Manor Farm, Bulkington



PLANNING

Design and Access Statement

Replacement doors

Introduction

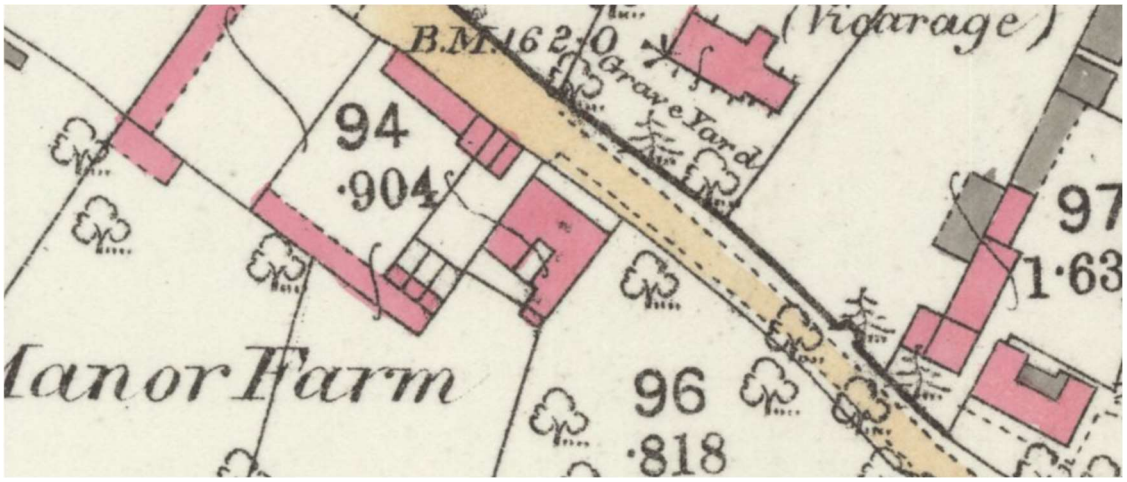
This statement is to provide background information for the reinstatement of the timber frame doors removed from the South East elevation which have been replaced with UPVC.

Context

Manor Farm is located on the outskirts of Bulkington Village and forms a large dairy farm with several outbuildings. The immediate surrounding fields fall within the same ownership.

Existing Property

The existing house is circa late 18th / early 19th century and is grade 2 listed brick dwelling with slate hipped roof. It would appear that the house was originally built as a 3 window wide dwelling with central doorway and south East wing (a similar unlisted farmhouse can be seen in this original arrangement at 23 Hawkstreet, south of Rowde). The North West wing of the house is set slightly back from the main façade, however all of the details and scale of the windows match the original along with the wall thicknesses. The farmhouse is shown in this U shape form on early maps from 1886, therefore the NW wing is presumed to be an early addition.



Source – Maps.nhl.uk (date 1886)

The current rear single storey extension was built in the 1970's and replaced a previous pitched roof extension. This currently is used as a boiler house with a very large wood fired heating system boiler and flue.

The rear courtyard has been enclosed in the 1970's with a brick cavity wall and UPVC windows with an opaque plastic roof over.

Listing Building Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1262850

BULKINGTON BULKINGTON VILLAGE ST 95 NW (south side) 7/104 Manor Farmhouse GV II

Farmhouse. Late C18 and early C19. Flemish bond brick, hipped Welsh slate roof with brick stacks. L-plan. Two-storey, 4-window. Central 6-panelled door with pedimented canopy on brackets, 3-light segmental-headed casement either side, straight joint and 3-light segmental-headed casement to added right hand bay. Toothed brick plat band over lintels, first floor has three 3-light and one 2- light segmental-headed casement. Left return has glazed door, 3- light ground floor casement and blind first floor casement. Right return has 3-light and 2-light casements. Interior not inspected.

Listing NGR: ST9401658366

Relevant previous planning history

Various planning records exist for the expansion and alterations to the farm buildings but there is no previous planning history available on record for the farmhouse.

Proposed Alterations

Two timber frame doors have been removed in the past on the South East elevation and replaced with UPVC doors. These are highlighted on the existing drawings in red.

This application includes for the removal of the UPVC doors and their replacement with painted timber doors to match the existing window details on the principal elevation (photo below).

Arboriculture and planting
Not relevant to this application.

Landscape
Not relevant to this application.

Ecology
Not relevant to this application.

Parking arrangements
Not relevant to this application.

To be read in conjunction with the following drawings ;

Existing drawings -

EX01 – Location plan
EX02 – Site plan
EX104b – Existing Elevations

Proposed drawings -

PL202 – Door details.
PL203 – Door details.

PHOTOS



Existing painted timber single glazed windows on the principal elevation.