Design & Access Statement

[as required by Article 4C of the GPDO and Reg. 3 of the Listed Building Regulations]

Proposed Conservation
Remedial works to Kitchen Gable
Roof Lights

at

Bresby House
Quadring Eaudike
Lincolnshire



for

Mr & Mrs J. Delaney

ROBERT LOWE
CHARTERED ARCHITECT

1 – 2 North End, Swineshead, Boston, Lincolnshire, PE20 3LR
Phone: 01205 - 821117
Fax: 01205 - 821139
Email: lowearchitect@gmail.com

Project No. 13064

THE PROJECT

The project is

- To remove the existing bathroom roof light which leaks, is too small and is not easy to open.
- To remove bathroom sanitary fittings & convert that area to an additional bedroom, with the provision of a new conservation rooflight/escape window, accessed via a window seat constructed within the existing roof void.
- To install 2 No. conservation roof lights into the attic room which wlil be subdivided [with one rooflight in each] to form an ensuite bathroom and wardrobe area, serving the master bedroom. to bring it back into general use.
- To carry out structural repairs to the existing external walls, particularly the kitchen gable wall [where movement has bee noted recently] and the roof structure of the extending gable section. It is evident that the out leaf is splitting away from the main structure. Until works commence it can not be determined if the whole upper part of the gable needs to be rebuilt [the "worst case" scenario] or a more local repair [the "best case" scenario].is adequate.
- To reinforce the floor structure of the attic room over the kitchen.
- To replace the existing sash window to the gable end of attic room [the proposed en suite] with a new window like for like.
- To install bathroom fittings in the small central bedroom on the front elevation to serve the major bedrooms and replace the former bathroom noted above.
- To reopen the fire place in a ground floor reception room [a fire place removed and bricked up following a fire, some years ago.
- To remove relatively recent match boarded/ part glazed partitions & doors to a first floor bath room and ground floor utility room & reinstate [at first floor] a timber stud framed partition wall along the existing lline and, at ground floor, new partitions on a new line to enclose a smaller utility/boiler room and WC.#
- To reopen the former door opening between the kitchen & the adjoining room.

2 **THE SITE**

2.1 Bresby House, New Road, Quadring Eaudike, Spalding, Lincolnshire PE11 4QB

2.2 OS Location plan 01 and Site plan 02

3 **APPRAISAL OF CONTEXT**

3.1 Assessment of Planning Policy:

This site is zoned as open countryside in the current Local Plan Document

In addition to the general planning policies of South Holland District Council, the following Planning Policies apply to this site and to the objectives of the development:-

Policy EN5 - Alteration, Extension And Change Of Use Of Listed Buildings

"Planning permission and/or listed building consent for the alteration, extension or change of use of a listed building will be granted where all of the following criteria are satisfied:

1) That the proposed alterations, internally or externally, would not be detrimental to the special character or long term stability of the building.

2) That the proposed alterations and / or extensions would be sympathetic in

scale, form, construction, colour, design, materials and location with the existing building.

3) **That the original building has not been extended to such a degree that further extension works would harm the visual, historic or architectural merit of the building and the area in which it is located or its setting.**
4) **That the proposed development does not involve the subdivision of the garden or grounds of the listed building which would threaten the future viability of, or in any way detract from, its setting.**
5) **That the proposed change of use or sub-division of the listed building does not damage the fabric or special character of the building or its setting. "**

In regards to this policy the problems with the existing structure have been analysed and all methods have been taken to have as little effect on special character of this section of the buildng as possible.

Means have been taken to reinstate areas of the special character which have been lost over time, while incorporating methods that will be make the structure safe and comfortable to live, but at the same time having no detrimental effect on.

The following central government Planning Policies also apply:

Planning Policy Guide 15 relating to planning and the historic environment – the planning policy guide has been consulted and the following comments are attached below:

- Bresby House is a grade 2 listed building set in the rural village of Quadring Eaudyke. The site itself contains a barn which has significant historical character, other than this the site is relatively isolated and there are no historical monuments or buildings in the area which this proposal would have an effect on.
- The listed building has suffered some particularly uncharacteristic internal alterations, namely to the finishes which do not protect or enhance the special character of the building. This section of the building is suffering from structural issues and the most noticeable is the gable end of this section of the building and the internal cracking in bedroom 6, we propose to reinstate this gable end back to its former glory by rebuilding this section of wall, internal cracking will be stitched together in a less intrusive manor so as to have as little detrimental effect on the existing lime render to the masonry walls. One key factor in the structural failure is a very slow, but none the less significant failing of the roof structure, we have looked at all manor of support to this roof structure, both using traditional methods such as timber purlins to installing steel channel beams, it has been proven that the traditional methods will have little effect on the failing roof structure, however a steel channel supporting the roof structure internally at eaves level will be very effective, this has been discussed with the conservation officer and she is happy with using a steel channel providing it has little effect on the historical character of the building, it is therefore proposed to cut out pockets in the external wall at eaves level and slide the steel channel into place through these, being supported on the internal load bearing wall between bedrooms 5 & 6, this will have minimal impact on the historical character of the building and is in fact a traditional method of reinforcing roof structures and walls just like this, it is also proposed to box around the steel channel and finish with a traditional haired sand/lime render, by taking this approach this will have very little detrimental effect on the existing lime render to the masonry walls. The existing sash window I the gable end has suffered from some severe disrepair and is completely rotten, the external appearance of this window has also detrimented by a large concrete lintel over the window, it is proposed to replace this window like for like and install a brick arch over the window, a simple brick arch to match an existing arch has been chosen to show the status of this gable end.
- Insulation and a breathable membrane are proposed to be installed to the roof structure to make bedroom 6 more comfortable to live in, thought has been taken in the design to have little detrimental effect on the existing building.

- Repairs and maintenance to the listed building will be in full compliance with SPAB documents, these have been consulted during the design stage and our client will be supplied with these to increase there knowledge of listed buildings

  These are only a few comments of many in the Planning Policy Guide, however it is assured that the advise and direction in this guide will be used to its full potential.

3.1.1 Context of local landscape and buildings:

Bresby House is Grade II Listed (see section 5 for details)

The house is set in large grounds that include barns and a cottage 'Little Bresby'. The house is well hidden from the road by trees and hedges.



Robert Lowe
Chartered Architect

3.2 Local Involvement:

The local authority has not yet been consulted about the proposed roof lights.

3.3 Evaluation of opportunities and constraints affecting the development of the site:

The building is Grade II listed.

The proposed roof lights would be on elevations not visible from the road.

Planning policies: EN 5

Perceived need: a better functioning roof light in the bathroom is urgently needed, and by putting roof lights into the attic at the same time, it would make the room nicer and more user friendly. If a room is used regularly it will benefit the historic building by keeping it in good condition.

3.4 Design factors:

The roof lights should not be detrimental to the character or long term stability of the building.

The roof lights should be sympathetic in scale, form, construction, colour, design, materials and location with the existing building.

The roof lights must not harm the visual, historic or architectural merit of the building and the area in which it is located or its setting.

4 THE DESIGN COMPONENT

4.1 Amount of proposed development

3 No. conservation roof lights – for types, sizes and location refer to drawings.

4.2 Principles of the proposed layout

The roof lights are to be on the rear elevation where they cannot be seen.

4.3 Scale of proposed buildings

See photographs



Existing bathroom roof light



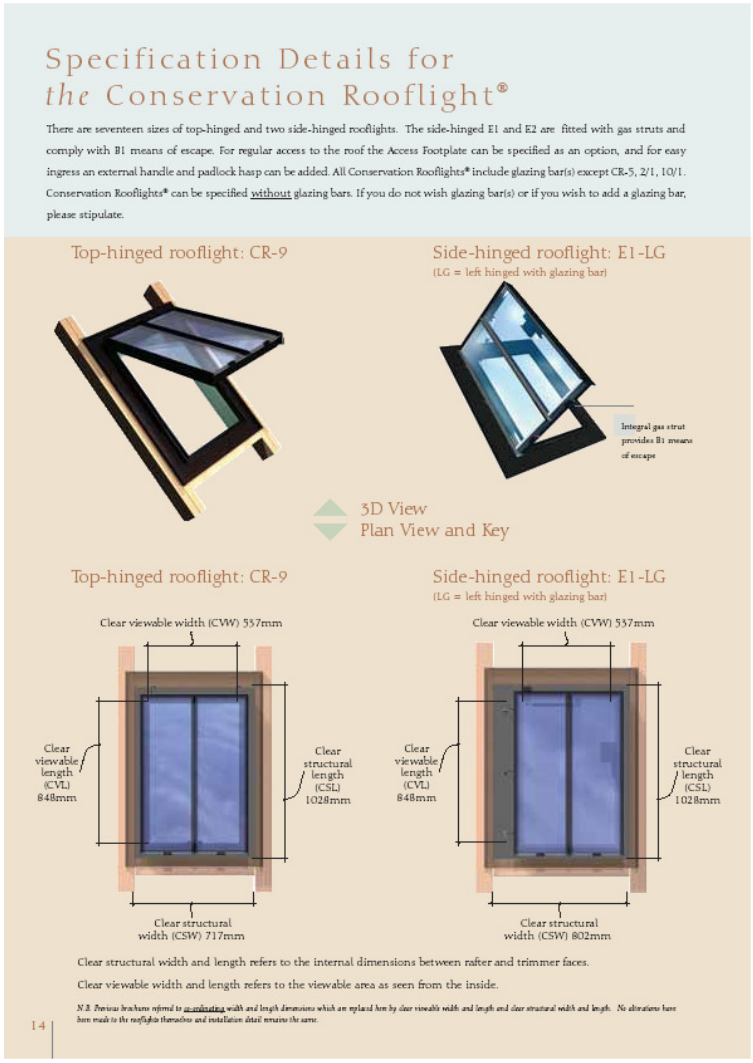
Existing Attic roof slope

To be removed and replaced with new	2 No. roof lights proposed here
	
Existing bathroom roof light To be removed and replaced with new	

4.4 Appearance of the roof lights

Black coated steel, with code 4 lead flashing / soakers / cill.

See Conservation Roof light brochure and technical specification for more information.



Specification Details for
the Conservation Rooflight®

There are seventeen sizes of top-hinged and two side-hinged rooflights. The side-hinged E1 and E2 are fitted with gas struts and comply with B1 means of escape. For regular access to the roof the Access Footplate can be specified as an option, and for easy ingress an external handle and padlock hasp can be added. All Conservation Rooflights® include glazing bar(s) except CR-5, 2/1, 10/1. Conservation Rooflights® can be specified without glazing bars. If you do not wish glazing bar(s) or if you wish to add a glazing bar, please stipulate.

Top-hinged rooflight: CR-9

Side-hinged rooflight: E1-LG
(LG = left hinged with glazing bar)

Integral gas strut provides B1 means of escape

3D View
Plan View and Key

Top-hinged rooflight: CR-9

Side-hinged rooflight: E1-LG
(LG = left hinged with glazing bar)

Clear viewable width (CVW) 537mm
Clear viewable length (CVL) 848mm
Clear structural length (CSL) 1028mm
Clear structural width (CSW) 717mm

Clear viewable width (CVW) 537mm
Clear viewable length (CVL) 848mm
Clear structural length (CSL) 1028mm
Clear structural width (CSW) 802mm

Clear structural width and length refers to the internal dimensions between rafter and trimmer faces.

Clear viewable width and length refers to the viewable area as seen from the inside.

N.B. Previous brochures referred to co-ordinating width and length dimensions which are replaced here by clear viewable width and length and clear structural width and length. No alterations have been made to the rooflights themselves and installation detail remains the same.

14

5 LISTED BUILDING CONSIDERATIONS

Bresby House is Grade II Listed:

Farmhouse. Mid c18, refronted c.1830. White brick front with painted stucco dressings, slate roof, stone coped gables, 2 gable stacks. L plan. 2 storey, 5 bay front, with slightly advanced entry bay containing 6 panel door with traceried fanlight, panelled reveals, semi-circular head, small Doric portico with flat lead roof, flanked by paris of glazing bar sashes. To first floor 5 glazing bar sashes. All with splayed stucco lintels with cambered heads. C18 range to rear has brick coped tumbled gable. Early c.1700 beam with small run out stops in rear range. Stick baluster stair with wreathed mahogany handrail, original 6 panel doors and shutters, semi-circular and segmental arches. 2 c18 raised and fielded panels to cupboard doors in rear range, first floor.

5.1 The setting of the Listed Building

The choice of a Conservation Rooflight instead of a standard Velux roof light is sympathetic to the listed building.

6 CONCLUSIONS

6.1 Conservation roof lights can be installed without being detrimental to the character or stability of the building.

Black metal Conservation Roof lights of the size proposed are sympathetic in scale, form, construction, colour, design and materials.

The location of the roof lights will not harm the visual, historic or architectural merit of the building or it's setting.

New roof lights that are well designed and function properly can only enhance and improve the building.

Document author: Robert Lowe RIBA

Date: 28 February 2015

Robert Lowe
Chartered Architect

1-2 North End
Swineshead
Boston
Lincolnshire
PE20 3LR

tel: 01205-821117
fax: 01205-821139
email: lowearchitect@gmail.com