Hall House Farm, Rushton Spencer, SK11 0QU

Application for Listed Building Consent: Internal Alterations and Associated Drainage

DESIGN AND HERITAGE STATEMENT

To be read in conjunction with Drawings AL-10 Plans as Existing and AL-11 Plans as Proposed

Application Background

Hall House Farm is a late C17 stone farm house with C19 and C20 alterations and extensions. The building is listed (grade II) under the Planning (Listed Buildings and Conservation Areas) Act 1990; list entry 1374774. The farm has been tenanted and worked by the applicant's family since 1961. During this period very few refurbishments been undertaken to improve the standard of living conditions in the property and are now urgently required to enable to applicant and his family to continue to occupy the property. This application seeks consent for the installation of a fitted kitchen and associated drainage to the ground floor; new partition walls to create a bathroom and box room, the installation of new bathroom sanitary-ware and associated drainage to the first floor; and to reinstate the domestic heating oil tank to the South Elevation.

Ground Floor Alterations

The proposals seek to minimise the impact on the existing fabric. To maintain the integrity of the existing vertical t&g boarding to the stairwell (see Fig 1.1) it is proposed to construct a new stud partition wall to the kitchen face, allowing the stairwell to be return to its original form at a later date without damage to the woodwork.

A new extract unit and grille (in black) is proposed to the West elevation (fig 1.2). The grille shall be subtle in size and appearance and mounted approximately 2.5m from ground level to reduce the impact to the elevations aesthetic.

First Floor Alterations

The proposed plan form alterations to seek to minimise the impact on the existing fabric by adopting a 'light touch' construction method, namely; timber stud partition walls. As with the ground floor partition, these walls will be able to be removed at a later date without damage to the historic fabric. The design also includes the retained exposure of the timber beam running north-south @ ceiling level (fig 1.3). The new bathroom will benefit from a suspended ceiling with vapour control layer to prevent moisture from damaging the wattle and daub plastered ceiling above.

External Alterations

The application seeks to re-instate a domestic fuel oil tank to the south (rear) elevation of the property (fig 1.4); sited on the existing concrete mounts. The boiler will be mounted within the kitchen to reduce the length of exposed pipework affecting the exterior elevation.

Fig 1.1 T&G boarding to Kitchen Stairwell



Fig 1.2 West Elevation



Fig 1.3 Exposed timber beam to First Floor



Fig 1.4 South Elevation

