

Design and Access Statement

Belmont Hall, Ipstones, Staffordshire Proposed subdivision of bedroom to create en suite bathroom and re instatement of window

[With reference to Dwgs B01-01,-02,-03,-04,-05]

1.0 Brief Outline

Belmont Hall is a large Georgian residence situated on top of a hill overlooking a wooded valley to the south and parkland to the west, with features including a stone ha-ha, parkland and dense woodland. The hall was built by John Sneyd around 1770. In the early-19th century, the property was surrounded by fine gardens.

Anthony Short and Partners have been commissioned by the current owners and applicant, Mr and Mrs Richard Bowker to prepare and submit a listed building consent application including existing and proposed drawings and statements on their behalf. The applicant wishes to create a bathroom within one of the guest bedrooms to provide an en suite facility. To enable natural light into this area it is proposed that a new window be positioned on the north wall, in line and matching in proportion, style and materials with the existing window on the west elevation.

1.1 Historic and Architectural Significance

Ipstones is a small farming village in the Staffordshire Moorlands, built in the local sandstone, situated just to the north of the Churnet Valley, a few miles south of the National Park boundary. It has a high situation with splendid views from Ipstones Edge in all directions.

The name Ipstones may derive from a personal name, 'Ippa', and 'stan', the old English word for stone, so 'Ippa's stone'. An alternative derivation is a descriptive one, again from Old English, but meaning a 'raised place' or a 'look-out platform'. Ipstones' parish church is dedicated to St Leonard. It was rebuilt in about 1790 at the expense of John Sneyd, who resided at Belmont Hall. In 1877 George Gilbert Scott superintended the renovation of the church.

Belmont Hall was built by John Sneyd about 1770. The bulk of the hall was demolished in 1806 but the property remained in the ownership of the Sneyds until 1912. Belmont had very fine gardens in the early 19th century, considered to be among the seven finest in England.

Ref: <http://www.places.staffspasttrack.org.uk/default.asp>

1.2 Listings

Staffordshire Historic Environment Record (HER)

MonUID: MST9579

HER Number: 06274

Type of record: Building

Name: Belmont Hall, Ipstones

Summary: A listed mid 18th century house of (rendered) sandstone construction with a hipped, tiled roof.

Grid Reference: SK00304977 Map Sheet: SK04NW

Parish: Ipstones, Staffordshire Moorlands District

English Heritage - National Heritage List for England

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BELMONT HALL

List Entry Number: 1038031

Location: BELMONT HALL, BELMONT ROAD

County: Staffordshire

District: Staffordshire Moorlands

Parish: Ipstones

Grade: II

Date first listed: 02-May-1953

List Entry Description

Large house. Circa 1760 with early C19 alterations and additions.

Coursed sandstone, rendered to all but service wing on plinth; hipped tile roof on eaves band; rendered ridge stacks. Large inverse J in plan with main block as top stroke.

Approach front (and garden front) asymmetrical with projecting 3-storey, 3-sided 3-window bay to left and lower 2-storey set-back wing to right, also of 3 windows, all glazing bar sashes, taller to ground floor and square to top of bay. Entrance front of 2 storeys and attic (although strangely it is fenestrated to right end as the 3-storey bay) and 3 windows also glazing bar sashes with tripartite sashes to ground floor; central entrance with small C19 Corinthian portico and door surrounds to part-glazed doors. Extensive service wing to west has 8 windows and 3 entrances.

National Grid Reference: SK 00309 49776

The map below is for quick reference purposes only and is not to scale.



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1.3 Local Authority Involvement

Gillian Bayliss, Conservation Officer at Staffordshire Moorlands District Council, was contacted by the applicant for consultation regarding the re instatement of a window and the subdivision of a bedroom to create an en suite bathroom in July 2014. Ms Bayliss responded by email (15th July 2014) confirming that listed building consent would be required before the project could commence and did not foresee any contentious issues as long as all was well specified and justified.

1.4 Planning policies considered

The following planning policies and guidance were considered and noted during the design process of the proposal:-

- The National Planning Policy Framework
- Staffordshire Moorlands – Core Strategy Development Plan Document (Adopted 2014) Spatial Objective S08; Policies DC1 Design Considerations; DC2 The Historic Environment
- Supplementary Design Guidance:-
 - Design Principles for Development in the Staffordshire Moorlands
 - Introduction: Illustrating the basic design principles applicable to development within the rural areas of the Staffordshire Moorlands., highlighting the policies by which planning applications are determined within the Staffordshire Moorlands Local Plan and the Staffordshire Structure Plan.
 - Repairs and Alterations to Historic Buildings
 - Windows and Doors in the Staffordshire Moorlands – Repair and Replacements

1.5 Evaluation

The plain Georgian style of Belmont Hall has simple features and large sash windows to the south and west elevations. The driveway enters at the south of the property, leads up to the main west entrance and continues around the east side to the rear of the building.

The front of the house, with an ornate centre piece main entrance door, faces west and the south elevation looks down over the garden and lawn (P1).

The guest bedroom to be subdivided is on the first floor and at the corner of the west and north elevations (P3). It is a large room that has seen changes over the years, and did have a window in the north bay overlooking the rear garden (P2). The external wall render has recently been removed in this area and revealed where the window used to be (P4). It is understood that the room had also previously been subdivided to create an en suite but when the hall was refurbished by the previous owners (thought to be around the mid 1990s), it was removed, including the subdividing walls (P5).

The applicant wishes to return this room to being subdivided, creating an en suite bathroom, with a window to the north bay in order that it can be used as a guest bedroom.

1.6 Design and Access

Creation of the bathroom (see drawing B01-05):-

The new partition wall would be removable and damage to the fabric of the building would be avoided. In order to be balanced and give the appearance of the room always being subdivided, the partition wall is proposed to be positioned so that the west window is central to that wall giving approximately 1330mm either side. The ceiling architrave profile would be copied by a specialist craftsman and continued at that height around the partition to match the existing. The existing skirting format and moulding would also be replicated and run along the newly formed wall matching in with the existing.

Bathroom doors (see drawing B01-04):-

It is felt, because of the room's high ceiling and the hall having features of large proportions, that the entrance into the bathroom should have double doors, and be the same height of the existing west window so reflecting its style and size. They are to be positioned not centrally in the new wall but set in front of and in line with the re-instated north bay window. Once the doors are opened flat to the inside of the bathroom, the full window would then be seen, making it a focal point and also allowing natural light to fall into the bedroom. It is proposed that a roll top bath to be positioned in front of the window. Placing the doors off centre would also create a larger area for the positioning of a toilet and hand washbasin on the north and east walls which would easily link up to the existing water and drainage systems. It would also provide more circulation space in this area for when in use.

The doors would match in style and proportion the panelling and moulding of the existing bedroom and bathroom doors at first floor level (P8). The architrave moulding profile to also match that of the existing.

North bay window (see drawing B01-03):-

The north elevation is not seen upon entering the hall grounds or leading up to the main entrance, so it would not provide any initial visual impact. The window would be in keeping with the style of the hall and it is felt not look out of place.

The new vertical sash window would be positioned in line with the existing windows at first floor level to give balance and continuity. The window would respect the proportions, style and detail of the existing west window including the existing glazing bar arrangement and profile (P6 and P7). The window is proposed to be single glazed with 3mm crown glass set with putty.

Vertical shutters and fixings to match the existing window would be constructed and installed which would replicate this feature and would also, because of the single glazing, provide draught proofing to improve thermal efficiency.

The doors, window and all timber work would be constructed by an experienced, qualified and quality craftsman. The timber is recommended to be of North European high grade soft wood with a fine resin grain FSC approved, or a similar certified treated wood such as Accoya.

All historic features and fittings of the existing window, door, architrave and skirting would be accurately replicated to add to and retain the character of the room and hall.

As it has been shown from the work of the previous owners, the room can be returned to its previous and probable original state, therefore the installation of the bathroom and window can be easily reversed if required.

1.7 Supporting Photographs



P1



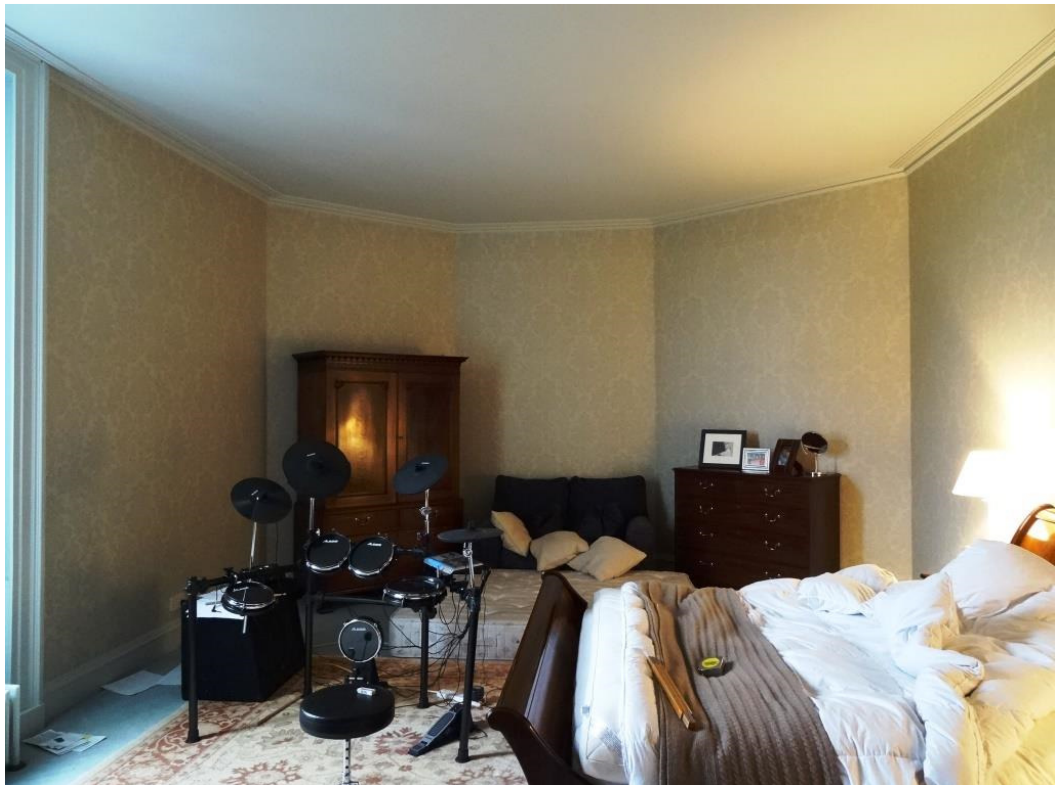
P2



P3



P4



P5



P6



P7



P8

B01 Belmont Hall/ Statement/ASAP/Feb 2015