

HERITAGE STATEMENT AND DESIGN AND ACCESS STATEMENT

LOCATION - THE GRANGE, FOXT, STAFFORDSHIRE, ST10 2HN

PROJECT - PROPOSED REPLACEMENT WINDOWS AND CHANGING THE COLOUR OF THE WINDOWS AND EXTERNAL DOORS ALL TO THE DWELLING (CONVERTED BARN)

1. A DESCRIPTION OF THE HERITAGE ASSET AND ITS SETTING

The Grange is situated within the core of Foxt, which was known as the 'Old Town', and is at the southern boundary of the village. The site is accessed via a narrow lane from the north. GII Bolton Farmhouse is to the east and there is farmland to the south. The site also falls within the Foxt Conservation Area.

The domestic curtilage of The Grange includes a converted barn at the north of the site, this is the dwelling and is the subject of this LBC application for replacement windows and changing the colour of the fenestration; there is also a second converted barn to the west of the site, which is a holiday let and a third smaller converted barn, which has two domestic rooms, ancillary to the dwelling. Prior to conversion and up until the late C20, all three barns were part of Bolton Farm, a GII listed farmhouse. In 1999 these three barns were separated from Bolton House and sold to the current owner and applicant, who converted the buildings to their current use.

The list description for Bolton Farmhouse reads:-

"IPSTONES C.P. FOXT SK 04 NW 10/235 Bolton Farmhouse 3.1.67

- II

Farmhouse. C17 with late C19 alterations. Large blocks of coursed dressed and squared stone; tiled roof; end stack to right and ridge stack to left of centre. 2-storey and attic, 3-window front; C19 casement windows of 3 lights to first floor and single to ground. Door to right of centre. Left-hand gable has small 2-light chamfered mullioned attic window over similar but larger corniced 4-light (blocked) window to first floor and ground floor (now mutilated). Rear elevation has long low 4-light chamfered mullioned window (now blocked to 2 lights) to centre of ground-floor elevation.

Listing NGR: SK0358048358"

Although none of the barns are mentioned in the list description for Bolton Farmhouse, as they were built prior to 1 July 1948, they are protected by the listing as 'curtilage listed buildings'. Both barns and the outbuilding appear on the 1881 Ordnance Survey map and the 1843 Tithe map.

The barns that now form The Grange are described in the Foxt Conservation Area Appraisal:-

"The stone farm buildings at The Grange were once farmed by the occupants of Bolton Farm; they form an important and prominent cluster, a focal point of the lane. The main barn to the lane contains at least four phases of mellow pink stonework, and has lost a stone-coped gable; the visible traces of the earlier forms of the agricultural uses is a testament to the longevity of the hamlet."

The Conservation Area Appraisal identifies all three barns as 'positive buildings'.

2. AN ASSESSMENT OF SIGNIFICANCE

All three barns have coursed, local gritstone walls and Staffordshire blue, plain clay tile roofs. Traditional mortared verges and projecting stone eaves and have no barge boards or fascia boards. Black rainwater goods on rise and fall brackets. Stone lintels over the windows and external doors. Stone sills to the windows.

All window frames and external doors to all three barns date from the times that the barns were converted earlier in C21. The converted barn that is used as a holiday let and the small converted barn that has rooms ancillary to the house, both have traditional timber flush casement windows (these are to be retained and are not the subject of this

LBC application and planning application). The converted barn that is the dwelling has more modern profiled timber storm casement windows (these are the subject of this LBC application and planning application for replacement window frames and painting the retained external doors to match). All three converted barns have double glazed units throughout.

3. DESIGN AND ACCESS STATEMENT

Amount - The property has a domestic curtilage of approximately 1350m². The total amount of windows to be replaced is 10. This consists of 6 windows on the south elevation, 2 on the east elevation, 1 on the north elevation and 1 on the west elevation. The existing 2 external doors will be retained and painted to match the proposed replacement windows. The small vent openings that have fixed glazed frames will also be retained and painted to match the proposed replacement windows.

Layout – The barn that is converted to a dwelling is on the northern most end of the site / domestic curtilage. The long north elevation with one ground floor window faces the access track. All the proposed replacement windows are in the existing window openings.

Scale – The size and scale of the existing windows is shown on drawing 00857-001 and the size and scale of the proposed replacement window is shown on drawing 00857-002 and will match the size and scale of the existing windows.

Landscape / Appearance – The sub-division of the proposed replacement windows for the barn that has been converted to a dwelling, is the same as the existing windows. The existing windows to the barn that has been converted to a dwelling are timber windows with a storm casement design. Whereas the windows to the barn that has been converted to a holiday let and the small barn that has been converted to recreational use ancillary to the dwelling, both have all their windows as timber flush casements. The proposed replacement windows to the barn that has been converted dwelling are painted timber flush casements, and will therefore change their appearance very slightly to be more traditional and matching to the other buildings on the site.

Access – Access to the site will all be as existing and is on the track approaching from the north.

An explanation of the design concept for the proposed development – The design of the proposed replacement windows, retains the existing overall window sizes and sub division of panes. However, the proposals are to replace the modern storm casements with traditional painted timber flush casements. The proposed colour for the window frames is RAL 7032 / French Grey, which matches the window frames and doors to the adjacent converted small barn. This colour is a good match to some of the shades in the natural stone walls, and would make the window frames less visible than the existing brown ones. The proposals are to also paint the 2 existing external doors (not to be replaced) and the small glazed vent opening frames (not to be replaced) the same colour.

4. DESCRIPTION OF THE IMPACT OF THE PROPOSED DEVELOPMENT

We believe that the proposed replacement windows would have a positive effect on the curtilage listed grade II building. The proposed windows, being traditionally detailed, timber flush casements windows should enhance the building, by better revealing the significance of the heritage asset. The pale grey colour to the frames will blend in much better with the colours of the existing stone walls, than the existing brown frames do. We believe that the proposed replacement flush casement window frames, and painting those windows as well as the existing two external doors and small glazed vent frames in a pale grey that is very similar to some of the colours in the stone, will have a positive effect on the heritage asset.

5. PHOTOGRAPHS



South elevation of The Grange barn, previously converted to a dwelling.
Windows from left to right:- gf lounge, gf lounge, door lounge (to be retained),
ff stairs, door entrance hall (to be retained), ff bedroom 2, gf kitchen, gf kitchen.



East elevation of The Grange barn previously converted to a dwelling.
Windows from left to right:- gf kitchen, ff bedroom 2.



North elevation of The Grange barn previously converted to a dwelling.
Window:- gf entrance hall.



West elevation of The Grange barn previously converted to a dwelling.
Window:- ff bedroom 1.



North elevation of The Grange small barn, previously converted to provide two recreation rooms ancillary to the house – photo provided to show the flush casement window and door, painted RAL 7032 (Farrow and Ball French Grey 18)



Windows to be painted RAL 7032 / French Grey to match adjacent outbuilding windows and blend in with the natural stone walls