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## **REPLACEMENT PORCH, INTERNAL AND EXTERNAL ALTERATION**

at

**POORTON HOUSE,  
SOUTH POORTON**

**BRIDPORT**

**DT6 3TJ**

for

**Miss E Griffies Weld**

### **DESIGN, HERITAGE & ACCESS STATEMENT**

**20-101-DAS**

This statement accompanies the planning application for the above, in conjunction with the scheme drawings 20/101/01, 02, 03, 05 & 06, we set out below our considerations whilst assessing and preparing the application for the proposed development.

This application seeks consent to replace an existing lean-to porch with a new structure, reinstate windows on the north elevation and make minor alteration to the interior plan form.

#### **Use:**

The cottage will remain as a single dwelling and the principle use of the rooms will remain as existing.

#### **Amount:**

The extension amounts to the replacement of the lean-to open sided extension which covers 18m<sup>2</sup> with a pitched roof porch covering 6m<sup>2</sup>.

#### **Layout:**

Internally the principle change will be the removal of part of the partition between the kitchen and dining room which will leave nibs on either end to identify the historic position of this sub-division. However this sub-division does not line up with the main chamfered ceiling beams and is considered to be historic but probably not original to the four distinct internal sub-divisions created by the ceiling beams. The scheme will also include the insertion of a partition in Bedroom 1 giving landing access to a bedroom which will replace the existing western bathroom. The second stair case in the western end of the building will also be removed. This staircase cuts across an existing window and is likely to have been a later addition to the building possibly installed when the building was at some point used as two dwellings.

#### **Scale:**

The scale of the new porch is considered to be more appropriate than the existing lean-to structure.

In relation to the scale of rooms in the building the resulting amendments to plan form do not create room sizes which are disproportionate to room sizes typically found in such cottages.

#### **Landscaping:**

There are no proposed changes to the setting of this dwelling except for the changes to the porch. The garden area will remain in its current form and no trees will be removed.

**Appearance:**

The new porch will be clad in wavy edged horizontal timber boarding with a shallow stone plinth and a slate roof.

**Access:**

One of the two adjacent access doors on the southern elevation will be changed to a window. No changes to the access to the property are proposed.

**Heritage Statement:**

Poorton House is a Grade II Listed Building with the following Listing description:

SY 59 NW POWERSTOCK SOUTH POORTON

8/235 Poorton House

GV II

Detached Farmhouse. C16 core, ceiled in c.1600. Rubble-stone walls with a sleeper-buttress. Thatch roof, hipped at left hand, gabled at right hand. Brick stacks, rebuilt C20, at centre ridge and right hand gable. 1½ storeys. c.4 windows, 2-light wooden casements with glazing-bars, renewed. Eyebrow dormers, one with leaded lights. Plank doors, 1) at centre, lobby-entrance, C19. 2) Immediate right of 1) with a wooden frame, probably a C20 insertion. Interior: Roof, of jointed-cruck construction, with collars, c.C16. Ground- floor room (left) with straight-chamfered ceiling-beams, making 4 major compartments. 2 open fireplaces, to centre and right hand room, stone jambs with chamfered lintels.

Listing NGR: SY5194197850

The property has clearly been subject to many changes in openings and plan form since its 16<sup>th</sup> Century origins. It is likely that the use of the building started as a single dwelling at the western end of the building with the eastern end being used for storage or animals. A staircase was added at a later date when the property was converted into two dwellings as identified to the modification beams and ceiling joists. The building has been used as a single dwelling in recent years and it is within this use that the proposals are put forward to adjust the living areas as part of ongoing organic changes made over the last 300 years.

The impact on the building of these changes will make alterations to the fabric and layout of the building by adjusting partitions and restoring window openings but overall there will be little depletion of the fabric of the building and its historic and architectural integrity.

**Summary:**

Poorton House is an important listed structure with 16<sup>th</sup> Century origins which has always been used as residential accommodation. Within this use the building has had a series of alterations to adapt to the needs of residents. This latest set of proposed changes will not fundamentally affect that use and will retain and maintain the historic fabric ensuring that the property is fit for purpose in future years.



Southern elevation – lean-to extension to be replaced



Northern elevation – historic window openings to be reinstated



Wall between kitchen and dining room to be removed