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Heritage Statement, Design and Access Statement in respect of Grade II Listed property

Ref: PP -15062427

Client: Mrs R Meers

Address: The Hayloft, Purton House, Church End, Purton, SN5 4EB

Proposed: Convert Existing stable/store into a New Entrance Porch with a utility area & shower room.

General introduction:

"The Hayloft", which was originally stables and store with grooms' quarters over, is one of the buildings within the farmyard complex of "Purton House Farm" (circa 1840). Records provided by North Wiltshire District Council confirm that the principle building is Grade II Listed under reference LBS 317950. "Purton House Farm" and the surrounding buildings and farmland are within a Conservation Area.

The Planning records clearly show that previous applications for "The Hayloft" required both Planning and Listed Building Consents. Presumably, this is because the building is within the curtilage of the main Grade II Listed house, although these buildings are mentioned in the Listing.

The applicant, Mrs R Meers, is the owner of the building and surrounding garden area known as "The Hayloft" and is employed as a manager of the farm, with all that this implies. The remainder of the farm was owned by her parents, Mr & Mrs Barker and a Trust. Purton House has been sold this is the reason to create a new entrance to my client property so they no longer access the property via the drive of Purton House.

The Mrs R Meers family have sold Purton House and the New owner want to keep the drive entrance for their own use. The porch will not be able to be seen from Purton House. This is the reason to create an entrance to the other side of The Hayloft. The proposed erection of porch is to give access to the property from the existing store to create a hall, utility and bathroom. The new porch will be a constructed using the same material as the oriental building and matching roof tiles. A new entrance will be created between the stable/store and the main building.

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create a hall, utility and bathroom. The new porch will be constructed using the same material as the oriental building and matching roof tiles.

The legal boundaries between ownerships are shown on the application drawings of my client's ownership. At the time of preparing this Design and Access Statement, the usage of "The Hayloft" was as follows:-

Ground floor

Stables/store in connection with farm

Farm office and W.C.

Internal staircase leading to first floor master bedroom

Utility room serving first floor accommodation

Stores in connection with farm

Lobby below balcony

Bathroom

Bedroom 2

Bedroom 3

2.00 Design element of the proposals:

2.01 Introduction:

It is thought the majority of the building to which these applications relate was built circa 1840; about the same time as the main Grade II Listed farmhouse. In recent years the building has been altered and added to externally and internally, however, many of the original architectural features remains such as:-

- a. Windows and sills, including joinery and glazing
- b. Doors
- c. Stable partitions and doors
- d. Chimneys
- e. First floor construction, i.e. joists, ceilings and floor coverings
- f. Roof construction and coverings.

Many of the recent changes do not reflect the architectural merit of the original structure. In general, the building is in a sound condition, although external windows in particular have been allowed to deteriorate. There is a mix of different styles of windows; sliding sash with one vertical glazing bar, sliding sash with small panes of glass (cottage style) and modern factory manufactured softwood windows; some have stone sills and others timber. The main front door and garage doors appear to be original, but others are clearly modern additions.

Although the property benefits from first floor habitable space, there are no principle rooms on the ground floor such as a sitting room or dining area! The proposals presented with these Planning and Listed Building applications are intended to provide my client and her immediate family with a complete habitable dwelling to a standard suitable for modern day living. The details of the applications clearly demonstrate how internal and external alterations, including the ground floor conversion, will improve the present condition of the building and, at the same time, bring it back to its former glory.

The proposals will continue to provide my Client and her immediate family with a self-contained habitable dwelling with a layout that is to a standard suitable for modern day living whilst, at the same time, maintain the original architectural integrity. e.g. provides an entrance hall, washroom and staircase leading to the first floor.

Limited demolition works to the original walls will become necessary to enable the conversion to be connected, e.g. kitchen into dining area, dining area into entrance

hall. Generally, all other internal changes to the layout involve the demolition of modern timber and plasterboard stud walls. New windows into original openings and new doors etc. will be designed to reflect the original architectural style and "Conservation" rooflights have been shown.

A small sunken access area with steps and surrounded by dwarf walls has been introduced to provide pedestrian access at the rear of the building. The area itself will have limited paving leading to the door; the remainder will have a porous surface such as 19mm Newbury shingle or similar. The proposed enclosed private area to the front of the building will be mainly in a porous surface with paving leading to access doors. The doors will be enclosed using the original stable partitions.

Appearance:

Windows and doors

All original windows will be retained and maintained as necessary; all new windows will match the style of the existing sliding sash windows. Some windows will have one vertical glazing bar, others will have more; each elevation differs so as to match the existing arrangements. On the West elevation of the main building, the windows will have opening casements. This style will not detract from the original architectural style of the building and will reflect the pattern of doors for the master bedroom and kitchen.

Stone sills have been introduced. Sills match existing, whereas lintels are intended to continue the theme into the extension that is to be built in reclaimed red brick to match those that are part of the original building, which provide architectural detailing to the surrounds of the existing door and window openings.

Conservation rooflights are intended to provide additional light into the intended kitchen, which has very high horizontal and sloping ceiling planes.

Walls:

The Conversion is to be constructed in reclaimed bricks to match existing architectural brickwork that surrounds all existing windows and doors. Assuming the correct grade, size, colour of brick and correct mortar are used, this material is considered to be acceptable. However, in the event that the Officers disagree, the applicant would agree to a rendered finish with stone sills and lintels or, alternatively, rendered walls with architectural brickwork to the door and window surrounds. The render finish and colour etc. could become a Condition of any Planning and Listed Building Consents.

Roof coverings

All new roof coverings will match existing.

Rainwater goods

All new rainwater goods will match existing.

Access element of the proposals:

Vehicular access

The proposals will not affect the existing vehicular access, which is satisfactory for its purpose.

Inclusive access

Access into and through the proposals has been provided for all users regardless of age, disability, ethnicity or social grouping.

Ref: Archway Projects Architectural Services.

If you have any queries concerning the application, please do not hesitate to contact me.

Yours Sincerely,

Mr F Skeete