed situations. The blue arrows indicate the two new doors to be introduced on the southern elevation, which have been designed broadly symmetrically to mirror those on the east end of the elevation (green arrows)

6.11 The new entrances will result in a minimal loss of largely plain C20 brickwork and later window frames (the latter to duplexes 4 and 5), which is unlikely to have any significant impact on the significance of the listed building. Furthermore, given the carefully considered placement of new entrances and the design approach to symmetrically replicate those which already exist to the rear / southern elevation, there will be no significant or material difference to the legibility of the external appearance of the building as it survives – which already features several access points.

6.12 The other external works proposed across these buildings relate to the general repair / refurbishment and maintenance of the main building envelopes to bring them back into good order. This will include repairs / replacement to any damaged window panes and timber frames, repointing of brickwork (as necessary) with an appropriate specification of lime mortar and, in the case of the main building, works to repair the roof and reinstate missing lead. These works will enhance the present appearance of these buildings and allow them to be brought back into active use.

6.13 As part of the conversion of the coach house, it is proposed to fix open the full-height timber carriage doors on the front (east) elevation, with new Crittall style screens introduced to form new windows within the respective carriage openings. The introduction of these screens will be entirely reversible and could be removed in the future without any long-term impact on important historic fabric. The proposed use of these Crittall like screens draws on the historic use of the coach house (and stables) as ancillary service accommodation to the main house and will result in a more functional rather than overtly domestic character. This will also be reflected in the proposed treatment of the courtyard. The recent pre-application advice offers support for metal framed fenestration in these locations, to provide a semi-industrial / utilitarian aesthetic.

6.14 Other external alterations to the coach house / stable range relate to the introduction of a number of additional new window and door openings. This will naturally result in some harm due to the loss of historic brickwork in these locations, however this is plain yellow brickwork which is individually of no significant or decorative quality. The buildings are redundant for their original uses given the changing nature of the immediate and wider site and it is unlikely that these uses will ever be required of the buildings again in the future. These small losses of historic fabric, which support these buildings being brought back into an active and long-term use should, in our view, be considered acceptable. It is acknowledged that it is unlikely given the nature of the immediate surroundings, however, replacement yellow brickwork set in a Flemish bond could be easily reinstated should the circumstances or requirements for these buildings change in the future. So whilst they are intended as permanent changes to support a new use, there is a clear degree of reversibility.

6.15 The minimal external alterations proposed to the coach house and stables reflect that they are little altered from their historic appearance and ensure that their important character is retained. The opportunity will also be taken to improve their visual presentation through the removal of unsympathetic clutter, such as downpipes and cabling (where these exist), which will modestly enhance their external appearance and reinforce their strong stylistic relationship with the main house (reflective of Buonarotti Papworth's work in c.1825).

Internal alterations

6.16 Internally within the main house, the divisions to form the proposed duplexes are arranged (as far as possible) to follow existing building lines, albeit with a number of C20 walls / partitions removed and new partitions introduced to facilitate the proposed internal layouts. The recent pre-application advice confirms support for the vertical subdivision proposed and acknowledges that the layout of the proposed duplexes broadly reflects the existing internal layout, with features such as the staircases and chimney breasts retained *in-situ*.

6.17 The introduction of new partitions (where necessary) will have no adverse impact on the significance of the listed building, particularly given the extensive alterations that have taken place within the building during the C20 (including the extensive 1980s refurbishment works) and given that no important or historic plan form survives intact. Notwithstanding this, these new partitions would be entirely removable and their effects reversible in the future without any permanent impact to important historic fabric.

6.18 The vestiges of the C19 axial corridors which survive at ground and first floor levels have been carefully considered and incorporated as new corridor / landing spaces within proposed duplexes 7 and 8. This ensures that there is an appreciation of this historic east-west route through the building. Similarly, the proposed duplexes have been sensitively arranged to sit effectively to the north and south of this axial route, allowing the northern corridor walls to act as the party wall between the proposed duplexes on the respective sides of the building. This respects, as far as possible, the surviving historic plan form of the building, whilst facilitating a new long-term use for the building.

6.19 Important historic fabric and features which survive within the building have been retained within the layout of the proposed duplexes, notably the domed ceiling in the former Pump Room at first floor level is retained exposed as a distinctive feature within the master bedroom of proposed duplex 2. Similarly, the early C20 timber staircases and fireplaces are also retained and highlighted as key features within their respective duplexes. More generally, historic cornicing and woodwork that survives throughout is also retained *in-situ*.

6.20 Where historic fabric is proposed to be altered or removed internally, this is generally limited to small isolated areas of plain / non-decorative fabric. Notably, areas of the existing floor / ceiling build ups are proposed for removal to allow for the introduction of the new staircases serving the respective duplexes. Although investigative works have not yet been undertaken, it is assumed that the locations of the new staircases will result in the small loss of sections of historic floor joists and possibly floorboards (if/where these survive below modern coverings). Any limited harm associated with such a loss of what is likely only to be plain fabric would, in our view, be outweighed by the significant benefits of the cumulative works to repair the building in bring it back into long-term sustainable use to support its conservation as a designated heritage asset. These alterations have been discussed as part of the pre-application discussions and are broadly supported subject to the further investigation / opening up works being undertaken on-site as agreed.

6.21 The coach house and stables are in a much poorer condition internally and require significantly more work to bring them back into a structural and physical state of repair. Notwithstanding this, the historic plan form of these rooms generally survives more intact than in the main house and it was agreed at the pre-application meeting that the coach house and stable would benefit from more of a conserve and repair strategy. The proposed layouts of duplexes 10-13 have therefore been designed to respond (as far as possible) to the existing internal arrangements.

6.22 Within duplex 10, the proposals seek to introduce new partitions to form bedroom and bathroom / *en-suite* accommodation. Although this divides the presently open arrangement of this former stable space, the proposed hall and open plan nature of the kitchen and living room allow for a clear understanding of the original internal openness and length of this space. Similarly, within duplex 11, the proposed changes relate to the introduction of new partitions to form the proposed internal layouts. The new internal additions across these units will have no physical impact on surviving historic fabric and could be entirely removed in the future.

6.23 Within duplexes 12 and 13, the proposed layouts closely follow the existing plan forms. The most significant change relates to the removal of the existing staircase leading to first floor level from what becomes duplex 12. This will cause some harm as it will remove the historic staircase position and will result in the loss of the plain pine treads and risers forming the staircase. Additionally the top section of the wall at first floor level will be reduced in height to allow the window serving the staircase to serve the proposed internal accommodation. These losses of historic fabric should be balanced against the overall benefits of repairing these buildings using traditional techniques and providing a new long term-use consistent with their conservation as designated heritage assets.

7. Summary and Conclusions

7.1 The statutory requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The overarching statutory duties require that any harm should be given considerable weight and importance in the decision-making process.

7.2 Paragraph 193 of the NPPF guides that when considering the impact of a proposed development on the significance of a heritage asset, great weight must be given to the asset's conservation. The weight to be given is relative to the importance of the asset. Significance can be harmed or lost through alteration of the heritage asset, or by development within its setting.

7.3 Paragraphs 195 and 196 of the NPPF establish two classifications of possible harm – substantial and less than substantial. The National Planning Practice Guidance (PPG) guides that, in general terms, 'substantial harm' is a high test, and so may not arise in many cases. Paragraph 196 guides that where a development proposal will lead to 'less than substantial harm', this harm should be weighed against the public benefits. The PPG guides that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress. Public benefits may include heritage benefits, such as sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; and securing the optimum viable use of a heritage asset in support of its long-term conservation.

7.4 Policy En2 of the Huntingdonshire Local Plan (1995) requires that development affecting a building of special architectural or historic interest has proper regard to its scale, form, design and setting.

7.5 There will be some small losses of historic fabric associated with the removal of sections of brickwork to facilitate new openings to the coach house and stable ranges, as well as the introduction of new staircases to serve the proposed duplexes. However, this is plain historic fabric which is of no significant or decorative quality in terms of its contribution to the special interest of these buildings. Should it be required, this fabric could be entirely reinstated to a high standard in the future using traditional materials and techniques.

7.6 When considering the proposed development as a whole, there are considerable positive enhancements and heritage benefits that would be delivered, including the demolition and removal of unsympathetic and negative C20 extensions and accretions, which will improve the visual presentation and appreciation of these buildings as designated heritage assets. In particular, the removal of the C20 extensions from Brampton Park House and the resulting landscaping proposals for the coach house / stable courtyard and the immediate surrounds, will significantly improve the setting of these listed buildings.

7.7 The main heritage benefit associated with the proposed development being that these long redundant and, in the case of the coach house semi-derelict buildings, which are at risk of further deterioration, will be extensively repaired and sympathetically brought back into active and long-term sustainable use.

7.8 The heritage benefits arising from the proposed development should be considered as part of the wider public benefits and planning balance associated with the proposed development – including the temporary benefits to the local economy as a result of the proposed construction works and employment generated. In particular, it is considered that the proposed development will secure the optimum viable use of these redundant buildings as new residential dwellings. The changing nature of the wider site over the course of the C20 to the present, mean that in the case of the coach house and stables, their original uses will never again be required of these buildings. Therefore, changes need to take place to find new long-term sustainable uses. The proposed residential use would be in keeping with the residential character of the surrounding redevelopment and would add to the quality of accommodation available within the existing housing stock locally. By bringing these deteriorated buildings back into active use for residential purposes, it ensures that their future maintenance is managed by those who own and occupy them as their homes and who have reason to invest financially in their upkeep.

7.9 Overall, when considering the proposed development as a whole, the proposed works are considered to provide significant positive enhancements to this group of listed buildings. Therefore, it is concluded that the proposed development is in accordance with the relevant local and national planning policy and should therefore be approved.

Turley Office
8 Quy Court
Colliers Lane
Stow-cum-Quy
Cambridge
CB25 9AU

T 01223 810990

Turley
Heritage