



Design, Access & Heritage Statement

CLIENT: Mr B Coster.

LOCATION:

The Cross
Hollington
Staffordshire
ST10 4HH

Description of Application

The application is for the following items of work:

Items of work directly affecting the fabric of the main house

1. The opening up of the existing blind window opening on the front elevation of the property and the provision of a vertical sliding sash window to match fully the details of the existing windows on the same elevation.
2. The provision of a new roof window serving the WC/cloaks room, on the low level roof of the 'modern' single storey rear brick extension.
3. The replacing of 3No 'modern' single glazed, side/top hung stormproof casement windows on the rear elevation of the property with traditional, flush casement windows incorporating sealed unit double glazing.
4. The replacing of an existing single glazed, vertical sliding sash window on the 'modern' rear brick extension with a vertical sliding sash window with sealed unit double glazing to match fully the details of the existing windows on the front elevation of the property.
5. The removal of the existing chimney breast on the ground floor in the existing kitchen.
6. The provision of an internal soil pipe serving the second floor bathroom which will enable to removal of external waste pipes associated with the existing Saniflow installations

The conversion of the existing, attached outbuilding (currently used for domestic storage and for the storage of garden equipment) to form ancillary domestic accommodation.

Items of work separate from the main body of the house

1. Existing garage building: Replacing the existing corrugated metal roof covering with Staffordshire Blue plain tiles including the reconstruction of the roof structure.
2. The provision of 2No new 'Velux' roof windows in the above garage roof and 3No in the adjacent storage/ ex-stables block.
3. The construction of a new tractor/implement shed (steel framed with profiled metal cladding).
4. The provision of a polytunnel on the existing horse riding arena along with the associated provision of a buried surface water storage tank.
5. The provision of an animal field shelter.
6. Alteration to improve the existing vehicular access.

Site Location and Constraints

The Cross is a detached property located centrally in the Hamlet of Hollington.

The property is not within a development boundary and is not within a conservation area.

The property is situated in a prominent position on the primary road junction of the hamlet connecting Rocester Road with Main Road and School Bank.

The building faces Rocester Road and is side onto Main Road. The property is set back from the roadside with a small lawned front garden with a stone boundary wall.

There are two vehicular accesses into the site, both off Main Road. The main vehicular access is at the northwest corner of the site, off Main Road Lane and there is also a pedestrian access at the front of the property.

The property has a lawned front (southeast) and side (northeast) garden, a block paved amenity area to the rear (northwest) elevation. The main house has an attached outbuilding on the northeast elevation and there are a couple of detached outbuildings including a stone built garage/general domestic storage building and a timber clad stable block.

The site also has an all weather horse riding arena.

The Cross is a Grade 2 listed building.

Date listed: 8th August 1986

List Entry Number: 1037966

Listing Text

Checkley C.P. Hollington The Cross House

SK 03 NE 10/125

GV 11

House. Early C19 with C20 alterations. Coursed dressed Hollington sandstone of ashlar quality; tiled roof; verge parapets; end stack to left and ridge stack (framing composition) inset from right end. Two storey 3+1 front; C20 casements; entrance central to composition with surround and cornice; part glazed door; bay offset to right has altered lintels. Forms part of a close group dispersed around a hamlet crossroads. Included for group value

Listing NGR: SK0597338836

Physical Description, Context and History

The original house is a stone built, three storey property, with a Staffordshire Blue plain tiled, pitched roof.

The main house includes a single storey brick extension on the rear elevation with a pitched roof with hipped ends. (see planning history below)

The property includes a number of new addition roof lights. (see planning history below)

The living accommodation has been extended into part of the attached outbuilding. (see planning history below)

The properties planning history includes:

2000. SMD/1999/0375. Listed Building consent in respect of replacement roof and windows and internal alterations.

2001. SMD/2001/0735 Change of use of land and formation of an all weather horse riding surface.

2004. SMD/2004/0476. Single storey extension.

2005. SMD/2005/0956. Conversion of outbuilding to utility and sitting room.

2006. SMD/2006/0407. Erection of stables.

2017. SMD/2017/0584. Listed Building consent for internal alterations to form cloakroom, extractor duct and tile vents.

Social Context

The property is located centrally within the Hamlet. Properties are quite spread out and the immediate vicinity is residential and agricultural.

Design Principles and Concepts

Amount

The existing dwelling has an internal floor area of 236m²

The property sits within a domestic curtilage of approximately 1500m².

No change to the physical size of the property is proposed.

The proposed conversion of the attached outbuilding would result in an additional 33m² of internal floor space.

The proposed tractor/implement shed would have an internal floor area of 50m²

The proposed poly tunnel measures on 44.65m² plan

The proposed animal field shelter measures 17.67m² on plan

Layout

No changes are proposed to the existing site layout.

Scale

The proposed alterations to the existing house retain the existing size and physical form of the existing building and therefore the scale of the building in relation to the immediate built environment remains unchanged.

Landscaping

No changes are proposed to the existing landscaping.

Appearance

All the proposed works to the house and the attached outbuilding have been designed to conform to the existing house details.

The proposal to open up the existing blind opening on the front elevation of the property will not alter the character, proportions or the general aesthetics of the elevation. No alterations will be made to the existing window head, cill or jambs.

The proposed roof lights will match those already installed.

Roof vents associated with the required extractor fans in the proposed conversion, will be to match those already approved as part of previous applications.

None of the windows to be replaced are original.

The proposed windows are to be painted timber windows with either traditional flush casements or traditional vertical sliding sashes.

The proposed windows are to be painted white.

Access

The existing vehicular access to the property at the northwest corner of the site is to be altered as originally intended when the access was created.

There is an existing overhead cable pole that should have been repositioned when the entrance was formed but was instead left in position and the driveway formed around it.

The proposal is to simply to resite the pole and provide an improved splay to the south side of the access.

The existing gates and surface finish are to be retained.

The existing driveway and parking within the site are to be retained as existing.

Impact upon the historic character of the building and upon the street scene

Proposed Works

- 1. The opening up of the existing blind window opening on the front elevation of the property and the provision of a vertical sliding sash window to match fully the details of the existing windows on the same elevation.**

The proposal to open up the existing blind opening on the front elevation of the property will not alter the character, proportions or the general aesthetics of the elevation.

No alterations will be made to the existing window head, cill or jambs.

The plaster, internal to the blind opening has been partially removed in order to expose and investigate the continuity or otherwise of the construction. The junction around the perimeter of the opening between the infilling stonework and the surrounding wall is clearly discernable internally, as are the inner surfaces of the window head and cill. The infill stonework is separate from the surrounding structure suggesting that the opening was originally constructed with the intention of it incorporating a glazed window as all of the other openings on this elevation.

The proposed window will be a white painted timber, traditional vertical sliding sash window to match fully in all detailing, the adjacent windows.

The proposal utilises fully the existing fabric and structure.

Included below are two photographs of the front elevation of The Cross.

Also included are two photographs of nearby properties of similar historic age and status. Both properties have centralised first floor windows above the front entrance doors, both properties include glazed windows matching the remainder of the elevation. Neither property includes a blind opening



The Cross (Front Elevations)



Holbeck House, Main Road, Hollington, ST10 4HH



Hollington House, Main Road, Hollington, ST10 4HH

2. The provision of a new roof window serving the WC/cloaks room, on the low level roof of the 'modern' single storey rear brick extension.

The proposed roof window will be a unit to match the existing roof windows already installed. The roof on which the roof window is to be fitted is not part of the original house structure. The window will be fitted so as to finish flush with the upper surface of the roof tiles and not stand proud.



3. The replacing of 3No 'modern' single glazed, side/top hung stormproof casement windows on the rear elevation of the property with traditional, flush casement windows incorporating sealed unit double glazing.

The windows to be replaced are non-historic, modern, stormproof casement windows. The new windows will incorporate sealed double glazed units thereby improving the energy efficiency and internal comfort of the property. The new windows will be of traditional construction and detailing with flush fitting casements and non-projecting cills.

The new windows will have a positive visual impact on the rear of the property by replacing inappropriate modern windows with a complimentary style of window more appropriate to the historical status of the building.

- 4. The replacing of an existing single glazed, vertical sliding sash window on the 'modern' rear brick extension with a vertical sliding sash window with sealed unit double glazing to match fully the details of the existing windows on the front elevation of the property.**

The window to be replaced is a non-historic, sash window. The new window will incorporate sealed double glazed units thereby improving the energy efficiency and internal comfort of the property. The new window will be a vertical sliding sash window of traditional construction and detailing all to match the other sliding sash windows on the property.



5. The removal of the existing chimney breast on the ground floor in the existing kitchen.

The removal of the existing chimney breast in the kitchen is required to improve the space in the kitchen and to allow a less restrictive kitchen layout.

It is not believed that the room used as the kitchen is necessarily the original kitchen.

The room has had extensive building works carried out previously.

The opening in the chimney breast accommodating the oil fired Aga has been altered previously.

The room has been drylined and the two beams below the ceiling which carry the existing floor joists and which bear partly into the chimney breast are not the original timber beams as found elsewhere in the house, the two beams are modern steel beams that have replaced the original timber beams.

The proposed works will not affect any historical element of the fabric other than the chimney breast itself.

6. The provision of an internal soil pipe serving the second floor bathroom which will enable to removal of external waste pipes associated with the existing Saniflow installations.

The proposed internal soil pipe (100mm diameter) is required to allow the removal of the existing saniflow macerator that takes the wastes from the second floor bathroom. This will also allow the removal of the two waste pipes than pass externally across the face of the rear elevation wall.

The proposed pipe will be positioned in the corner of the rooms through which it will pass vertically. The pipe will be positioned so as to pass between the existing floor joists so that no existing timbers will need to be altered.

There are no decorative cornices or other finishes of interest that would be affected by the works.

The pipes will be hidden from view by existing cupboard fronts that exist in the two rooms

7. The conversion of the existing, attached outbuilding (currently used for domestic storage and for the storage of garden equipment) to form ancillary domestic accommodation.

The proposed conversion of the existing attached outbuilding is required to provide ancillary living accommodation for use by the applicants aged father.

The use will be ancillary to the existing house.

The proposal has been designed to utilise the existing structure without the need to make any structural changes to the existing fabric.

The proposal utilises the existing window and door openings, with no new openings required and no changes to the sizes of the existing openings required.

Roof lights will be incorporated into the existing roof slopes, these will match the existing roof lights elsewhere on the building and will be located to minimize the required alterations to the existing roof timbers.

The required vent tile for the shower room extractor fan will be the same type as previously approved by the authority under previous applications.

New windows and doors to be fitted in the existing openings will be traditionally detailed joinery with flush casements and non-projecting cills. Frames will be set back from the external face of the wall with 100mm deep reveals.

