

CRESSY HALL, GOSBERTON

OUTHOUSE CONVERSION TO RESIDENTIAL DWELLING

DESIGN AND ACCESS STATEMENT

CRESSY HALL OUT-BUILDING REUSE

This statement has been prepared in support of the application for Full Planning Permission to change the use of an outbuilding at the Grade II* Listed Cressy Hall from derelict storage space to single-person residential dwelling.

The application follows pre-application consultations with the planning officer, Mr Gregory Watkinson of South Holland District Council, and the current enclosed proposals have been designed to take into account his comments outlined in the letter dated 24.07.2020 (ref no : PE-00139-20). Please find Mr Watsons informal response copied below.

'Having reviewed your proposal, I can see that effort has been made to present a proposal which is sympathetic and is preservationist in its attempts to retain as much of the originality of the building without major alteration. For this reason, I am confident that a proposal in line with that which you have described to me would have the benefit of compliance with the above policy. The building itself clearly has visual qualities, the proposal is highly sympathetic and will not harm the setting, in theory enhancing it by bringing an outbuilding into regular use and therefore maintenance.

The other major policy concern and planning consideration will be Policy 29 of the SELLP and Section 16 of the National Planning Policy Framework (2019) which both cover the conservation/enhancement of the Historic Environment. Whilst the outbuilding is not listed in its own right, it is, by virtue of its association with the Grade II listed Cressy Hall, considered to be Curtilage Listed and is therefore afforded the same enhanced level of protection that the main property is. This will mean that an application to convert this building will also need to be accompanied by a Listed Building Consent application, and also that the clients will need to ensure that the greatest possible level of care and attention is paid to ensuring that a high quality of both design sympathy and materials will be required for a successful application. However, I notice from the statement provided that this seems to already be recognised and that the client seems willing to use vernacular/reclaimed/matching materials wherever possible and that loss of original material will be kept to an absolute minimum.*

For the above reasons, based upon my assessment of the proposal description, I believe that such a proposal could likely be met with a positive initial reaction provided that compliance with Policies 23 and 29 of the SELLP could be proven alongside that of all other policies which would be important for any residential proposal, those being policies 1, 2, 3, 4, 11, 17 and also, dependent upon responses from statutory bodies regarding any former uses of the land, Policy 30 (Pollution) may apply.'

Pre-application advice from Mr. Gregory Watkinson, PE-00139-20, 24.07.2020

THE RELEVANT POLICIES

SELLP POLICY 23 - BUILDING RE-USE

This proposal will fall under the remit of Policy 23 of the South East Lincolnshire Local Plan (2019) (SELLP) which covers the re-use of buildings in the countryside for residential use. This policy determines that residential reuse of an outbuilding/barn/ agricultural building e.t.c is acceptable under the SELLP provided that the proposal and site meet the following criteria:

- the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
- the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;
- the proposal is in keeping with its surroundings;
- the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
- development leads to an enhancement of the immediate setting of the building.

SELLP POLICY 29 - THE HISTORIC ENVIRONMENT

Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the buildings preservation and does not involve activities or alterations prejudicial to the special architectural or

NPPF SECTION 16 - CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.in the interest of the buildingys preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

SELLP POLICIES 1,2,3,4,11,17

All other relevant policies part of SELLP that relate to residential dwellings.

THE CONTEXT: CRESSY HALL

Whilst the outbuilding is not listed in its own right, it is, by virtue of its association with the Grade II* listed Cressy Hall, considered to be Curtilage Listed and is therefore afforded the same enhanced level of protection that the main property is. To gain a full understanding of the site on which the outhouse stands, below is a full description from Hertiage England of the main property at Cressy Hall. It is important to the applicant that the architectural heritage and details listed below are key drivers of design for the outhouse conversion. Great care and attention will be taken to acknowledge, celebrate and protect the construction methods, materials and details of the main house throughout the design process and construction of any proposed dwelling on site.

Built in 1794, following a fire. Red brick in Flemish bond, painted ashlar dressings, concrete tiled hipped roof, 2 wall stacks. 3 storey plus cellars, 5 bay box with flanking single storey pedimented pavillions one of which contains the kitchen. Plinth with stucco band, first floor band, modillion eaves course and cornice to parapet. The 5 bays are slightly advanced. Central 6 panel door up 6 moulded ashlar steps, traceried fanlight, Doric doorcase with open pediment, flanked by pairs of glazing bar sashes. To first floor 5 similar windows. To second floor 5 smaller similar windows. All windows have rubbed brick flat arched heads. The flanking pavillions contain a single semi-circular headed glazing bar sash, set in recessed semi-circular headed panel, with impost and band, the centre is broken forward and open pedimented, surmounted by a small stack. In the pediment a fan patera. In the side front a central tripartite sash, flanked by blank openings. The rear elevation is of 3 bays, with 2 semi-circular openings to cellar, a semi- circular headed stair light, at mezzanine level, has pilastered surround, keyblock and fluted console brackets. To either side are single tripartite sashes to ground and first floors. Above the central window a Roccoco cartouche. To the second floor a central small glazing bar sash is flanked by single Diocletian windows. Interior. Full height bow fronted panelled cupboard in butlerys pantry. Stick baluster back stair. Kitchen has 3 wide basket arches. Main stair is stick baluster having wreathed mahogany rail with entasia star. Dentillated cornices. Stair hall arch. Front rooms have Adam style fireplace surrounds with fluted pilasters, wreathes, vases, shepherd scenes, and contemporary cornices. Wide archway, with fluted pilasters, garlanded on the underside, in left hand room. 6 panel doors and shutters throughout. The site is moated and was the site of a medieval manor, belonging to the Cressy family. The later house of 1695 was built for Sir Henry Heron.



DESIGN/ACCESS STATEMENT

This application outlines a proposal on the premises of Cressy Hall in Gosberton, Lincolnshire. The proposal is to change the use of an outhouse that sits on the land of Cressy Hall by converting it, internally, into a small residential flat for single occupancy. The flat will not be letted or sold, instead used for current occupants of Cressy hall itself. The outhouse is currently not used and houses a piece of broken mill machinery and is used as a storage space. The proposed changes are predominantly internal reconfiguration and renovation. The only external changes are the addition of two small windows to the south elevation and the replacement of an existing dormer window/door on the north. All external changes will endeavour to be in keeping with the existing materialty and vernacular, the new windows will be exact replicas of the original and existing windows. Internally, materials will be kept as original and if new partitions added, will be constructed with materials that match the existing. No original walls will be demolished.

The current pitched roof of the proposed site extends beyond the enclosed area of the outhouse to the west as a covering to a log store. This external space is not considered part of the proposal but should be noted that the roof is continuous, as shown in drawings. The existing steel that was used to support the mill will be retained as a mark of the buildings history, but the remaining mill machinery will be removed to allow safe movement through and increase space. Only a few parts of the mill machinery still exist and has not been operable for many years. One dividing wall will be removed to make an open plan kitchen/dining space, this is not an original wall. A small bathroom will be incorporated next to the living room. Currently, there is an operable door to the east but this will be locked and main entrance will be moved to the west door, shown on plans. The existing roof will all be maintained but clad internally in timber to conceal rafters. Existing brickwork will be maintained and exposed and celebrated as a finish. Existing tiled floors will be maintained in kitchen/dining spaces, with new timber floor to be introduced into bedroom level and polished screed in the kitchen. The current timber staircase is dangerous and does not comply with building regulations so this will be replaced with a stone stair, built using traditional masonry tech-

niques, and relocated to the east wall. The proposed property can make use of existing parking space to rear of main property, with plenty of space for its own private access. The property would share the main driveway from Cawood Lane with the main property. Despite being physically linked to the main property, the nature of the buildings in-between allow sufficient privacy from main dwelling. There is a garage and external garden passageway which separates the proposed site from main property. The proposed site is not overlooked by the main house and the main properties garden is not visible from the proposed site. As Cressy hall is Grade II* listed, considerable precautions would be made during renovation to protect and preserve the existing dwellings.



DESIGN / ACCESS OVERVIEW

APPLICATION SITE APPRAISAL

The application site is generally flat, with slight slope away from main property, decreasing in height from east to west. The site is is physically connected to main property on the east side. The existing shell of the outhouse will remain the shell of the proposed property, no demolishing will occur externally. The site is situated wholly outside Gosberton village envelope and surrounded by farmland and the current owners private land.

DESIGN PROPOSAL

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account;

- Any materials used will be sympathetic to current style of the existing property.
- No external walls will be removed.
- Any new walls will be built with construction and finishing techniques as close to original methods as possible.
- Internal design will conform to the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995)
- Any new windows or doors will match the existing as closely as possible and sourced from local manufactuers where possible to ensure coherence with existing property.

HIGHWAY CONSIDERATION

There are no Highway considerations relevant to this proposal, as the existing access from Cawood lane and private paths will be used.

TREES AND HEDGES

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

ACCESS

This application is in a sustainable location as it sited adjacent to the owners dwelling and is only to be used by current landowners. The proposal will not lead to any increase in traffic. The site is accessed via Cawood Lane and private paths.

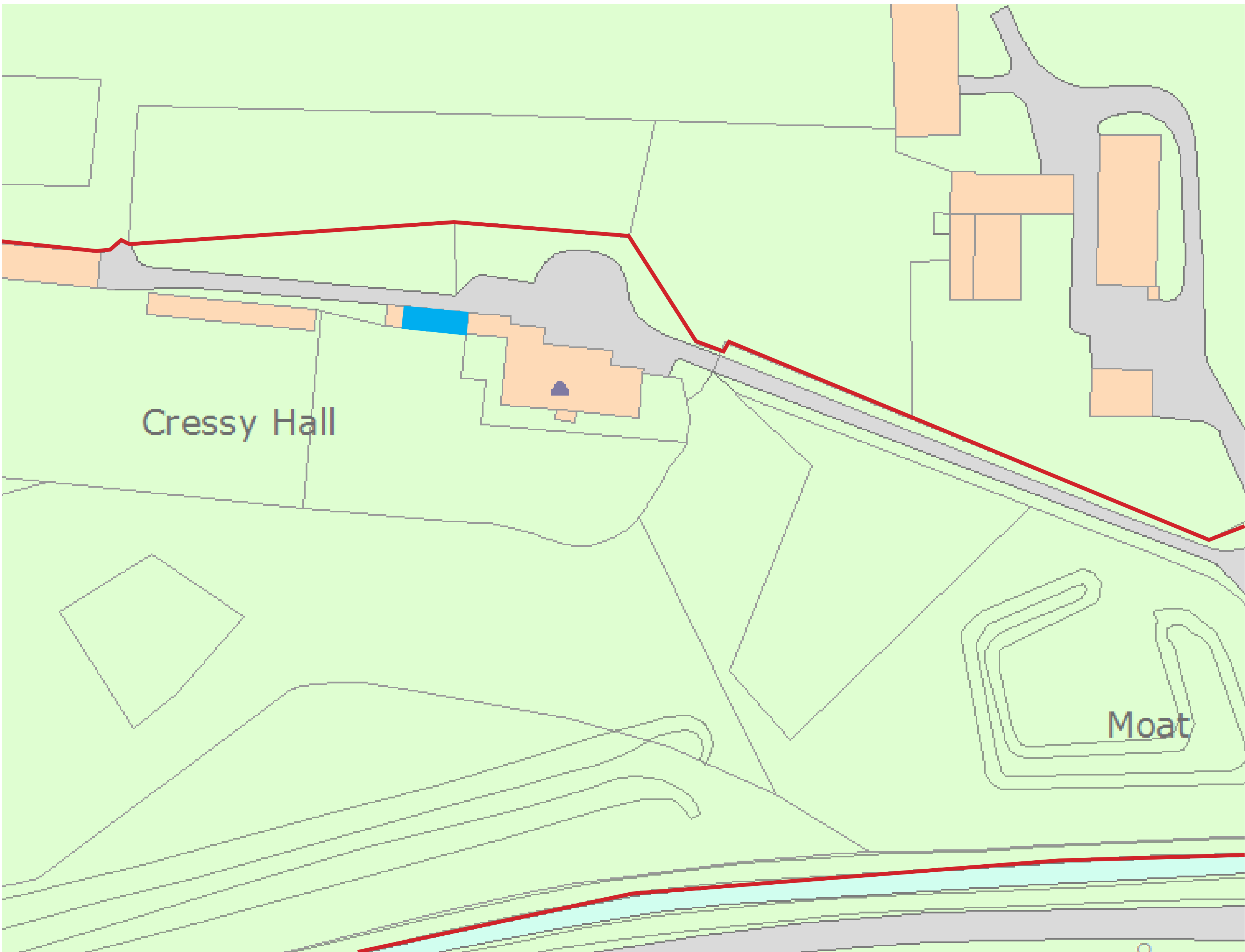
LOCATION PLANS



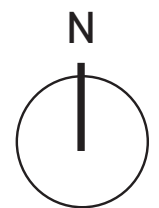
ORDNANCE SURVEY_NOT TO SCALE



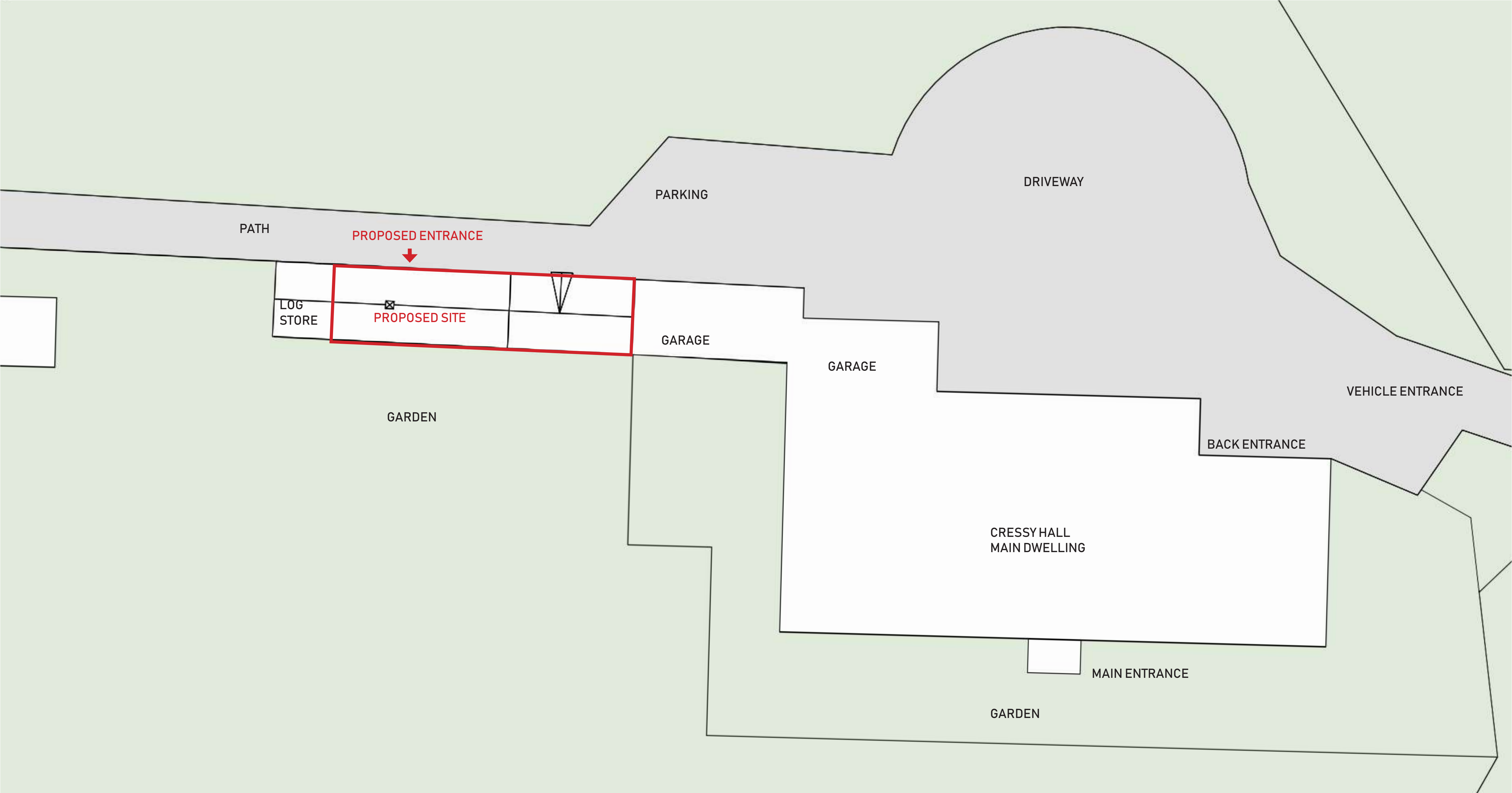
SITE LOCATION PLAN_1:2500



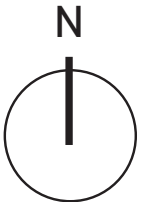
SITE LAYOUT PLAN_1:625

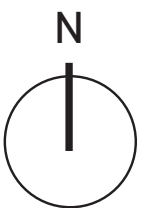


SITE PLAN



SITE LAYOUT PLAN_1:100





SITE PHOTOS



NORTH ELEVATION EXISTING PHOTOS

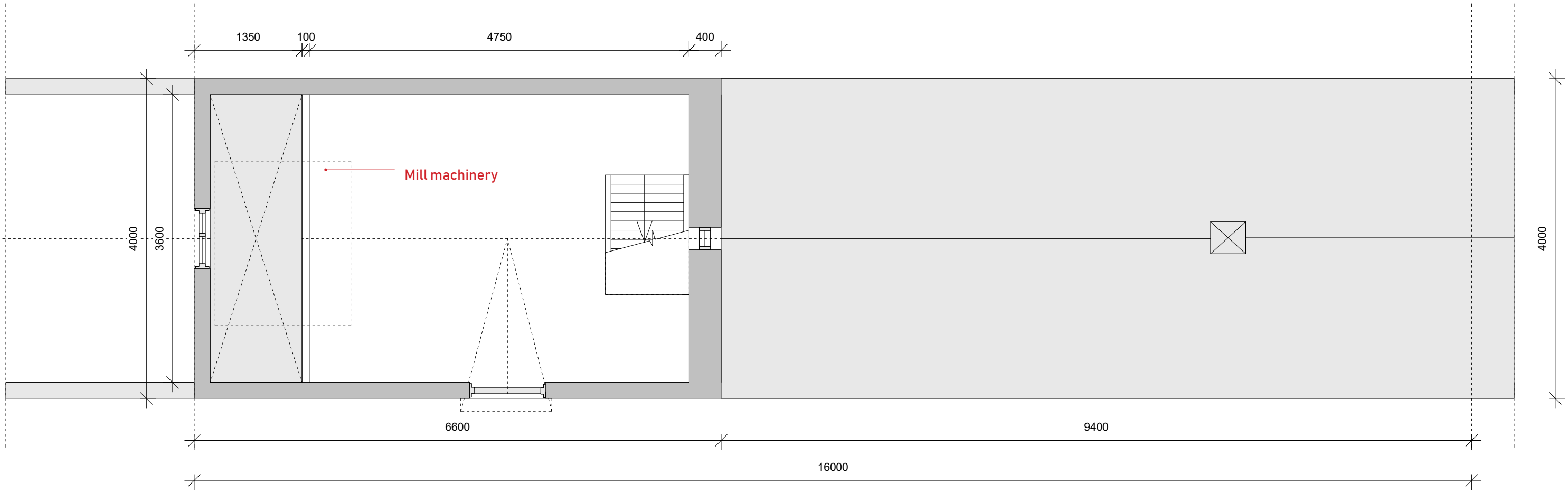


SOUTH ELEVATION EXISTING PHOTOS

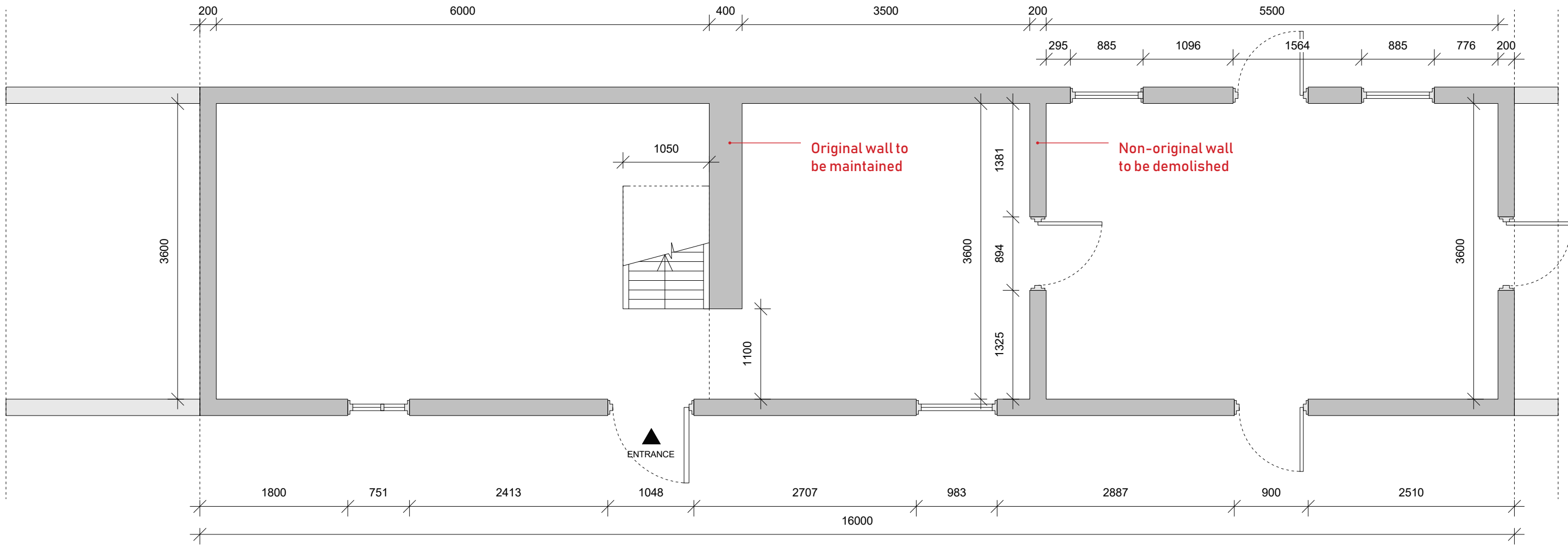


EXISTING PLANS

These drawings show the existing plans of the outhouse with old mill machinery. All external walls shown will be maintained, the external envelope will stay exactly the same. The only internal wall to be removed is not original. The additional walls will be constructed in materials and construction techniques as close to original as possible.



EXISTING UPPER FLOOR



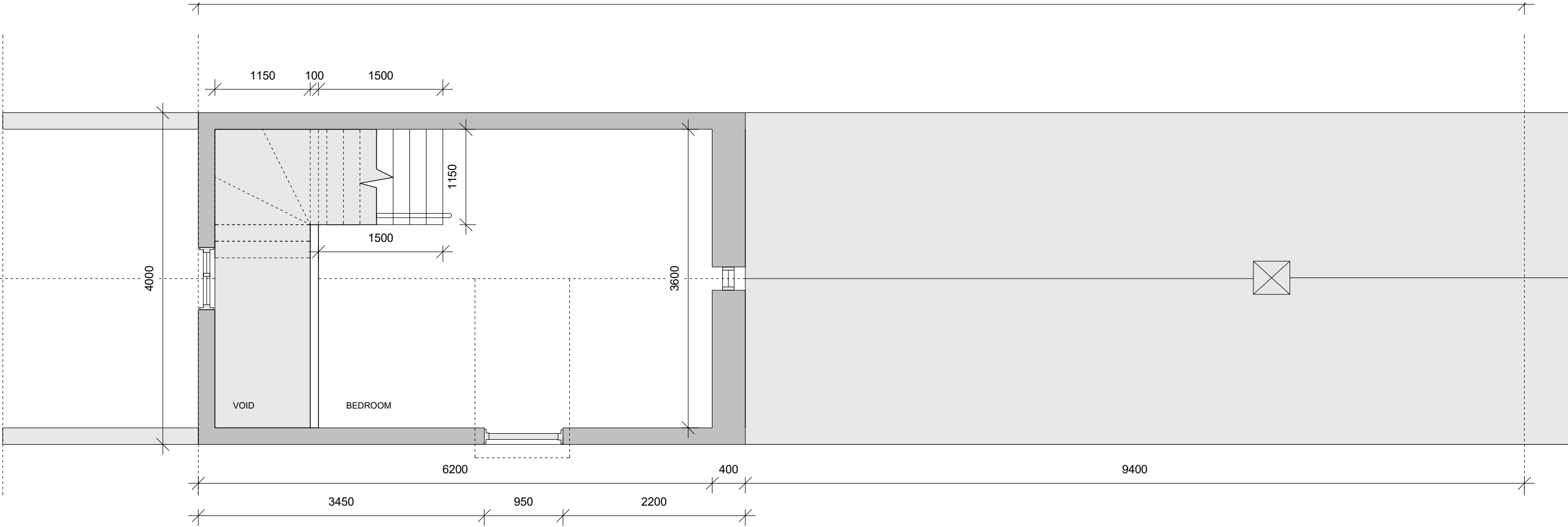
EXISTING GROUND FLOOR



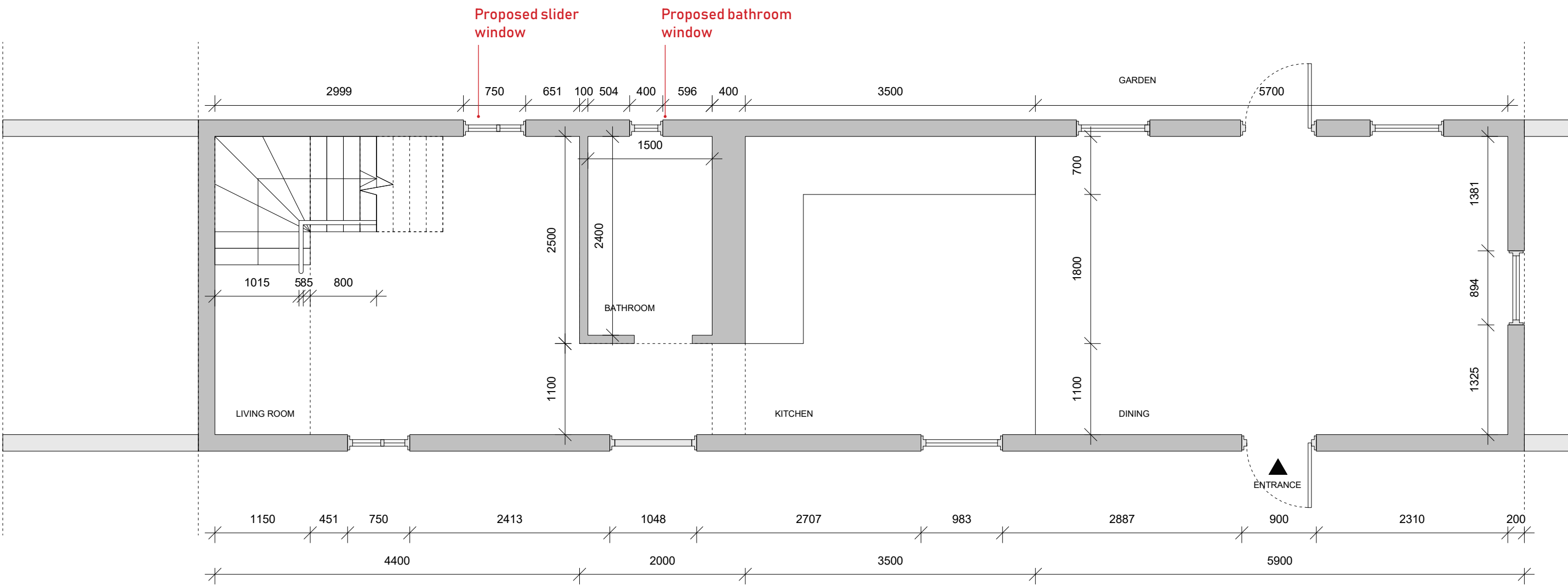
PROPOSED PLANS

These drawings show the proposed plans. The ground floor will be opened up into an open plan kitchen/dining space. A bathroom will be added and a timber floor in the living space. The existing timber (non-original) stair will be removed and a bespoke stone stair will be added that takes inhabitants up to a mezzanine bedroom/gallery space.

Highlighted on the plan are the two new proposed windows. One slider to the living space and one single slider to the bathroom. The images on the right show the original window above and two alternatives sourced from local carpenters that produce bespoke timber windows built to traditional design which are examples of products the applicant will seek to use. This is the only area of building envelope that punctures the existing wall and so every effort to match these new elements to the existing dwelling.



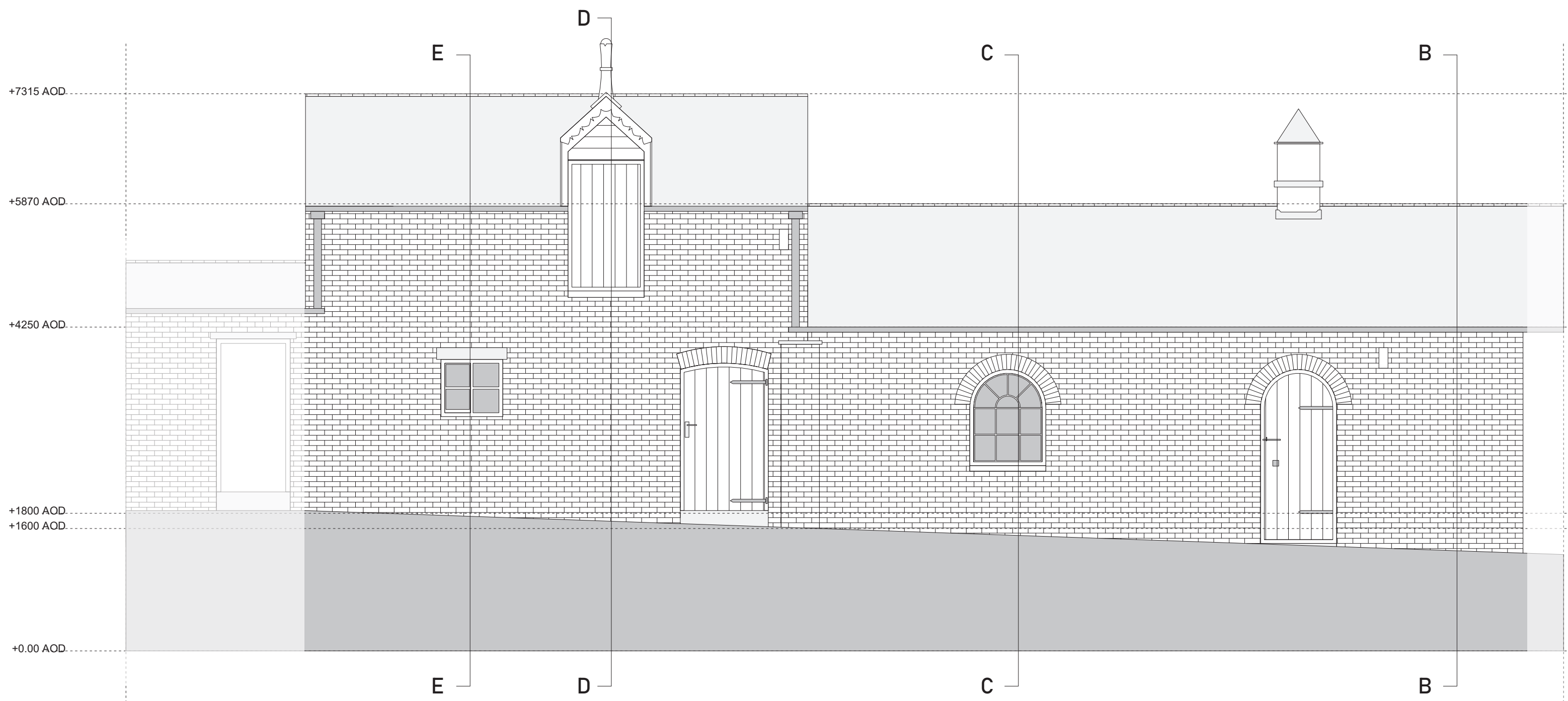
PROPOSED UPPER FLOOR



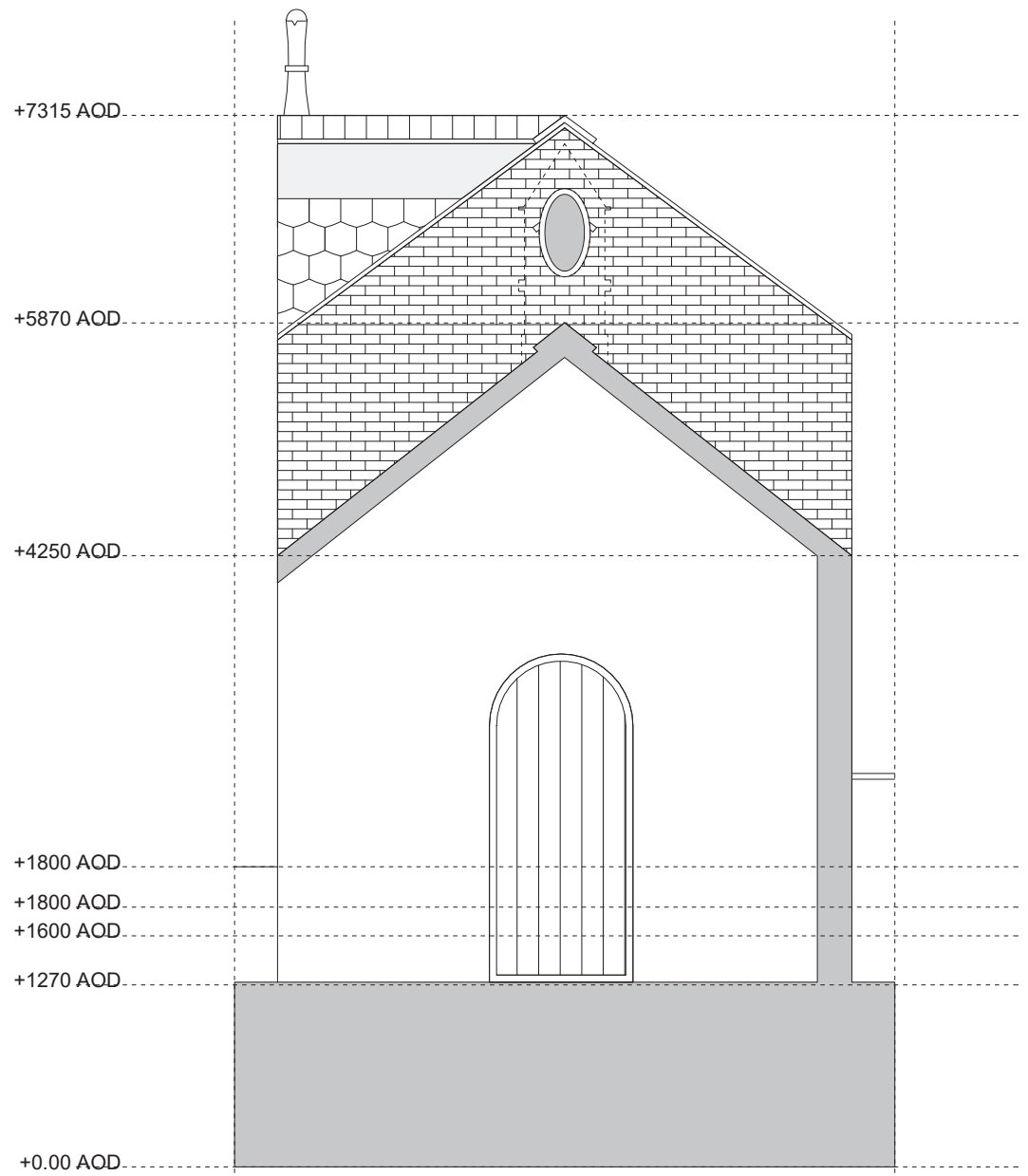
PROPOSED GROUND FLOOR



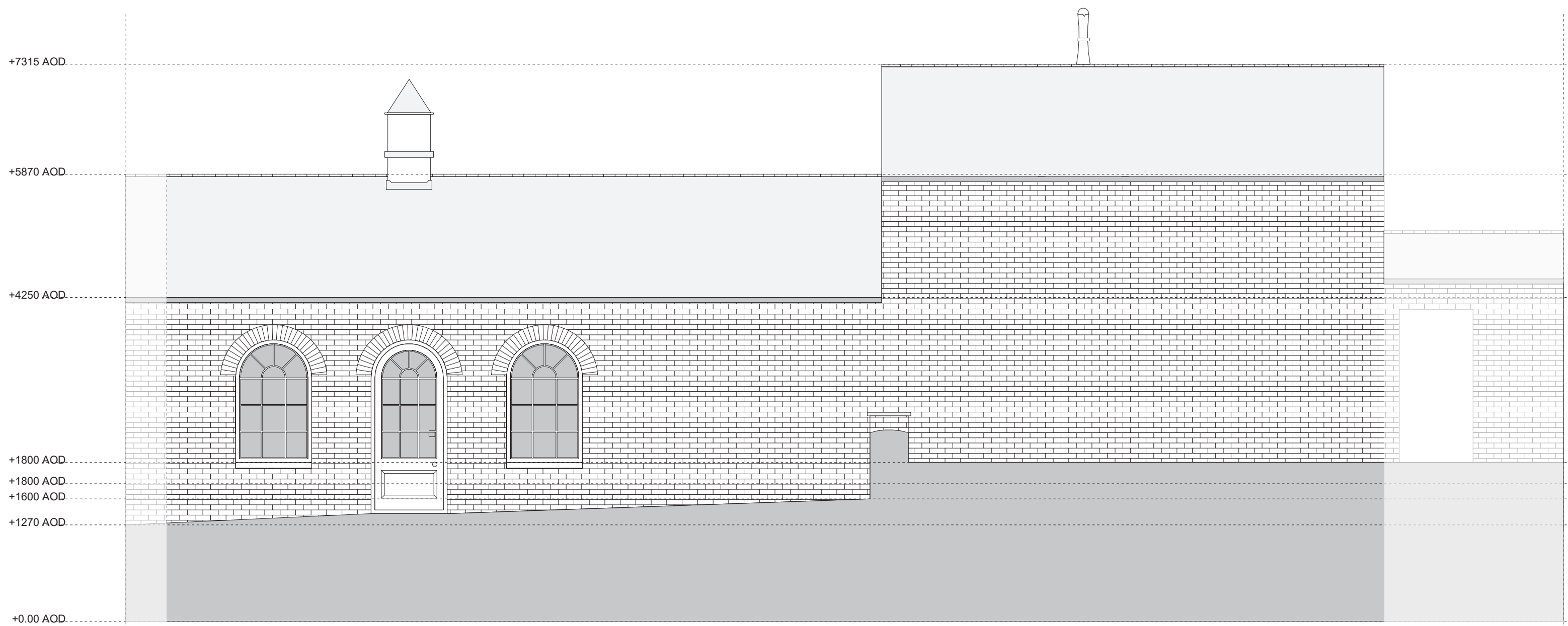
EXISTING ELEVATIONS



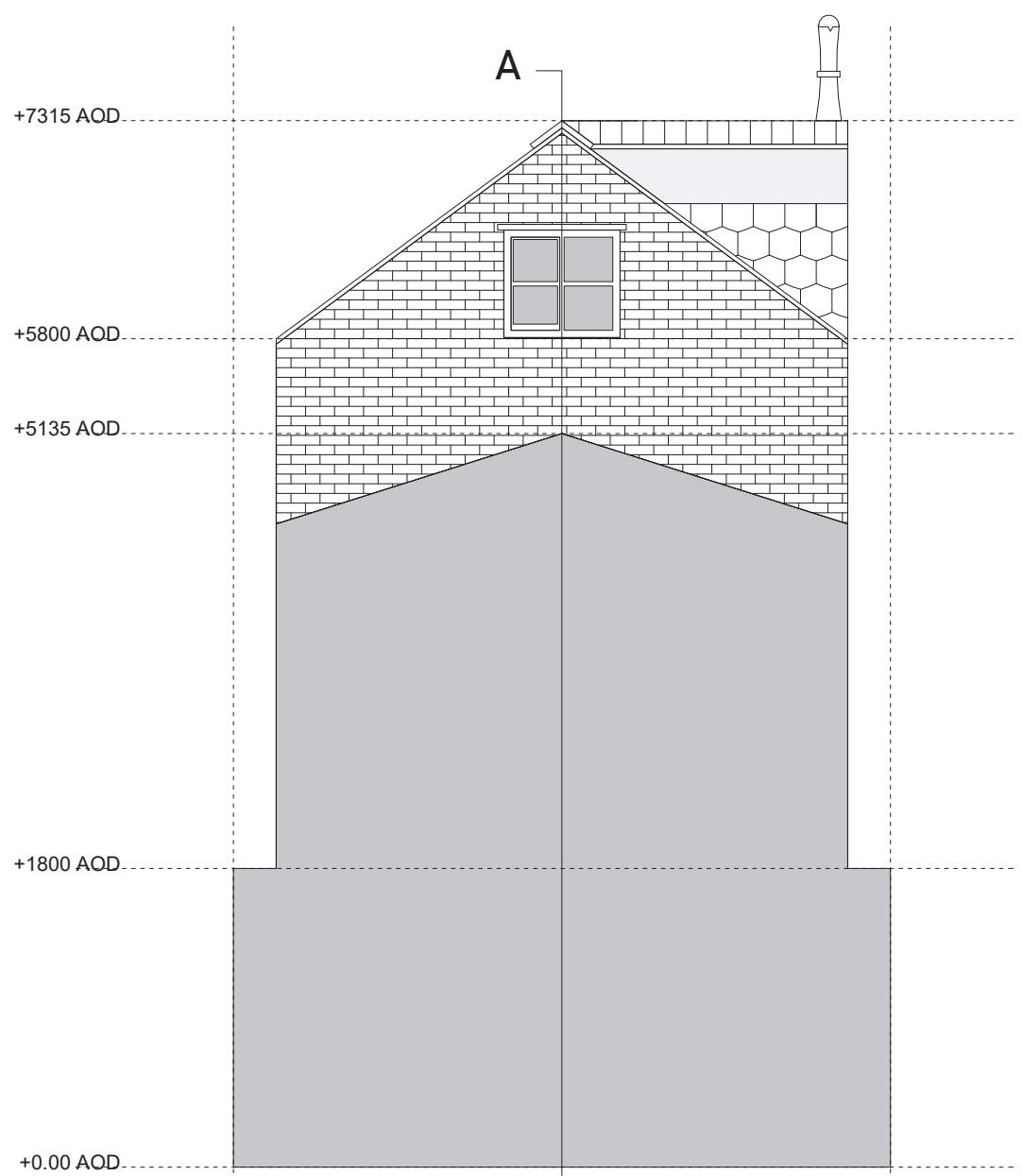
EXISTING NORTH ELEVATION



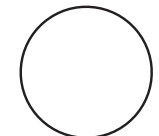
EXISTING WEST ELEVATION



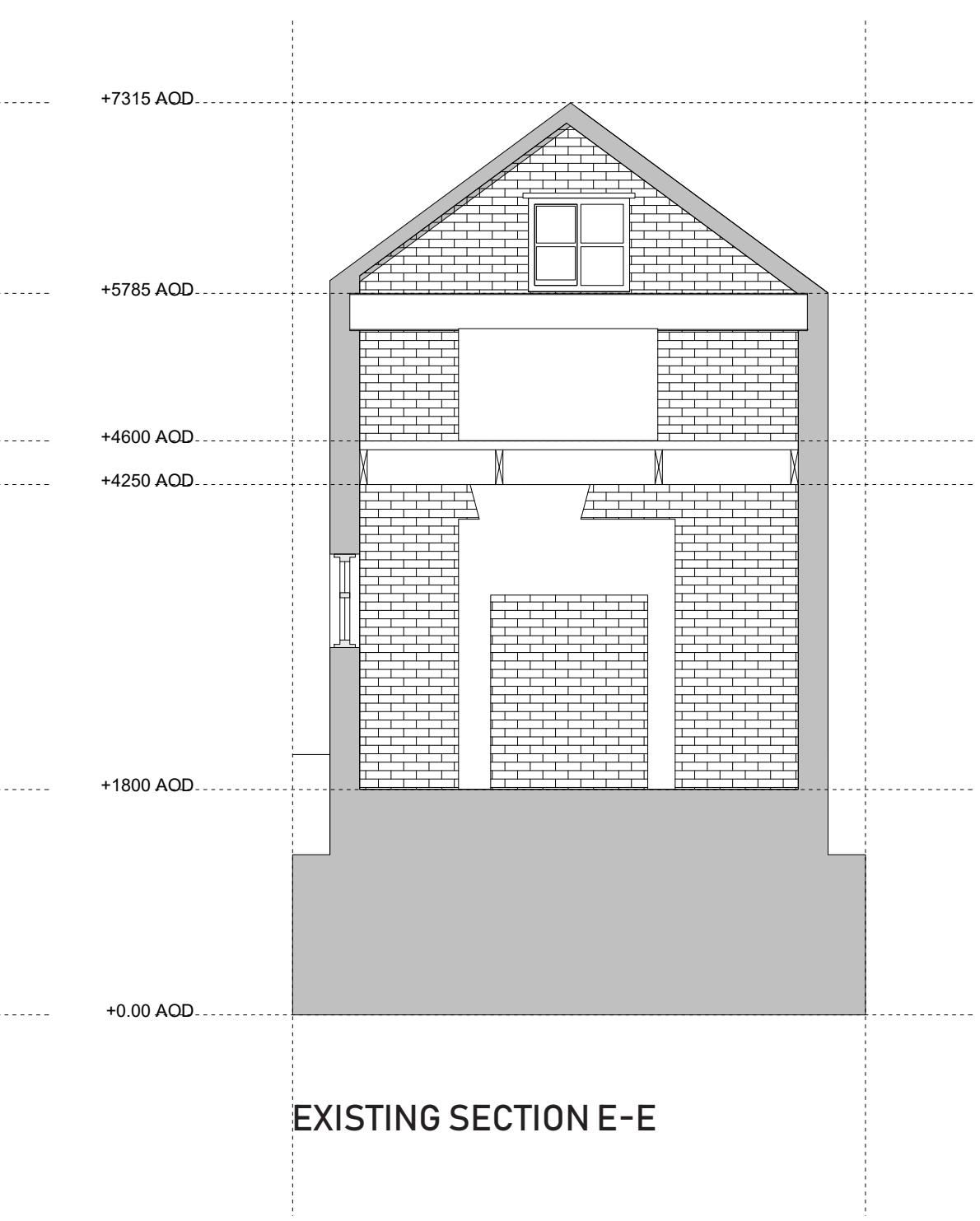
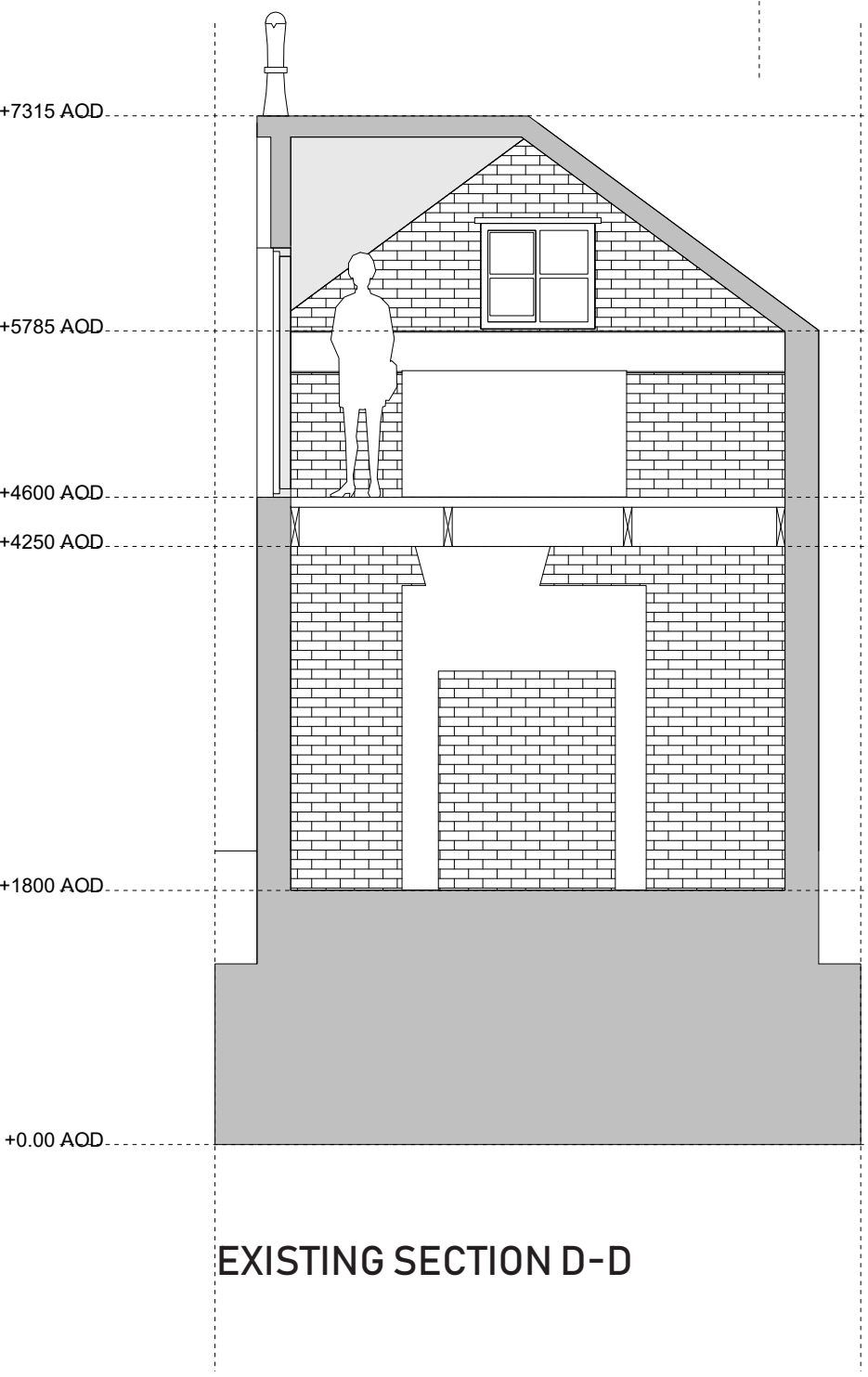
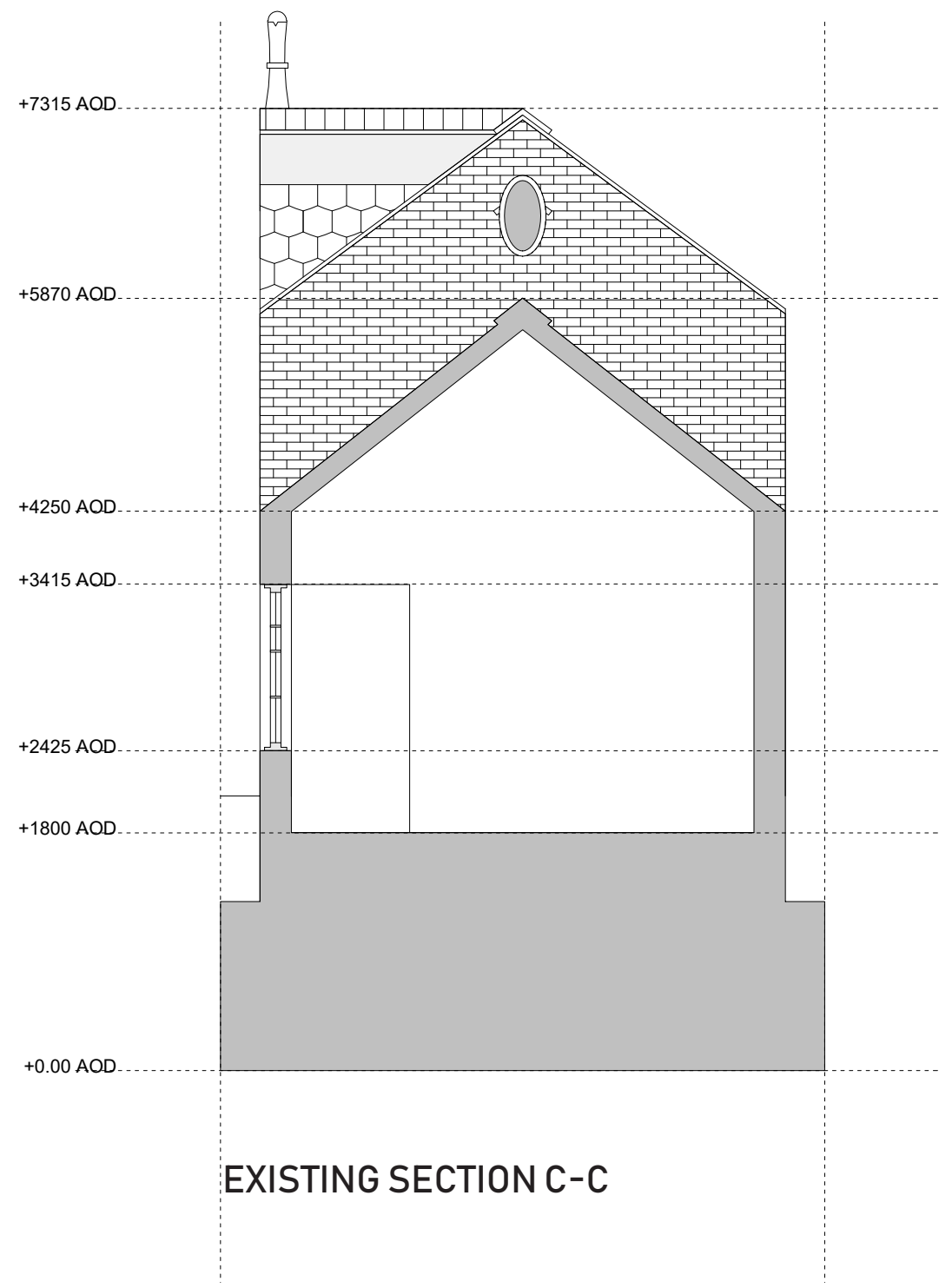
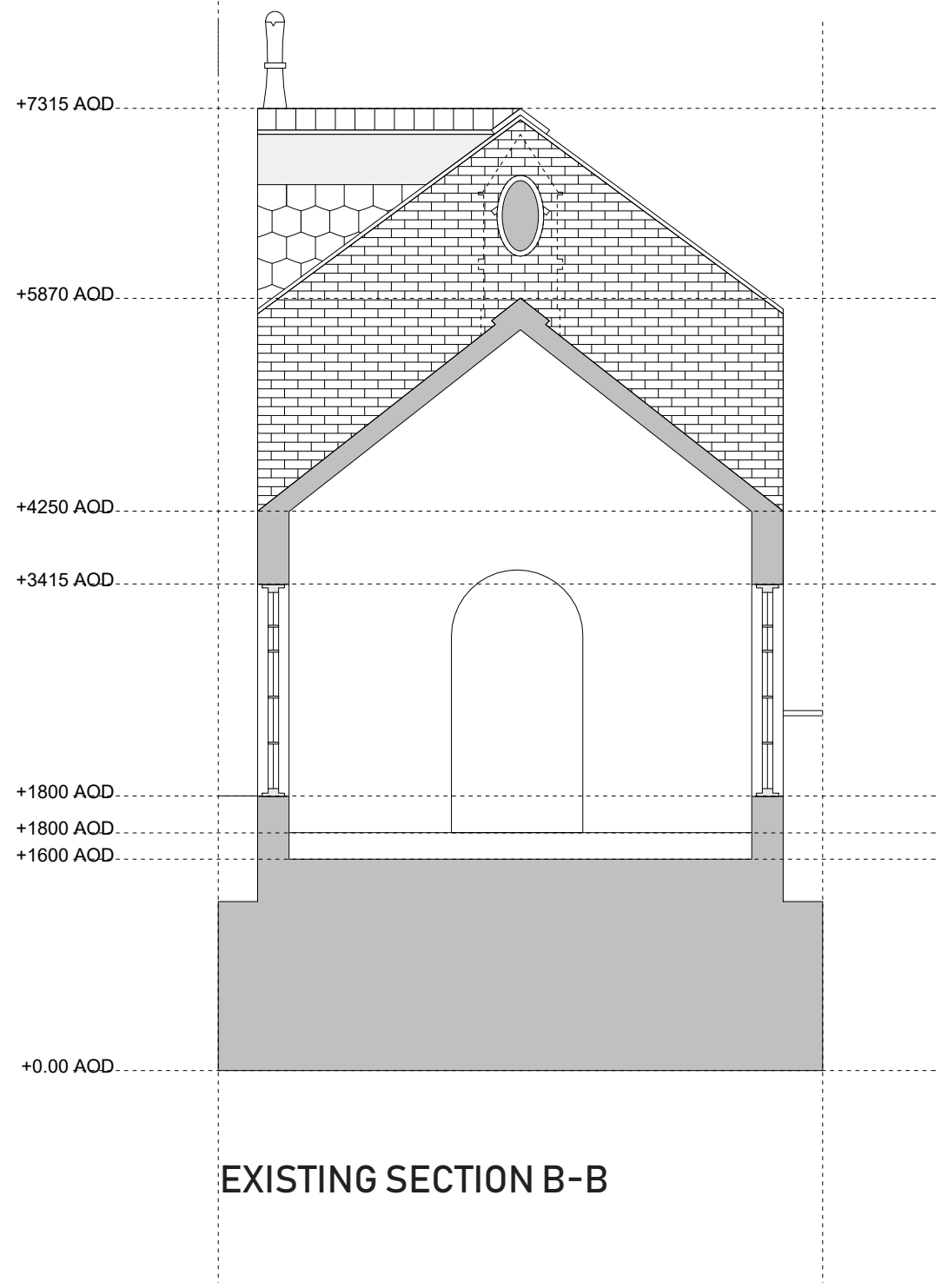
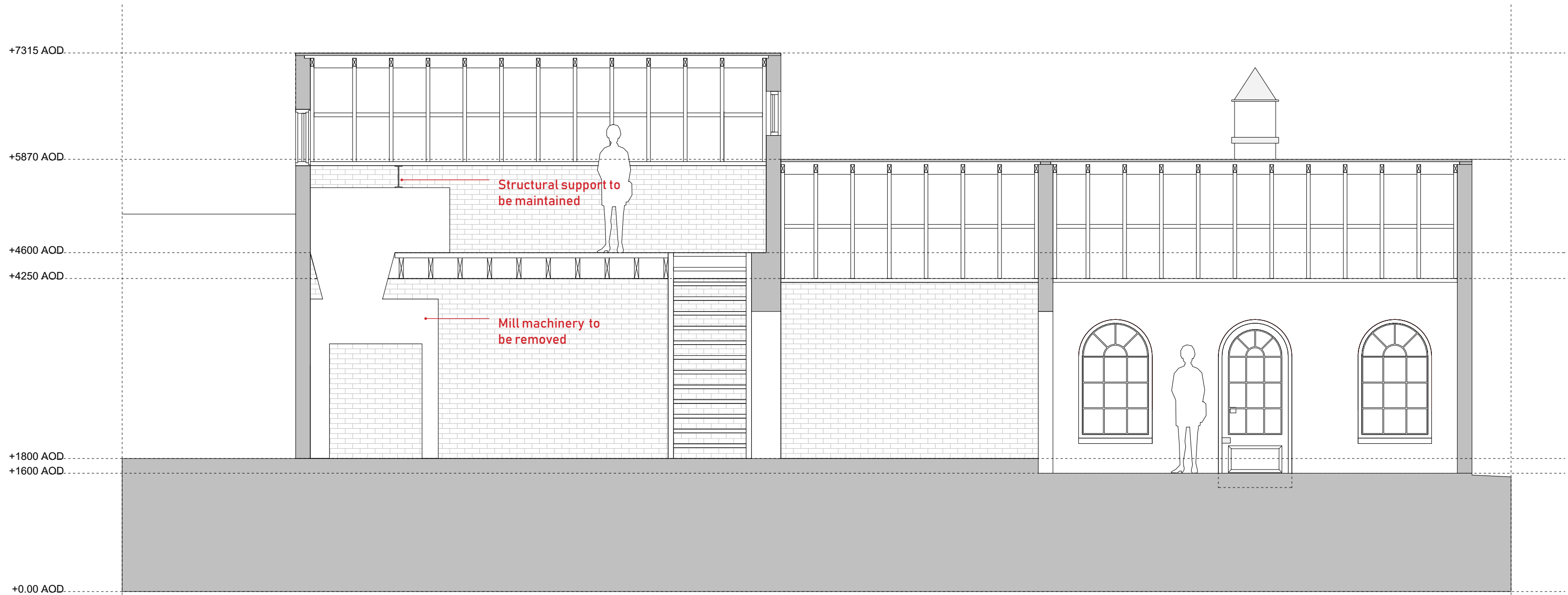
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

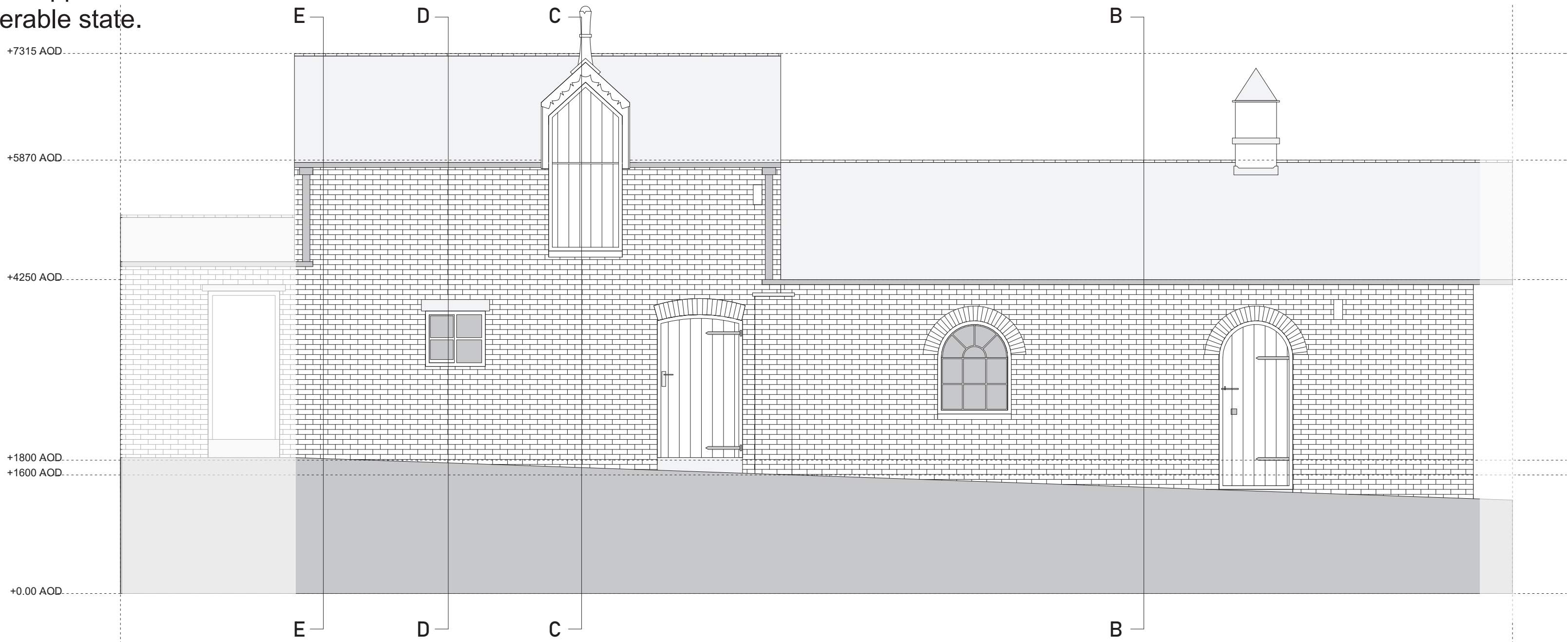


EXISTING SECTIONS

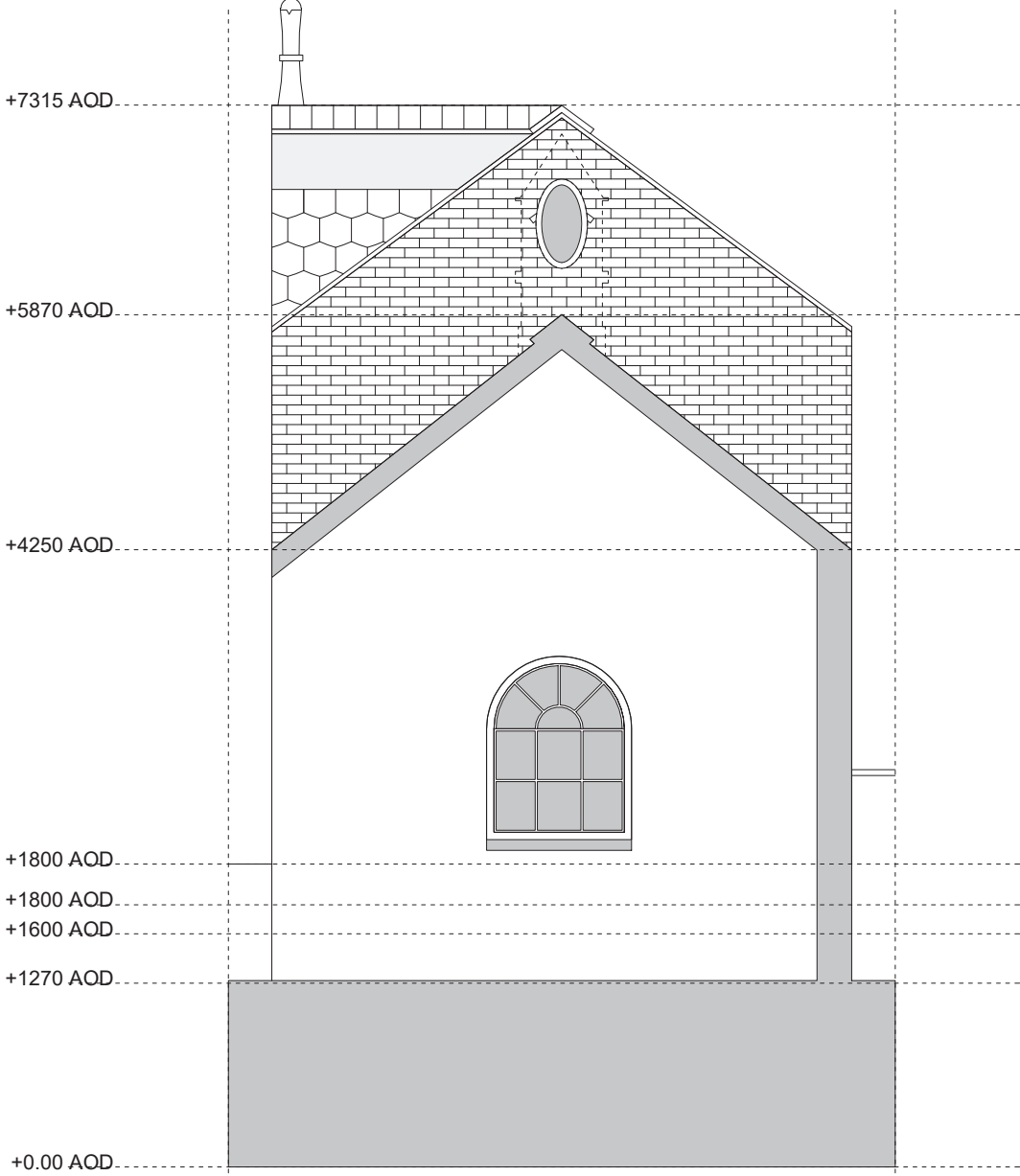


PROPOSED ELEVATIONS

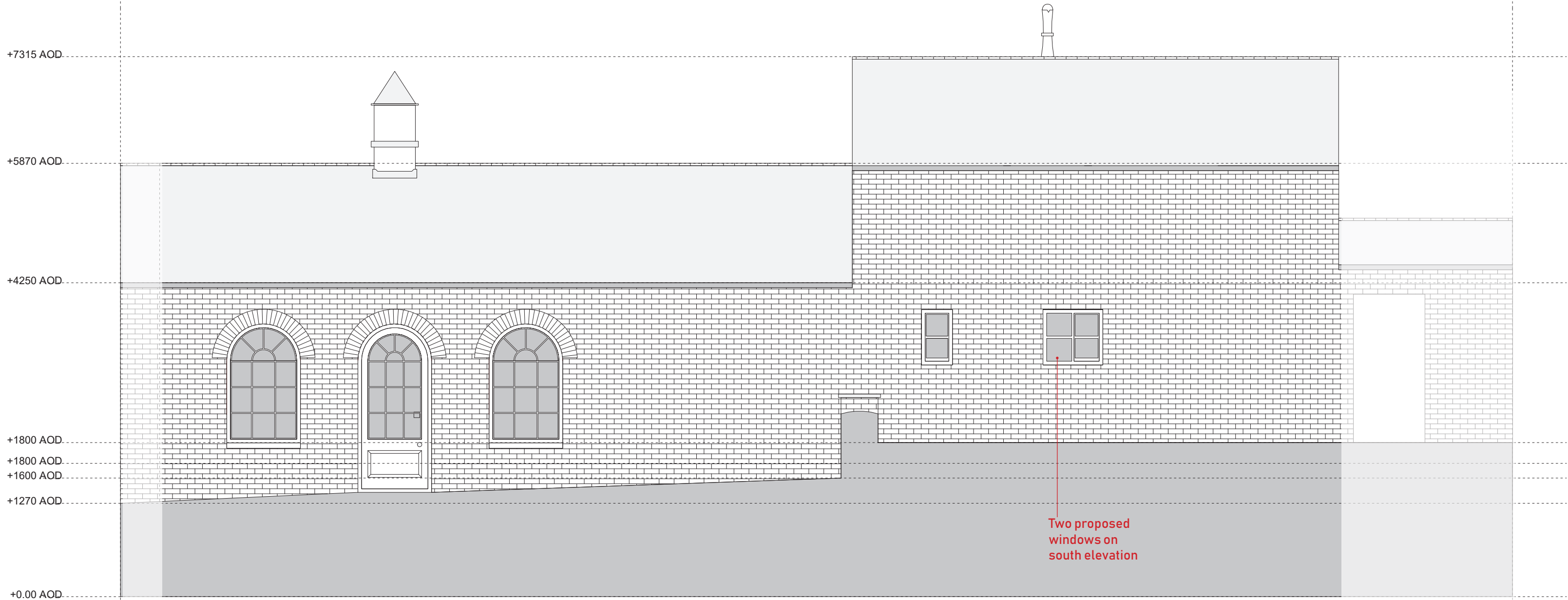
Please note that at gridline C, it is proposed that a new dormer window/door will be sourced that allows a semi-operable view out of the bedroom area. This will be a bespoke piece of joinery, made to match as closely to the existing as possible. The current dormer is locked and selaed, the applicant wishes to resotre this to its original operable state.



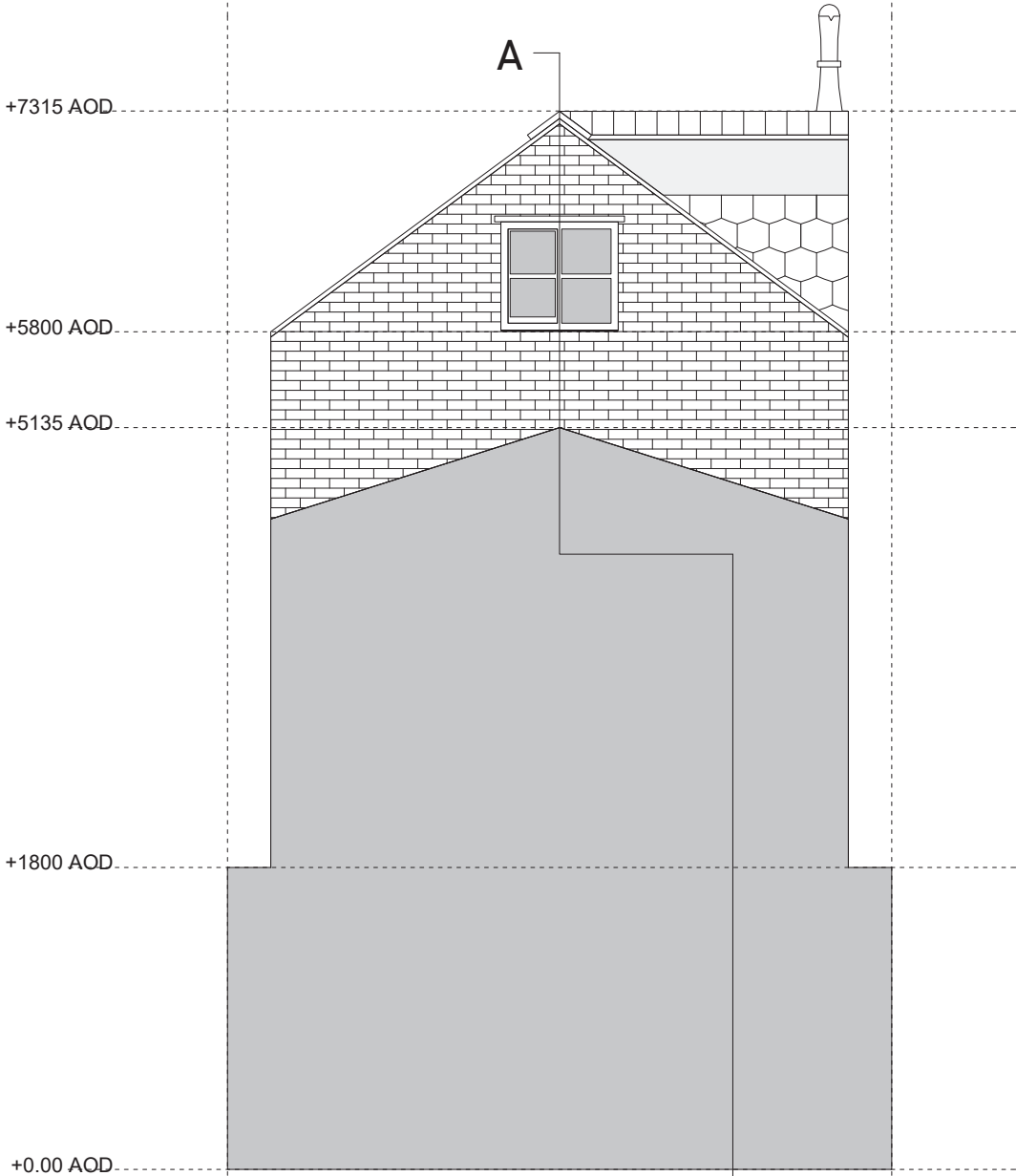
PROPOSED NORTH ELEVATION



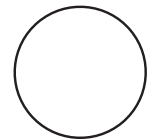
PROPOSED WEST ELEVATION



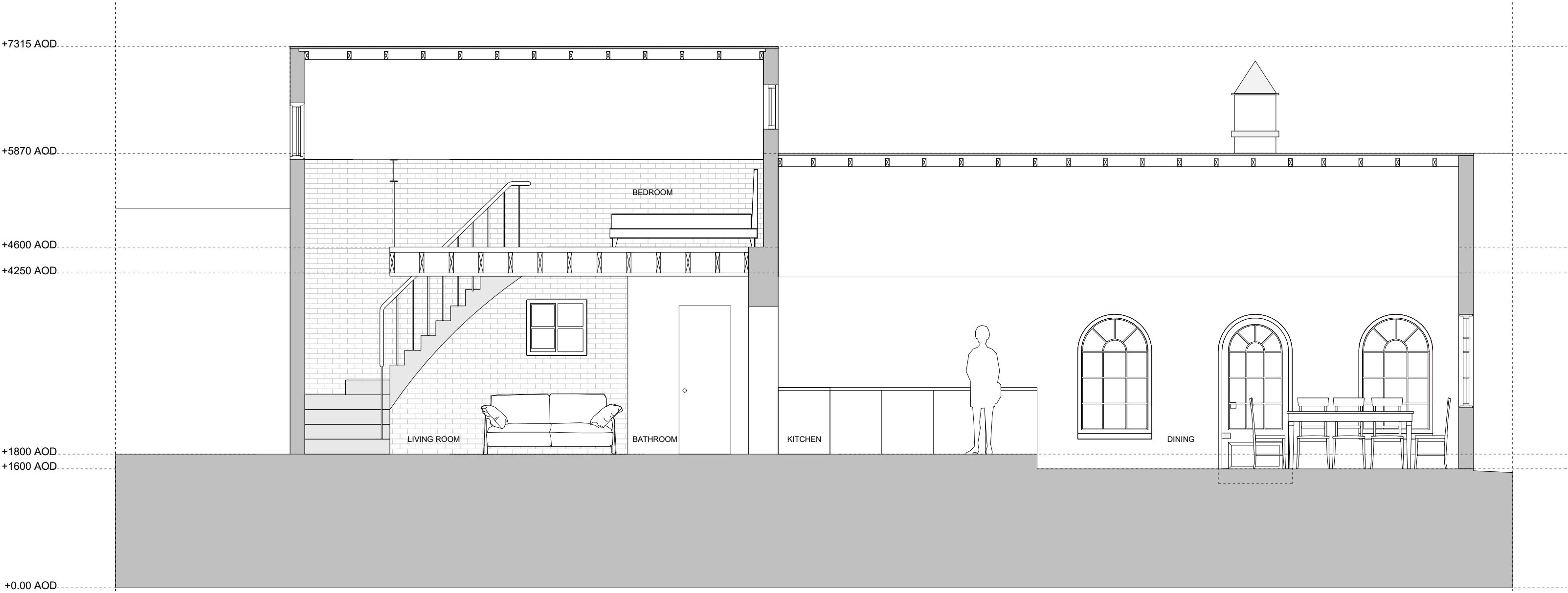
PROPOSED SOUTH ELEVATION



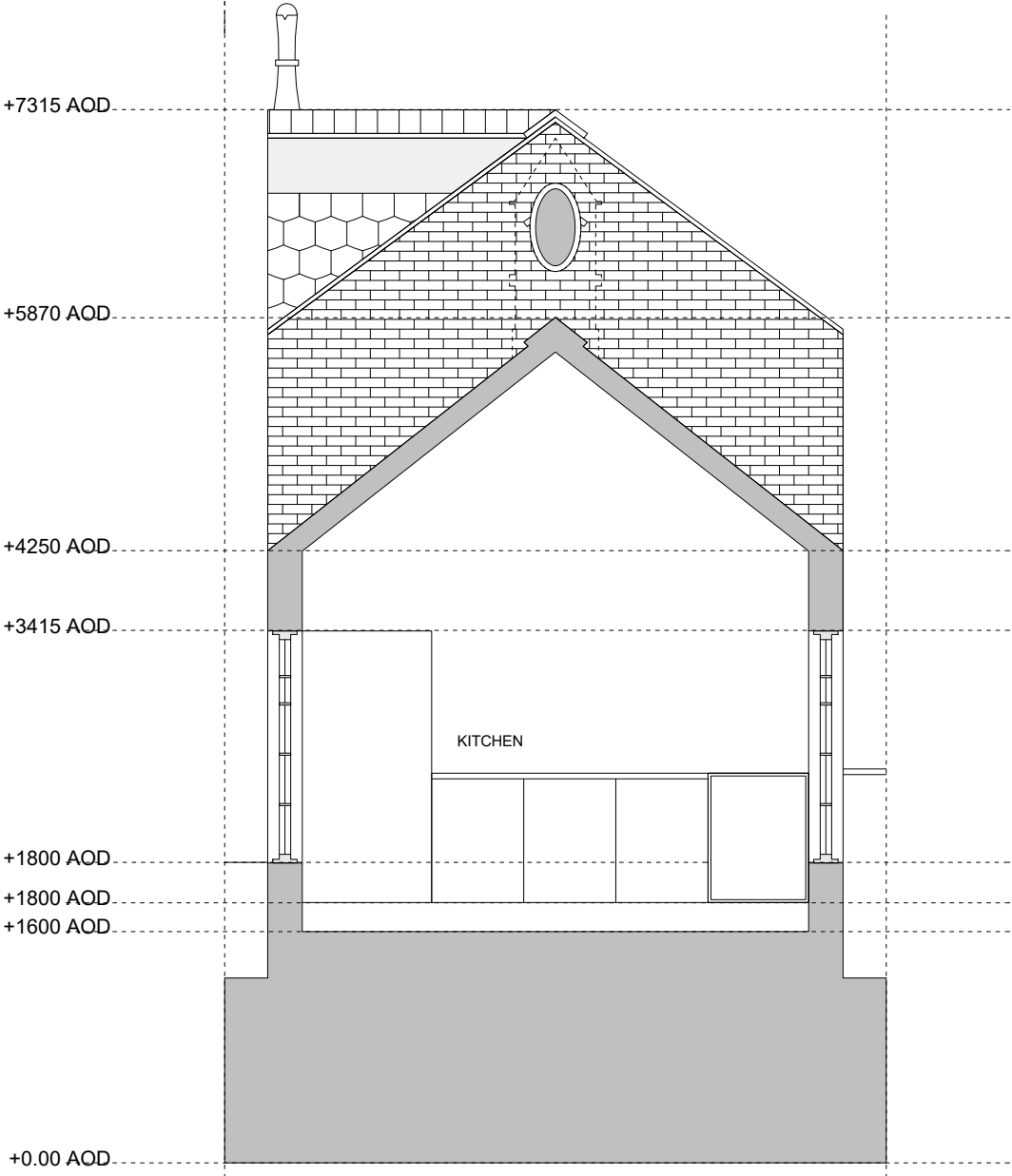
PROPOSED EAST ELEVATION



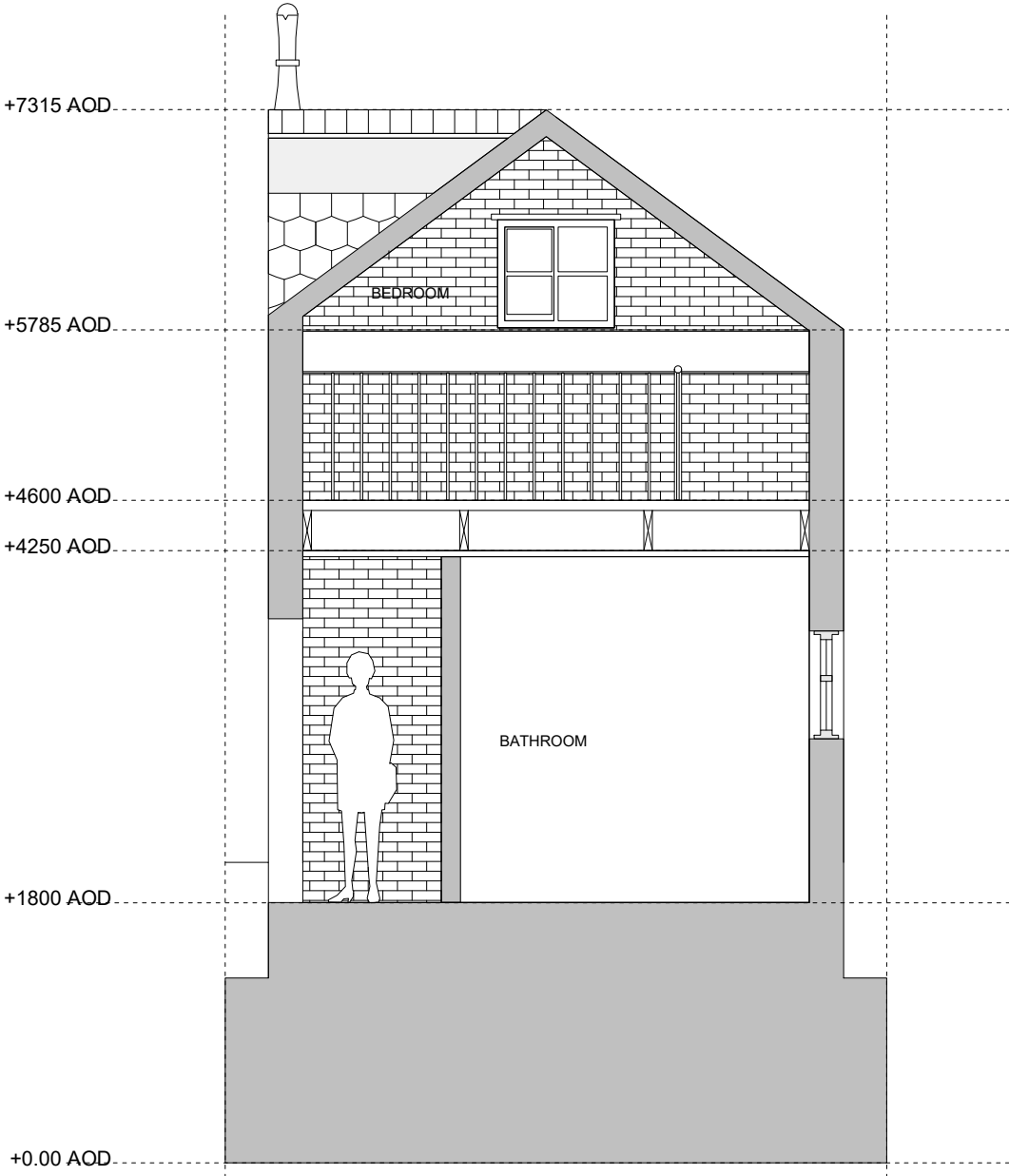
PROPOSED SECTIONS



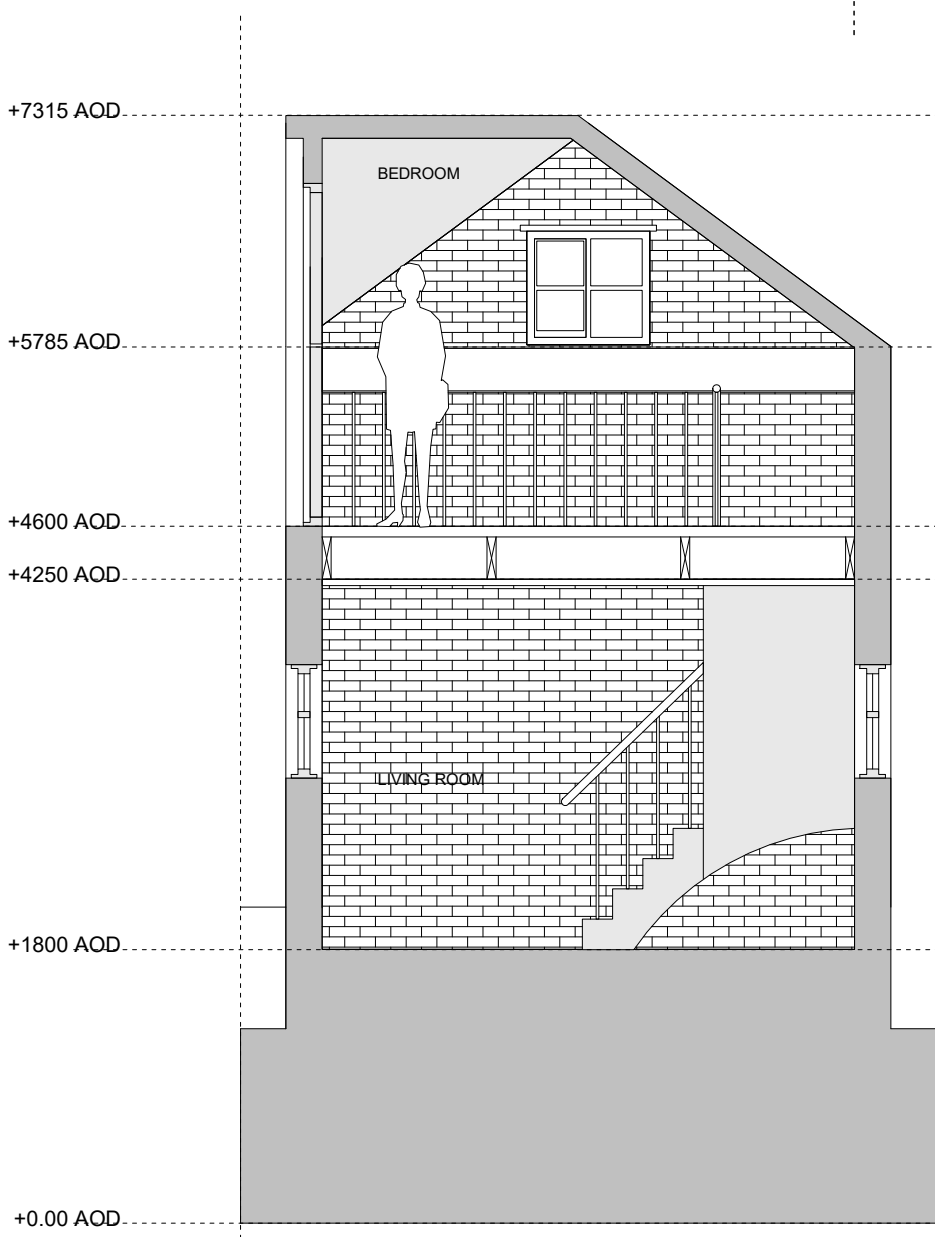
PROPOSED SECTION A-A



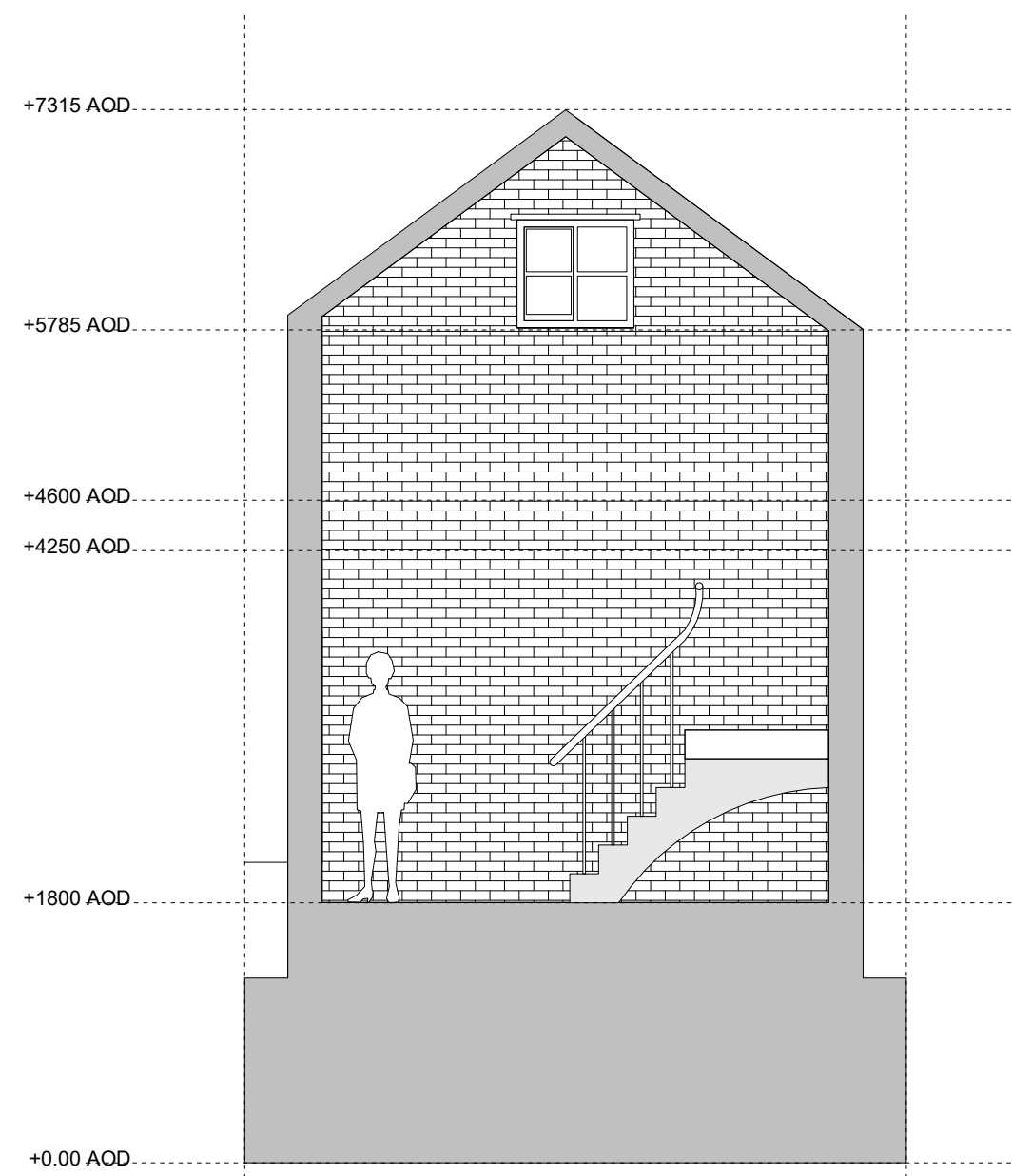
PROPOSED SECTION B-B



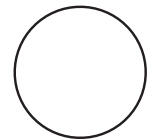
PROPOSED SECTION C-C



PROPOSED SECTION D-D



PROPOSED SECTION E-E



PROPOSED VIEWS



KITCHEN / DINING VISUAL



BEDROOM VISUAL

ELEVATIONAL PHOTO MONTAGE

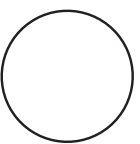


NORTH ELEVATION EXISTING PHOTO MONTAGE



NORTH ELEVATION PROPOSED PHOTO MONTAGE

N.b. Visual uses stitched photographs and is not to scale. For illustrative purpose only



CONCLUSION

Section 5.15.3 of South East Lincolnshire Local Plan states that ‘Rural buildings, such as brick-built barns, can make a significant contribution to the character of an area and so there is a concern that they should not remain vacant, under-used or become derelict, detracting from the visual character and quality of the designated Countryside. Policy 23 therefore makes provision for the conversion and reuse of rural buildings as dwellings. South East Lincolnshires stock of traditional and historic buildings is a finite resource and so conversions provide the opportunity to retain and enhance the architectural quality and character of the building and its setting.

This outhouse, on the land of Cressy Hall, is a vacant, under-used and arguably derelict old mill, currently used for storage. It is the intention of this application and potential project, to reinvigorate this space into an active and cherished space, as it once was. By using traditional materials, building techniques and highly sympathetic design, the applicant hopes to find the most subtle and unobtrusive route to restoring this abandoned space. The fact that this outhouse is physically connected to the protected property is exactly the reason it should be granted permission to be restored and given new status - it should stand as proud and well-maintained as Cressy Hall itself, not reducing the quality and atmosphere of the space, but emboldening it and buttressing its splendour as it did for the Georgians.

This design/access statement should outline the practicalities, considerations and precautions that are necessary in order to work with a property of such prestige. This scheme seeks only to replenish, revive and remember and would give the opportunity for constant residential recognition of Cressy Halls history.

