SMALLWOOD
ARCHITECTS

JOB NO. 805

DESIGN & ACCESS STATEMENT

TO SUPPORT AN APPLICATION FOR LISTED BUILDING CONSENT FOR PROVISION OF TWO NEW BOILER FLUES TO:

CHURCH HOUSE
36 CHURCH STREET
DONINGTON
PE11 4UA

BY
SMALLWOOD ARCHITECTS

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1.0 INTRODUCTION

1.1 This statement has been prepared by Smallwood Architects to accompany an application for Listed Planning Consent to provide new boiler flue outlets to Church House, which is a Grade II* Listed Building within the village of Donington in the South Holland district of Lincolnshire.

1.2 This statement should be read in conjunction with the following drawings prepared by **Smallwood Architects**:
805-P001- Site and Location Plan
805-P002- Existing and Proposed Floor Plans and Elevations

2.0 CHURCH HOUSE - 36 CHURCH STREET

2.1 Church House is located in the centre of the village of Donington, adjacent to the Grade I listed 14th Century Church of St Mary and the Holy Rood.

2.2 Donington is a large village and a sub-parish of the market town of Spalding. Spalding grew as an important trading centre beside the River Welland, exporting corn and coleseed whilst imports were coal, timber and general provisions. Spalding was described by the historian James Camden as a 'most handsome town'. Church House is fairly typical of fine Georgian townhouses that are prevalent in Spalding and surrounding villages.

2.3 Church house is a prominent part of Church Street and was listed in 1967 as Grade II*. Refer to appendix for full listing summary. Refer also to the appendix for examples of other local houses of similar age, style and stature.

2.4 The house is of double pile construction, with its main façade designed to give the appearance of an important house. The Church Street façade is of neo-Palladian style but the treatment of the side and rear elevations is notably plainer by comparison. The interior too is plain and featureless, lacking any detailed plasterwork or embellishments that one might expect to find in a house of this stature.

2.5 The house dates back to the mid C18 and is Georgian in style, constructed in red brick over two storeys (plus attic) with ashlar coped parapet, which partially conceals the third storey attic dormers. The elevations are constructed in Flemish bond and have painted ashlar dressings including chamfered rusticated quoins, a wide first floor plat-band and modillion cornice. The original roof was slate, but some portions have been replaced with 20th century Redland 'Statesman' tiles which currently has permission to be returned to slate.

2.6 Acting as a centrepiece of the Church Street façade, the front door is pedimented, with fluted ionic pilasters and panelled reveals. Above, the first floor six-over-six sash window has an egg and dart moulded, eared surround. The flanking wings have Palladian (Venetian) windows at first floor that are representative of a relatively formal fenestration, although the treatment of the surround is plainer than (and a little subservient to) the centrepiece windows.

2.7 Figure 2.1 below shows the east façade of the house in the late 1990's with a pair of reception rooms to the front, either side of the central hallway containing a knopped and turned dog-legged timber staircase. Figure 2.2 shows the floor plan with two further reception rooms to the rear, with a single storey wing projecting to the west into the garden and a further single storey extension to the south side.



Fig.2.1 – View of Church House from Church Street (1997)

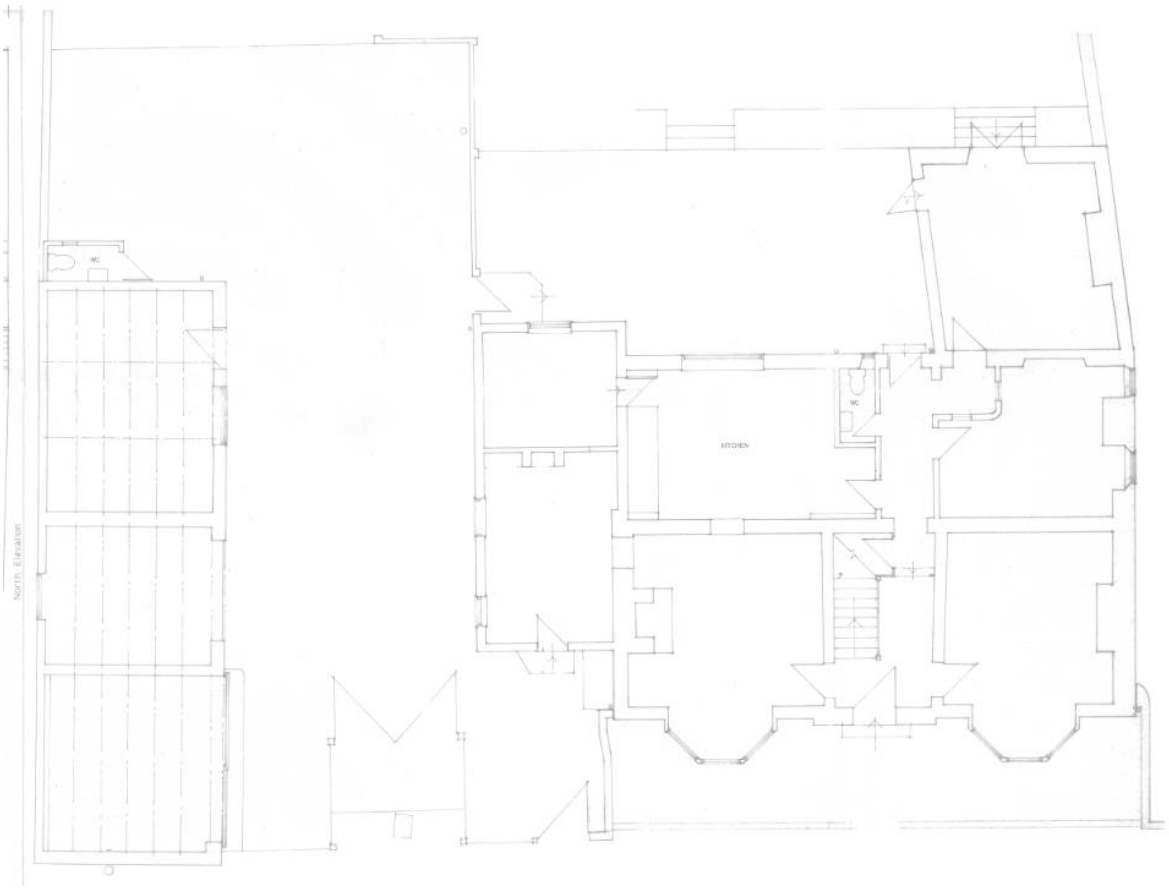


Fig.2.2 – Ground Floor Plan of Church House

2.9 The north and south facades shown in figures 2.3 and 2.4 would likely have been constructed without fenestration or openings. The north façade has had rather haphazard array of windows which are liley to be contemporary with the construction of the rear single storey offshoot. There is a service yard to the south side of the house with single storey garage buildings and an early 20th Century lean-to extension to the house.



Fig.2.3 – North façade of Church House (View from the church)



Fig.2.4 – South (side) façade of Church House with mono-pitch annex.

2.10 Alterations to the rear façade have been carried out in recent years. Fenestration has been improved by the current owner. Figure 2.5 below shows where poor quality and badly proportioned modern windows have been replaced with good quality windows in a suitably appropriate style bringing an overall consistency to the elevation (The door is still to be replaced).



Fig.2.5 – West (rear) façade of Church House

2.11 Much of the house retains its original layout, however there are two areas to the front façade that have been altered at some time during the mid 20C. Figure 2.6 below shows the Church Street façade as it stands today.



Fig.2.6 – View of Church House from Church Street

2.12 The mono-pitch recessed building to the side of the house, facing the drive has had a stepped parapet added, which has permission to be removed and replaced with a straight pitch.

2.13 The south façade of the monopitch single storey annex is the proposed location for the new boiler flues. No other works form part of this application. The annex is not original to the house and was thought to be added to the house in late 19th Century. The roof currently has permission to have the stepped parapet removed and returned to a single pitch eaves. The roof finish also has permission to be replaced with slate.



Fig.2.7 – BEFORE -View of the south elevation of the single storey annex that forms the focus of this application.



Fig. 2.8 - AFTER

3.0 THE PROPOSALS

3.1 This application proposes to locate two new boiler flue outlets to the south elevation of the single storey annex (as identified in Fig 2.7)

3.2 Due to the size of the house two boilers are required to maintain adequate provision of heating and hot water to the entire property. It was considered that the proposed location was the most discreet location for the flues as well as having the minimum impact on the original proportion of the house. It was important to avoid the flues puncturing the roof as this would compromise the visual impression of the building more obviously; particularly from the street.



Fig.3.1 – Proposal drawing of South Elevation

3.16 **Design & Appearance**

The proposals have been prepared so that the new works minimise the impact on the house; and most particularly, the original portion of the house. The size of the flues are of domestic scale – Worcester Standard Greenstar 60/100 Horizontal Flue – nominally 110mm diameter, protruding 100mm from the face of the brickwork.

Refer to Fig 3.2 below and technical information attached as an appendix to this document.

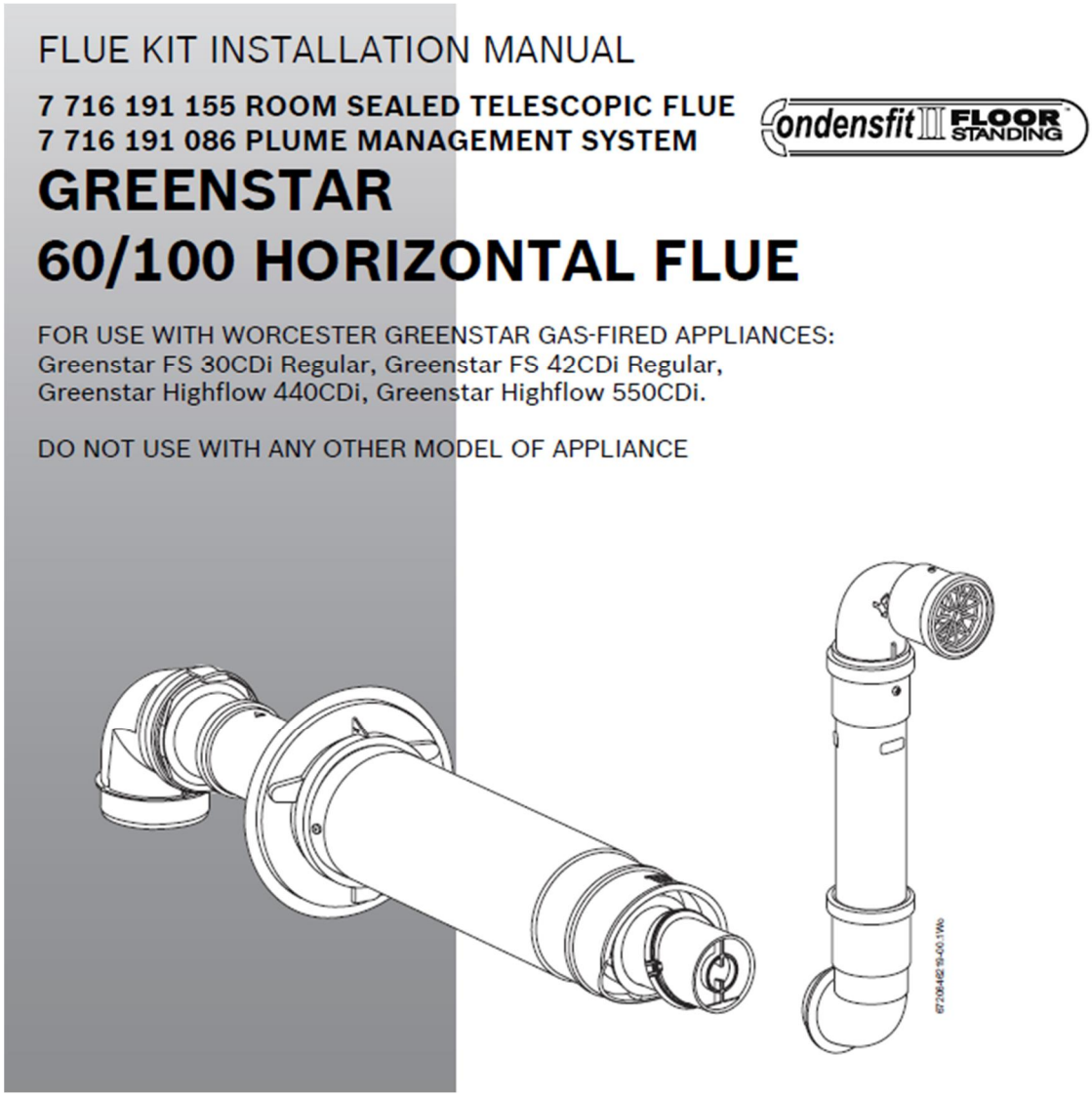


Fig. 3.2 – Image of the proposed flue

3.17 **Use**
The use of the house and the rooms within it are unchanged.

3.18 **Layout**
The general layout of the existing house is unchanged.

3.19 **Scale**
The scale of the existing house will be unchanged.

3.20 **Access**
Access to and from the house is unchanged.

4.0 ECOLOGY & LANDSCAPE

4.1 There are no proposed alterations that will affect the ecology or landscape of the site.

5.0 HERITAGE ASSESSMENT

5.1 The proposal is for two new boiler flue outlets to Grade II* Listed Church House at 36 Church Lane, as such the following assessment describes the impact on Church House and its surroundings.

5.2 **Summary of Significance:**
As described in section 2 of this document, Church House is an early C18 house with rather unusual neo-Palladian fenestration to the main façade. In other regards the building is fairly typical of a prosperous Georgian market town house.

5.3 The significance of the Church Street façade will not be changed by the proposals, as the proposed works are contained within the south façade of the annex which is recessed from the street by approximately 2m and is also visually obscured from the street by large vehicular gates and boundary brick walls (see fig 2.6).

5.4 **Impact of the proposal on the site and buildings:**
As the proposal only requires minor protrusions through a ground floor wall it is considered that there is no adverse effect on either the building or its site. All other original façade features are untouched so as not to adversely affect the historic context.

5.5 **Impact of the proposal on the surroundings:**
As described above, the works proposed to Church House are minor and restricted to the south façade of the recessed annex that is not an original part of the main house. As such, the impact on the surrounding building is negligible.

6.0 CONCLUSIONS

6.1 This application has been carefully prepared giving due regard to the character and appearance of Church House, its history and the site as a whole.

6.2 The application complies with the requirements of current planning policy guidance as outlined in the National Planning Policy Framework. The significance of Church House and its heritage within the village has not been diminished by the proposals.

6.3 The proposals are an important part of ensuring the continued optimum viable and secure use of buildings and as such, comply with the relevant guidance contained in the NPPF, local planning policy and the statutory requirements set by Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.4 The proposed alterations seek to enhance the functionality of the existing building without impacting on the listed building.

7.0 APPENDIX

7.1 Historic England – List Entry Summary

List Entry Number 1064448

Grade: II*
Date first listed: 07-Feb-1967
Date of most recent amendment: 13-Jan-1988

National Grid Reference: TF 20852 35905

Details
DONINGTON CHURCH STREET TF 23 NW (west side) 2/14 No.36 7.2.67 (formerly listed as Church House, No 36) G.V. II* House. Mid C18 with early C20 alterations. Red brick in Flemish bond, painted ashlar dressings, slate roof, stone coped gables, 4 brick gable stacks. Parallel range plan. 2 storey plus attics, 3 bay front, the central bay slightly advanced, and pedimented, with wide first floor plat-band, modillion cornice, ashlar coped brick parapet, chamfered rusticated quoins. Central 6 panel door with cross saltire, panelled reveals, fluted Ionic pilasters, pulvinated frieze, dentillated pediment, flanked by large C20 canted bay windows with flat roofs. To first floor a central glazing bar sash with egg and dart eared surround, flanked by single Venetian windows with plain sashes, broad pilasters and cornices. In the roof are 3 gabled 2 light dormers. Interior retains knopped and turned balusters to dogleg stair.

7.2 Technical Information for Worcester Greenstar 60/100 Horizontal Flue

(Attached as a separate document)