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**CONSTRUCTION
SERVICES LTD**

Ref: Little Warrens, Stanton
Proposed Greenhouse

Design and Access Statement

Project:

Little Warrens, Stanton, Glos

Description:

Proposed Roof Repairs and Greenhouse

Prepared by:

Ian Povey – 2021

1.0 Introduction

- 1.1 This document has been prepared as part of a Householder Planning and Listed Building Consent application for the site outlined above.
- 1.2 It is proposed to undertake repairs to the roofs of the property and construct a greenhouse in the rear garden
- 1.3 The property is Grade II listed and was listed in 1960.
- 1.4 It is supported by the following documentation:

Drawing LW.S.GH.SU.01-0
Drawing LW.S.SU.02-0
Drawing LW.S.GH.PR.01-B

Drawing LW.S.EX.01 – A
Drawing LW.S.EX.02 – A

Survey Drawing
Block and Location Plans
Proposed Greenhouse and
Repairs
Works to Ground Floor
Works to First Floor



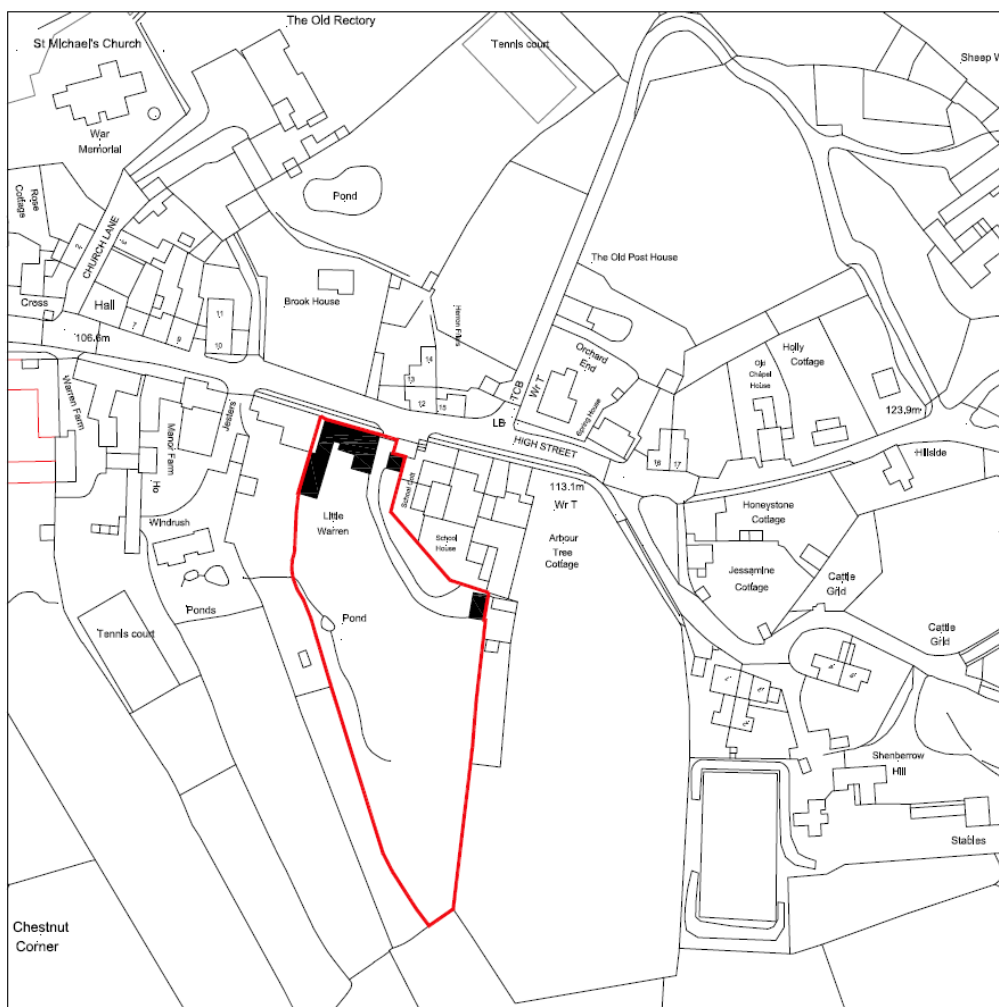
2.0 Site Evaluation

2.1 Stanton

- 2.1.1 Stanton is a village and civil parish in Tewkesbury Borough, Gloucestershire.
- 2.1.2 The village is a spring line settlement at the foot of the Cotswold escarpment, approximately 3 miles southwest of Broadway
- 2.1.3 The village is one of the most picturesque villages in the north-Cotswolds and is constructed almost completely of Cotswold stone. As a result, a large proportion of the buildings are Listed.
- 2.1.4 The complete village is a Conservation Area and is located within the Cotswold Area of Outstanding Natural Beauty

2.2 Site

- 2.2.1 The proposal site is located in the centre of the village



2.3 Site – Site Specific

- 2.3.1 Little Warrens is located on the south side of the High Street, with considerable road frontage
- 2.3.2 The property benefits from a large garden, detached garage and vehicular access through an undercroft. The site measures approximately 5040m².
- 2.3.3 The building was originally a farm house and dates from the early 17th century. It is constructed from roughly-squared coursed Cotswold stone, with a stone slate roof covering
- 2.3.4 The building was extended by Sir Phillip Stott in the 1920's as part of his remodelling of the village. This extension forms the easterly part of the building and is constructed from squared Cotswold stone with plain clay tile roof covering
- 2.3.5 The property was later extended with a single storey element which is currently occupied by the kitchen. This is constructed from roughly squared stone with blue slate roof covering.
- 2.3.6 The property was added to the List of Buildings of Special Architectural or Historic Interest at Grade II on 4th July 1960, with many properties within the village. It is therefore deemed by Historic England to be nationally important and of special interest. The list entry for the house reads as follows:

Former farmhouse, now house. 1615 for MRIW (datestone); late C17, altered 1920's by and for Sir P.Stott. Roughly squared, coursed stone left, better squared right, stone-slate roof. Five-bay, one room deep, 1 1/2 storeys, later rear wing. To road: all windows mullioned, with leaded lights and hoodmoulds. Ground floor, left: 4-light, plain chamfer; similar, but with hollow chamfer, datestone over; change in stonework to right. Boarded door, in heavy timber frame, up 4 stone steps. Plinth to right, two 2-light and one 3-light windows. Above: 5 windows rise into gabled stone dormers: 3-light left end, 2-light with hollow chamfer, three 2-light with plain chamfer. Ashlar chimneys on left end, moulded cap, and to left front door, with old brick top.



3.0 Proposals

3.1 The proposed alterations to Little Warrens are as follows:

- *Investigation of leak around pitched rooflight over kitchen and replacement of flashings*
- *Investigation of leak around flat rooflight over kitchen and replacement of flashings and surrounding flat roof covering*
- *Investigation of leaks around rooflights that were installed in 2015 and replacement of defective flashings.*
- *Rebedding of ridge tiles where mortar has eroded*
- *Replacement of existing leaking flat roof covering over Boiler house*
- *Remedial works to rainwater outlet of drawing room bay window, to enlarge outlet; replacement of existing leaking flat roof covering; remedial works to internal ceiling to repair water damage*
- *Construction of a 10 ft x 16 ft cedar greenhouse. The timber element will be the Kingsbromley Design range by Kingfisher Joinery.*
- *The greenhouse will be constructed onto a 100mm thick concrete slab with reclaimed red brick dwarf walls*

4.0 Heritage Impact Assessment and Considerations

- 4.1 The repair works are deemed as emergency repairs as the current damp ingress is causing damage to the historic asset
- 4.2 Re roofing have been previously undertaken therefore the existing flat roof coverings are not original
- 4.3 Apart from the enlargement of the rainwater outlet, no original fabric will be removed as part of the works
- 4.4 The proposed greenhouse will be detached from the building therefore will have no impact on the historic asset
- 4.5 Both the eaves and ridge height of the proposed greenhouse will be lower than the existing house which will maintain its subservience
- 4.6 All timber elements of the greenhouse will be cedar to provide a perfect balance between its aesthetic and durability
- 4.7 The greenhouse will be constructed onto a 100mm concrete slab to minimise excavations

5.0 Repair Schedule

5.1 Ground Floor – Kitchen Area

- To pitch roof light over kitchen, Investigate leaks. Replace flashings where necessary. Repair damp staining and make good decoration internally



- Prior to replacement of flat roof covering, investigate leaks from flat roof light. Replace flashings where necessary. Repair damp staining and make good decoration internally



- Following remedial works to rooflight over Kitchen, replace flat roof covering with grp covering. Allow for inspection of lead flashings and include allowance for replacing 2 lin/m of flashings with Code 5 lead if required. Roof area 1.9m²

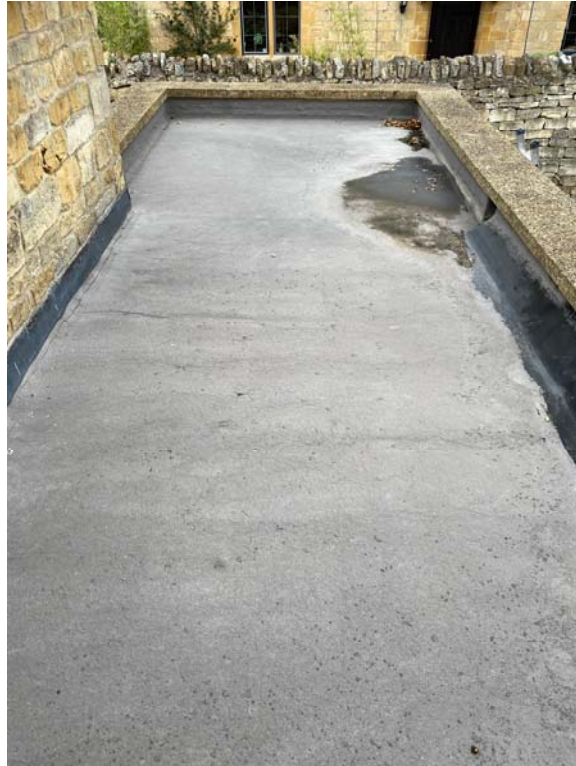
5.2 Ground Floor – Roof

- To pitched roof over kitchen, investigate leaks. Slates to be stripped around roof lights to inspect flashings. Flashings to be replaced accordingly and slates reinstated
- Loose ridges to be stripped and re-bedded on mortar bed. Existing ridge tiles to be retained



5.3 Boiler House Roof

- To Boiler House, replace flat roof covering with grp covering. Allow for inspection of lead flashings and include allowance for replacing 5 lin/m of flashings with Code 5 lead if required. Roof area 18m2
- As necessary, allow for re-bedding parapet copings following replacement of roof covering,



5.4 Remedial Works to Bay Window

- To Bay window of study. Allow for enlarging rainwater outlet through parapet wall to 150mm for improved water flow. Outlet to be lined with Code 5 lead as part of the works to the roof covering



- Following works to the rainwater outlet, replace flat roof covering with grp covering. Allow for inspection of lead flashings and include allowance for replacing 3 lin/m of flashings with Code 5 lead if required. Roof area 1.9m²



5.5 Remedial Works to Bay Window (internal works)

- To bay window ceiling, following works to roof covering and rainwater outlet, allow for removing defective plaster ceiling and undertaking plaster repairs, including cornice mouldings. Allow for redecorating complete ceiling
- Paint selected from the Little Green paints range



5.6 Repointing

- Allow for pointing open joints above window head with lime mortar. For estimating purposes, allow for 1.5 lin/m of pointing



6.0 *Design & Access*

6.1 Amount of Development

6.1.1 The proposed development is deemed minor and will involve no alterations to the historic asset

6.2 Use

6.2.1 The greenhouse will remain for private use by the occupiers of Little Warrens

6.3 Layout

6.3.1 It will be located to the rear of the single storey section of the building

6.4 Scale

6.4.1 The proposed structure will cover only 15m² which represents 0.2% of the total site area

6.4.2 The eaves height of the greenhouse will be 1.98m and the ridge height will be 3.31m. These are below the historic asset, maintaining its subservience

6.5 Appearance

6.5.1 The dwarf walls will be constructed from locally sourced reclaimed red bricks

6.5.2 All timber work will be constructed from cedar which will naturally silver over time

6.6 Landscaping

6.6.1 No landscaping works are proposed as part of this application

6.7 Access

6.7.1 The vehicle access will not be altered in any way.

7.0 Appendix

Listing

Entry Name: Little Warrens
Listing Date: 4 July 1960
Grade: II
Source: Historic England
Source ID: 1154106
English Heritage Legacy ID: 134866
Location: Stanton, Tewkesbury, Gloucestershire, WR12
County: Gloucestershire
District: Tewkesbury
Civil Parish: Stanton
Built-Up Area: Stanton
Traditional County: Gloucestershire
Lieutenancy Area (Ceremonial County): Gloucestershire
Church of England Parish: Stanton and Snowhill
Church of England Diocese: Gloucester

STANTON HIGH STREET

SP 0634-0734

(South side)

11/82 Little Warrens

4.7.60

GV II

Former farmhouse, now house. 1615 for MRIW (datestone); late C17, altered 1920's by and for Sir P.Stott. Roughly squared, coursed stone left, better squared right, stone-slate roof. Five-bay, one room deep, 1 1/2 storeys, later rear wing. To road: all windows mullioned, with leaded lights and hoodmoulds. Ground floor, left: 4-light, plain chamfer; similar, but with hollow chamfer, datestone over; change in stonework to right. Boarded door, in heavy timber frame, up 4 stone steps. Plinth to right, two 2-light and one 3-light windows. Above: 5 windows rise into gabled stone dormers: 3-light left end, 2-light with hollow chamfer, three 2-light with plain chamfer. Ashlar chimneys on left end, moulded cap, and to left front door, with old brick top. Interior not inspected.

Listing NGR: SP0696534215