

Rise Hall- Demolition of Refectory and Cloakroom, restoration of Old Kitchen.

Design & Access Statement

Background

Rise Hall is a large Grade II* country house, predominantly built between 1740 and 1820. It has had previous uses as a private home and a school, and is currently used as a wedding and events venue.

During the period of its time as a school, a large modern brick and flat roof extension was built to the north side of the building, for use as a school refectory and cloakroom. This area has not been used since the school closed in 1989 and is now in a dangerous condition. The water ingress and growth of mould within the extension is now beginning to affect the original building where the extension joins it- for the purposes of the application this area is referred to as the Old Kitchen.

The extension has no potential uses and is of no architectural merit.

Conversations have previously been held with the Conservation Officer regarding the possibility of demolishing the extension.

Exterior Photographs

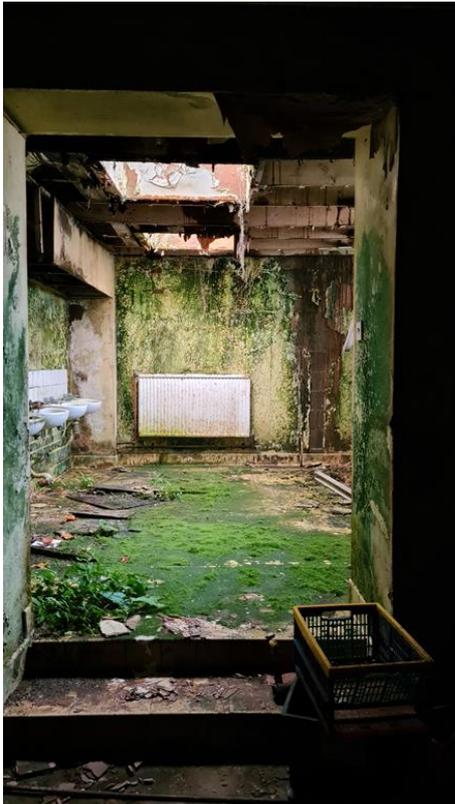


Exterior of the extension from the west



Exterior of the extension from the east

Interior Photographs



The cloakroom from the old kitchen.



Interior of the cloakroom



Interior of the refectory

Proposal

The proposed scheme is to remove the extension down to the concrete foundations, retaining the concrete hardstanding for car parking. This would be landscaped using planting and gravel to blend in to the existing gravelled car parking area.

This would have two key benefits:

- 1) By removing the unsightly modern extension, the original façade of the Georgian building will be restored.

- 2) This would enable us to create an access into the building from the car park area. A removable ramp would be used inside the building to provide wheelchair access, with a reserved disabled parking area by the new door to enable wheelchair users to easily access the building. Currently the historic nature of the building makes wheelchair access very difficult- the only access is through the south garden along gravel paths not usually used for vehicles, which is far from ideal.

Design of doors and windows

The existing openings between the original Georgian building and the modern extension will be replaced by a door and a window. The doorway would be a double doorway to facilitate access. The proposal is to replicate the existing doors to the south front on this part of the building. This would mean the doorway would be made in painted hardwood with wood and glazed panels, and a fanlight above.

The window would be made to match the existing windows on this part of the north façade. This would be a wooden sash window.

Both door and windows would have wood panelling to the interior facings and the appearance of internal shutters (although it is to be decided whether the shutters will actually be operational).



Existing double doors on the Georgian south façade, exterior



Existing Georgian double doors on south façade, interior



Existing window on north façade, interior. This is the window in the Dairy, next door to the Old Kitchen.

Interior

The extension abuts a room referred to here as the Old Kitchen. Here the plan is to restore the room to its original layout. We will remove the modern half wall, remake the ceiling, re-route some

pipework which has been installed insensitively, and install electric lighting. The walls are painted brick and there are a number of old cupboards and alcoves which will be restored.



Original cupboards, interior of the Old Kitchen



Interior of the Old Kitchen- the insensitively located pipework will be re-routed.