

Heritage Statement

Site Address - Fursdon House, Blunts Lane, PL6 8BE

Works - Application to demolish concrete garage and build new timber framed garage

Introduction and General Description

This application is in support of a Listed Building Consent Application for the demolition of a 1960's prefabricated concrete garage and the construction of a timber framed (and clad) garage with a slate roof in its place. Some associated landscaping is also proposed including a retaining wall.

Fursdon House is a Grade 2 listed building, Georgian in origin with several additions throughout the Victorian period. It is a two storey stone, render and slate building and the majority of original architectural features remain. The whole house is secluded from neighbours as it sits in the midst of grounds bounded by mature trees. The front (west facing) elevation of the house looks onto the flat lawn with un-interrupted views across the Bircham Nature Trail valley. The main driveway approach path and driveway come from the northern corner of the site and run through the woods alongside this front elevation. The South-Eastern side of the house has an informal courtyard fronted on two side by the house itself and on the East side by the garage in question. There is a second vehicle entrance in the South Eastern corner of the site which leads into the same courtyard area.

Over the last 11 years in the hands of the current owners, the house has been subject to a sensitive but thorough restoration using local craftsmen and appropriate materials. The intended replacement of the garage with a more sympathetic structure has been on the list of works for many years.

On the North East side of the house there is a significant change in ground level and this has never been stabilised. It is intended to build a new retaining wall to support the soil to the upper level, part of which will form the wall to the new garage.

Context of proposal

Historically, there has always been a building in the same position as the existing garage building probably built to a similar scale and use as the existing old barn alongside. The early C20 and C19 plans show this clearly. However, the original barn must have fallen into disrepair at some point and been taken down. An unsympathetic concrete panel garage building with a low roof pitch was built in its place perhaps during the 1960's or early 1970's.



Early C20 plan



Early C19 plan

The existing garage effectively ruins the setting of the Fursdon House, being out of scale and built of inappropriate materials.

Photographs:



Photo showing South Elevation



Photo showing South East Elevation with Fursdon House behind



Photo of garage from the North side with the barn and the housing development (2006) beyond



View of garage and adjacent barn to left at South East entrance.



Photo showing South East entrance gate from Blunts Lane



View of garage and barn from West looking towards SE entrance.

Design and Access

There are no issues with access, the works will be carried out as part of an ongoing scheme of the current owners' restoration of Fursdon House since it was left abandoned by the previous owner.

The new garage will be built as a timber framed structure and finished with timber shiplap cladding. The roof will have hip ends to follow the same motif on the barn roof and on Fursdon House itself. The roof eaves height is only minimally higher than the existing garage but the roof profile is much higher in an attempt to bring the building into scale with the older buildings around it.

The roof ridge is deliberately designed to be lower than those of the existing barn and Fursdon House to ensure the new building remains subservient to the original structures.

Guttering will be galvanised Lindab guttering which has been installed elsewhere on the building.

The existing timber garage doors will be reused.

The retaining wall (where visible) will have a painted render finish as per Fursdon House.

Health and Safety

There are no public health and safety concerns with this proposal. Professional certified contractors will be employed to remove the existing garage structure.

The premises are privately owned and there is no public access.

Prepared by R Lloyd MRICS – joint owner and applicant.

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