

Dakin Cottage is a Grade II listed building. The listing details 'Dakin Cottage and attached garden wall'. Please see 'Dakin Listing' tab for further details of the listing. The listing mostly notably highlights such features as: irregular windows, crenellated garden wall (bearing the Dakin crest) and roof trusses. Locally the cottage is known for its attached crenellated garden wall. Our proposed changes to do impact any of these key features and overall do not affect the historic or architectural interest of the building. In our opinion the proposed changes would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers.

Heritage Feature	Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Is the Impacted structure considered a heritage feature?	Identify all heritage features affected by the proposed development.	Detail the feature with regards to its age, design and quality.	Identify the value of the historical significance of the feature.	Detail the proposed works and how they will impact each particular feature.	Evaluate the impact upon the heritage asset.	Justify the proposed works, or detail mitigation measures to limit the harm caused by the proposed development.
No, but within curtilage	CG1 Grass within curtilage	Grassy section within curtilage on southwest corner of the cottage.	Low	Lay a base with hardcore. Add an apex framed wooden garden shed with one window, painted in Bone to match other woodwork on the house. The proposed shed would measure 2400mm length x 1800mm width x 2000mm high. Plot View: LOC 1 Proposed Location of the shed. P1 and P2: images of the current house showing desired location of the shed.	New visible structure in curtilage.	Positioned in part of the curtilage that is not visible from most parts of the house or public viewing points and also hidden by trees.
Possible, but not included in listing	CG2 Exterior downpipe	Exterior black cast iron 80mm downpipe	Low	Replace with 110mm black cast iron effect downpipe. P3: image of existing external downpipe Plot View: LOC 2 external downpipe	Change of material from potential original. Pipe may be slightly more noticeable with larger size.	We have selected cast iron effect downpipe because all of the other external pipework (excluding this 80mm downpipe) is black cast iron effect rather than cast iron. We believe this will blend in with other existing pipework better if it all matches.
Unknown/unlikely and not included in listing	CG3 Balustrade	Balustrade surrounding upstairs stairwell	Low	Current balustrade to be replaced with floor-to-ceiling stud wall to enclose and make private proposed master bedroom. This would include a small additional section of stud wall and addition of a door into the proposed master bedroom. P4: photo from 2004 of balustrade and partial wall P5: photo of current balustrade P6: photo of current balustrade First Floor View: LOC3 balustrade to convert to wall and door	We do not believe the balustrade to be original. Positive impact - capitalised on use of currently disused landing space, creates a spacious master bedroom. Potentially partially reinstating a more historic feature.	This appears to be a partial reinstatement of wall that originally divided the upstairs space (as evidenced by photographs from 2004). This is a minimal layout change to create a new bedroom. A historically sensitive door will be selected.
No	CG4: stud wall	Stud wall between current bathrooms	Low/None	Create and opening and add a door between proposed master bathroom and walk-in closet (currently two bathrooms). The proposed door (LOC5) would be going into a modern plasterboard stud wall, not original to the house. P8: photo of desired location of new bathroom door LOC5: First Floor View: Location of desired new bathroom door	No impact to original features of the cottage. Positive impact to create an ensuite to proposed master bedroom.	The proposed door will be of a style to match the house and we may re-use the door that is due to be removed from the current bathroom if possible.
Unknown/unlikely and not included in listing	CG4: Bathroom door	Close up existing bathroom door with a stud wall	Medium	Close up the existing bathroom room (P7 and LOC4) and create a door between proposed master bathroom and proposed walk-in closet (LOC5). P7: photo existing bathroom door to be closed up LOC4: First Floor View: Location of existing bathroom door to be closed	May cause a change to historic layout, but this is unverified.	This change would create additional wall space in proposed master bedroom. It would also allow for reconfiguration of potential master bathroom and inclusion of a shower making the house more functional.
Yes	CG5: Velux window	Replace existing Velux with wider roof light.= (LOC6)	Medium	Replace the existing, modern roof light (Velux) window (LOC6) (measuring 500mm wide x 650mm high) with one that is 500mm wider with dimensions 1000mm wide x 650mm high (black in colour to blend in with roof). P9: interior photo of existing Velux P10: exterior photo of existing Velux LOC6: First Floor View: Location of existing and proposed replacement roof light	The wider window will consume more space on the stone roof. This will visibly impact the structure, although minimal because this is replacing an existing window.	We have selected a more historically sensitive window than the current Velux one which is installed. The current Velux is also steamed up and needs replacing. We will select a colour to blend in with the roof.
Yes	CG7: stone Roof	Add light tunnel into stone roof (LOC8)	High	Add light tunnel over stairwell P13: interior photo of proposed light tunnel P14: exterior photo of proposed light tunnel LOC8: First Floor View: Location of proposed light tunnel	This will visibly impact the roof.	We will select a colour to blend in with the roof.
Unknown/unlikely and not included in listing	CG8: Hallway access point	Opening	Low	Close current secondary access point (LOC9) into hallway to create a cabinet. P15: photo of hallway access point to become cabinet LOC9: First Floor View: Location of proposed cabinet	Will cause a change to the layout to later extension of the cottage, but not the original structure.	This will make the proposed master bedroom private and only accessible through proposed bedroom door. Overall we consider this to be minimal impact to the cottage.

Overview

Grade II Listed DAKIN COTTAGE AND
ATTACHED GARDEN WALL,
WATERSWALLOWS ROAD

Details

Formerly known as: Fairfield Farm, Townend. WATERSWALLOWS STREET Fairfield. Farmhouse, now house. 1683, altered late C18 with C20 alterations. Coursed limestone rubble, with gritstone dressings, stone slate roof with coped gables, kneelers, cross finials and stone stacks. PLAN: T-plan. EXTERIOR: 2 storeys. Quoins. South garden front has 3 irregular windows. Off-centre 3-light flush mullion window with hood, to right two similar 2-light windows, to left a 4-light chamfered mullion window. Above central 4-light flush mullion window with hood flanked by similar single 2-light windows. East gable front has 2-light chamfered mullion window to right, and above central similar 3-light window. Beyond to left single storey C20 addition with stone doorway, glazing bar casement and 2 doors beyond. North gabled front has two C20 casements and above a similar casement. West front has ashlar doorway with hood supported on brackets and plank door, to left 3-light window in stone surround. Above 2 similar 2-light windows. North return front has blocked doorway to left with C20 2-light casement and 2-light casement to right, above similar 2-light window and to left a small circular opening. INTERIOR: has at first floor roof truss visible with staggered purlins, trenched into rafters. Beams to ground floor have protruding pyramidal stops. Possible original square headed fireplace survives to right-hand room. The left-hand unit reached internally through a chamfered doorway. SUBSIDIARY FEATURES: attached crenellated garden wall, probably late C19, bears the Dakin crest (battleaxe in hand).