

Design and Access Statement - The Grange, Lake, SP4 7BP

Listed Building Consent Application

Replacement of Concrete Steps with Local Stone Bullnose Step and repair works to rotten wood porch and doorframe.

1. Introduction

This Design and Access Statement supports an application for Listed Building Consent for the replacement of x2 existing concrete steps with a new bullnose step to the east and south-facing entrance doors at The Grange, Lake, SP4 7BP.

The proposal seeks to remove an unsympathetic modern intervention and replace it with a material and detail that is more historically appropriate, visually harmonious, and respectful of the architectural and historic interest of the listed building.

2. The Site and Listed Building

The Grange is a listed residential property located in the village of Lake, Wiltshire. The building is of traditional construction and character, reflecting local vernacular architecture and historic building practices.

The existing concrete steps serving the east and south front doors is a later addition and does not reflect the materials, craftsmanship, or detailing traditionally associated with the building.

Its appearance detracts from the historic character of the principal elevations.

The proposed works are confined solely to the immediate entrance areas and do not affect the structure, plan form, or historic fabric of the building beyond the removal of the existing steps.

3. Assessment of Significance

The significance of The Grange lies in its historic fabric, traditional materials, and architectural detailing. Entrances form an important part of the building's appearance and contribute to its overall character.

The existing concrete steps are of no historic value and make a neutral to negative contribution to the significance of the listed building. Their replacement provides an opportunity to enhance the building's appearance using appropriate traditional materials.

4. Proposed Works and Design Principles

Amount

The proposal involves the replacement of existing concrete steps at each entrance with a single stone step. There is no increase in size, footprint, or number of steps.

Layout

The new stone steps will be installed in the same position and alignment as the existing steps. The established approach to both doors will be retained, with no alteration to thresholds, surrounding surfaces, or circulation routes.

Scale

The proposed steps will match the existing step dimensions, ensuring continuity of use and avoiding any impact on the building's proportions or entrance hierarchy.

Appearance

The proposed stone bullnose steps are traditional in form and detailing and would be sourced from www.LovellStoneGroup.com in their Chicks Grove Stone paving. The bullnose profile reflects historic step design commonly found in Wiltshire and is appropriate to a building of this age and status.

The natural colour and texture of the stone will complement the existing building materials and enhance the visual quality of the east and south elevations.

Carpentry Works

The porch to the south side of the property is significantly rotten and needs major repair or replacement. Having consulted with a carpenter, it is economically more viable to replace in its entirety than trying to try and splice new wood elements into the porch, suggesting it is beyond repair. It is made of softwood of no real historical value or merit.

The flat lead roof of the porch also slopes towards the main property. This has led to water damage to brick work and resulted in the damage to the base of the porch. This needs addressing by sloping away from the house.

This would be a like for like softwood replacement in exactly the same detail, scale and aesthetic.

We would propose staddlestone feet to prevent future damp at the base of the wooden support posts and increasing the new porch's lifespan.

5. Materials and Detailing

- **Existing:** Precast concrete step (to be removed)
- **Proposed:** Natural Chicksgrove stone step with bullnose front edge

Chicksgrove stone is a locally distinctive and historically appropriate material, widely used in listed buildings within Wiltshire. Its use represents a conservation-led approach, improving material authenticity while ensuring durability and longevity.

All works will be carried out using appropriate traditional methods and with care taken to avoid damage to adjacent historic fabric.

Proposed Carpentry:

Softwood, like for like replacement with matching lead roof.

Staddlestone feet - https://roundwood.com/product/sandstone-tapered-square-staddle-stone-with-steel-pin-230mm-high/?attribute_pa_width=150-180mm-3&utm_term=&utm_campaign=Shoptimised+|+Incremental+|+Firepits+%2BGarden%2BDecor%2B%7C%2BPerformance%2BMax=&utm_source=adwords&utm_medium=ppc&hsa_acc=6239694294&hsa_cam=21555369769&hsa_grp=&hsa_ad=&hsa_src=x&hsa_tgt=&hsa_kw=&hsa_mt=&hsa_net=adwords&hsa_ver=3&gad_source=1&gad_campaignid=21545142654&gbraid=0AAAAAD-BmjQ-9B18wkzhmQtTNvNkB6Jm&gclid=Cj0KCQjw79nUBhCgARIsADSHka0Z5wxVhrBGEOl2NGtyDbVfIXtfzEvvM99S51VASaUSlrrokD9gqAlaAgBkEALw_wcB

6. Impact on the Listed Building

The proposal will result in a heritage benefit by replacing a modern, incongruous element with a high-quality, traditional feature that better reflects the character of the listed building.

The works will cause no harm to the special architectural or historic interest of The Grange.

Instead, they will enhance the appearance of the entrances and reinforce the building's historic character in accordance with national and local conservation policies.

7. Access Considerations

The replacement steps will maintain the existing level of access to both front doors. The proposal does not introduce any change to step height or configuration and therefore does not adversely affect accessibility.

The bullnose profile will improve safety and durability while retaining a traditional appearance appropriate to a listed building.

8. Conclusion

The proposed replacement of the existing concrete steps with Chicksgrove stone bullnose steps represents a sensitive and appropriate enhancement to The Grange. The works will remove a non-historic feature and replace it with a material and design that respects the building's listed status, preserves its significance, and improves its appearance.

The proposal complies with the principles of good conservation practice and is considered to preserve and enhance the special architectural and historic interest of the listed building.