

DESIGN & ACCESS STATEMENT

PROPOSAL : ALTERATIONS TO WINDOWS, REMOVAL OF PORCH AND BRICK OUTHUSE AND PROVISION OF NEW PARTITIONS TO INTERIOR (PARTIALLY RETROSPECTIVE)

ADDRESS : WALL HILL MANOR FARM, RUSHTON SPENCER, SK11 0RS

APPLICANT : MR J BEBINGTON

DATE : DECEMBER 2021 JOB No. : 2021-2638

INTRODUCTION

Sammons Architectural Ltd have been asked to prepare a Design and Access Statement on behalf of Mr John Bebington to accompany a listed building consent application for alterations to windows, removal of porch and brick outhouse and provision of new partitions to interior at Wall Hill Manor Farm, Rushton Spencer. It has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System which came into effect on the 10th August 2006.

This statement should be read in conjunction with the accompanying drawings numbered 2021-2638-01, 2021-2638-02B, 2021-2638-03B, 2021-2638-04B, 2021-2638-05B, 2021-2638-06B, 2021-2638-07A and the supporting covering letter, schedule and Heritage Statement by Mel Morris Conservation.

The application is the cumulation of a number of prolonged and protracted discussions between the applicant, Mel Morris Conservation and the Council's former conservation officer, Gill Bayliss following unauthorised works. These discussions are referred to more fully in Mel Morris' covering letter and Heritage Statement.

ASSESSMENT

Wall Hill Manor Farm which was listed as Grade II on 1st February 1967 is described in the Historic England list description as follows: " Farmhouse. Dated 1621 and 1839, C20 alterations. Painted, rendered timber frame (some now replaced by brickwork) on sandstone plinth; tiled roofs; massive C19 central stone stack. 'T'-shaped plan of parlour wing and hall. 2 storeys and attic. 3-gabled front; projecting parlour cross wing to left with central range of windows: 2-tier, stepped, one-over-three-light attic window, C20 casements below, of 3 small-pane lights to first floor, timber pattern simulated only; right gable set back and flush with body of house and gabled to approximate symmetry, slightly jettied at first floor and eaves line; painted render simulating studwork and diagonal braces; attic window as left gable, first floor window (possibly once larger) of 5 lights, offset to right, with chamfered timber mullions and lead lattice casements; 3-light C20 casement below with applied leadwork; gabled porch bay set into return angle against left wing; largely in brickwork; small apex window as other attics and Tudor-arched doorway with overlight and 5-panel door, shields at imposts and inscribed panel over of naive low-relief face over. I The house is dominated by the chimney stack of broad T Y square base, corniced with gargoyles at angles and 4 1839 broadly-spaced, corniced octagonal shafts."

PROPOSED WORKS

The unauthorised works included in this application are:

Windows:

- Replacement windows to the North (front) elevation - left gable
- Replacement window to the west (gable) elevation
- Replacement window to the south gable elevation
- Replacement windows to the East elevation
- Replacement rooflight to the west (rear wing)
- Replacement window to porch (west eaves)

External Works:

- Removal of porch and making good
- Reinstating eaves gutter to full length of west rear wing
- Removal of boiler flue and brick outhouse and making good

Internal Works:

- Installation of a partition to ground floor to create a W.C.
- Installation of a partition to the first floor to create a bathroom

Additional enhancement works included in this application are:

- Alteration of kitchen window to replace existing with 6x6x6 casement
- Alteration of south gable window to replace existing with 2x2x2 casement
- Restoration of ovolo-moulded oak windows and leaded lights to first floor bedroom (north elevation)

DESIGN & ACCESS STATEMENT

Use

The application building is currently and has historically been used as a dwellinghouse. This is considered to be the most appropriate and sensitive land use for the building. The proposed development would not change the land use of the building.

Amount

The application building is set over two floors and has a volume of 737.86 cu metres. The demolition of the brick outhouse and porch, which are both later additions, would result in the loss of 17.86 cu metres resulting in the dwelling having a cubic volume of 720 metres.

Layout

The application seeks retrospective consent for the provision of internal partitions at both ground and first floor level. The provision of these partitions which have been required to provide a ground floor w.c and separate bathroom at first floor and are not considered to harm or result in the loss of any historic fabric or detract from the significance of the building. The existing layout complements the form of the building and makes the best use of the space therefore the internal layout is to remain unaltered. The existing porch and brick outhouse will be removed, although both of these are later additions. Their removal will restore the layout of the building to a more faithful one.

Appearance

Although the previous unauthorised works are considered to have been harmful to the special and historic interests of the application building the works contained within this application are considered to result in a positive enhancement to the character and appearance of the building.

Where there is photographic evidence of authentic historic windows they will be reinstated. Where there is photographic evidence of modern 20th century windows these will be modified as set out in the accompanying schedule and drawings.

The removal of the unauthorised brick outhouse and replacement porch will restore and result in a positive enhancement to the character and appearance of the application building.

Scale

The scale of the building will remain largely unchanged although the demolition of the very small brick outhouse will result in a very small decrease in the overall scale of the application building.

Landscaping

The application building is set within an established and mature curtilage and no changes to this are proposed as part of this application.

Access

The application building is currently accessed via a private driveway which leads to a dedicated parking area. No changes either to the vehicular access are proposed as part of this application.