

Restoration of Cornice, Dormers and Chimney
at
Garnsgate Hall
Lutton Garnsgate, Lincolnshire PE12 9JP

Design and Access Statement

This Design and Access Statement is produced to support an application for Planning Permission and Listed Building Consent for works at the Grade II* Garnsgate Hall, Lutton Garnsgate, Lincolnshire. The works comprise the reinstatement of elements lost during the period of dereliction and decay from the mid to late twentieth century.

The works are specifically:

- a) The reinstatement of the cornice gutter.
- b) The reinstatement of the three dormer windows to the front elevation, the reinstatement of the attic windows to the South-West gable, the replacement of the attic windows to the North-West Gable, the insertion of two conservation roof-lights within the Western valleys and the refurbishment of the second floor rooms with associated services
- c) The reinstatement of the central chimney stack serving the hall and central bedroom and the installation of appropriate fire-places and surrounds to these two flues.

The Listing of the property is as follows:

“House and adjoining walls. Early C18 with C19 and C20 alterations. Red brick. Slate roof. 2 gable and single ridge stacks. Single gable stack to the rear. Brick coped gables. C20 patching to eaves with wooden cornice. Plinth and first floor band. T-plan. 2 storeys, 7 bays. Central doorway now part blocked with inserted glazing bar sash. C19 porch open to front with Doric half columns and carved heads on dosserets. Either side are single narrow glazing bar sashes and further left and right 2 glazing bar sashes. Corresponding window pattern above with glazing bar sash over doorway. All sashes with flush wedge lintels. Left gable wall with stepped band to first floor. Projecting from the left is a red brick wall broken by a small gateway with 2 red brick piers with moulded ashlar coping and terminating in a single similar pier. Extending from this pier at a right angle in front of the house are spiked iron railings broken by 2 small gateways and terminating in a single similar pier. Interior. Moulded and bolection panels to a single room and single wall of a further room. 2 rooms on the first floor with similar panelling, one with bolection fire surround. Some doors with moulded panels and L hinges. Panelled shutters. Fielded panels to stairs. Good open well staircase extending to the top floor with barley sugar balusters with turned bases. NGR: TF4191222624”

Reinstatement of Cornice

The cornice gutter to the Hall is clearly visible in the photograph of 1910 from which its dimensions and details can be estimated. It appears to have been removed when the building was re-roofed in the mid twentieth century to be replaced by a half round iron

gutter attached to a fascia board fixed to the building at a considerable angle rather than horizontally. The look-out joists fixing back the cornice to the internal structure have been removed and a veneer of modern brickwork in stretcher bond over the first floor windows to seal the gaps left in the brickwork by the lost look-outs. There is however, evidence internally of the positions and fixings for the look-out joists. The proposal is to restore these in the positions demonstrated by the evidence and as illustrated on the submitted drawings. This action is necessary to restore the horizontal emphasis at the eaves of the building and remove the unfortunate asymmetry created by the utilitarian, steeply inclined fascia board and gutter

Reinstatement of Dormers

The positions and dimensions of the dormer windows are known from the visible trimming of the roof structure openings and also the notching of rafters to take the sill profiles. The form and appearance of the dormers are known from photographic record. They were 6 over 3 double hung sashes with a lead bow roof and what appear to be rendered cheeks. These three dormers were the primary illumination to the second floor and were removed when the building was re-roofed. This had the effect of making the second floor largely uninhabitable in spite of being served by the main staircase.

The proposal is to restore these in the positions demonstrated by the evidence and as illustrated on the submitted drawings. This is necessary in order to restore the building to its original proportions and to secure its continued use and maintenance by ensuring beneficial use of the second floor.

Refurbishment of Second floor

At the present, with the exception of the top landing and the small bedroom in the North-West corner, the second floor is uninhabitable as the dormers on the East elevation were removed in the mid twentieth century and all but the two small windows to the remaining bedroom have been bricked up. In order to secure the long-term viability of the building, it is important that the top floor is brought back into beneficial use. This will be enabled by reinstating the dormers as discussed in the previous section; the re-opening of the windows in the South-West gable (and the replacement of those in the North-West gable) and the installation of conservation roof lights in the hidden valleys behind the West parapet to light the proposed bathroom and to provide an appropriate additional means of escape.

The windows to the second floor bedroom do not open and it is proposed to replace these with opening casements as described in the accompanying drawings. Similar windows shall be inserted in the equivalent blocked openings in the South-West gable – which is proposed to form a new bathroom. The two Lumen conservation roof-lights in the valleys shall be invisible from ground level; they will be installed in the same plane as the slates and no trimming of the historic timbers will be undertaken. The timbers shall be left in-situ below the level of the roof-light installation.

Most internal plaster, joinery and other features of the second floor have been lost other than the basic carpentry of the roof structure. A notable exception is the cupboard inside the North gable which retains a piece of a Rutland newspaper as lining dated 1861. There are also openings of flues on the gable walls, some of which are blocked. These are to be further investigated to establish if they can be re-opened without damaging the surrounding brickwork.

In view of the lack of any historic plaster, finishes or fittings, and the loss of internal walls, it is proposed to partition the space in the most convenient configuration for current use to form two new bedrooms, each with an en-suite bathroom. There will also be access to the eaves space for storage and service runs. The re-instated central dormer will light the new landing between the two new bedrooms. Partitions will be in studwork and masonry will be lime-plastered where indicated. The original roof timbers at the front of the house shall remain exposed internally and the plaster finish shall be in the plane of the underside of the later replacement rafters.

Reinstatement of central chimney

The central chimney lasted much longer than the dormers, the cornice gutter of the second floor accommodation. It is well documented from external photographs and also on plans. The plan of 1987 shows it still in-situ at that date as well as showing the extent to which the building had been partitioned to form two separate dwellings. The trimming for the chimney is still visible in the roof space.

Whilst the four gable stacks incorporated a flue at second floor level, the central stack appears from the photographic evidence to have been only two flues; one serving the hall and one the bedroom above. The projection of the breast from the wall is indicated on the 1987 drawing and there is some evidence from the photographs taken during the period of dereliction that the chimney and flue were appended to the wall and that the flues were not bonded into the structure or intra-mural in construction. The proposal is to reinstate the flues and fireplaces in as close a manner as possible to the evidence, but constructed and lined in accordance with current Building Regulations standards.

Conclusions

Whilst acknowledging that the accretions of every age should be respected, some events in the history of a building are destructive or detract from its essential quality. This is particularly the case with the 20th Century history of Garnsgate Hall. The loss within a period of seventy years of its dormers, cornice, the substitution of a utilitarian fascia board, the loss of the use of its second floor and its central chimney detract dramatically from its essential quality, history and gravity as a fine early Lincolnshire brick house. The reinstatement of these features would not only restore the appearance of the house by giving it back its correct scale, proportion and horizontal emphasis but would also ensure its beneficial use and maintenance for the foreseeable future.