

DESIGN & ACCESS STATEMENT

HERITAGE IMPACT & JUSTIFICATION STATEMENT

PROPOSED ALTERATIONS TO EXTERNAL GARDEN ROOM
DOORS & SIDELIGHTS.

POLEBROOK HALL
MAIN STREET
POLEBROOK
PE8 5LN

Job No. 1366B

1.0 INTRODUCTION AND BRIEF

- 1.1** This Design and Access Statement is prepared in support of a Planning & Listed Building Application for the proposed alterations to a pair of C21 'French' doors and sidelights to a dwelling house. The application and statement is written to meet the provisions of The Town & Country Planning (Development Management Procedure) Order 2010 and follows the National Planning Policy Framework. The property is Grade II Listed and falls within the established Conservation Area of Polebrook.
- 1.2** The foregoing proposals are indicated upon the following drawings forming part of the application documentation.
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|---------|--|
| 1366-01 | Existing part Elevations and Ordnance Survey & Location Plan. |
| 1366-02 | Existing Ground, Cellar Floor Plan. |
| 1366-03 | Existing First Floor Plan. |
| 1366-06 | Proposed Ground Floor, Detailed sections and proposed elevation. |
- 1.3** Paul Bancroft Architects have been engaged by the (applicants) new owners to prepare a detailed application to carry out minor alterations to a recent set of doors and sidelights installed circa 2010 and obtain the necessary Approvals. Our brief is to prepare a high-quality design solution, attractive and sustainable solution whilst ensuring the works remain entirely sympathetic to the historic Property and its surroundings. The Doors are located within the Garden room which is subject to an LBC application where this room becomes a kitchen. This Design & Access Statement and Heritage Statement demonstrates that, rather than being harmful to the property or setting, the proposals positively enhance the character and appearance, and the proposals are entirely appropriate.
- 1.4** We have prepared a detailed solution to enhance which is accommodated within the existing property footprint and minimises the opening up or removal of any historic fabric.
- 1.5** Polebrook Hall, Polebrook, Northamptonshire (Listed Grade II) went through extensive renovation and alteration on behalf of the former owners through 2008/11. The Proposal contained within this application focuses on the Hall specifically what is currently referred to as the Garden room. Polebrook Hall also incorporates a range of accommodation previously referred to as "Yellow Door Cottage" and "Blue Door Cottage" it is established that this accommodation is within the curtilage of the hall and they form one dwelling.

1.0 INTRODUCTION AND BRIEF

Throughout this period Northamptonshire Archaeology were retained by the client to undertake an archaeological Watching Brief, all were completed and accordingly submitted to ENDC. As part of this application references to their records are used to safeguard and ensure the LPA are comfortable that the alterations are appropriate.

- 1.6** Polebrook Hall is a single residential dwelling and will not alter. The site falls within a Conservation Area and encompasses the residential characteristics of the wider community. The proposals in this instance are entirely consistent with adjoining land uses and would not cause any harm.
- 1.7** The site and property is also subject to a LBC Application REF. PP-10004406
- 1.8** The proposals have sought to acknowledge the following:
- should be high quality and traditional in architectural design.
 - The proposals are sensitive in their use of construction materials, utilising wherever possible like materials to make good or replace.
 - The materials follow the local vernacular, with the opportunity of recycling in the new construction – e.g. Internal doors/ joinery etc..



2.0 DESIGN PRINCIPLES AND CONCEPTS

2.0 AMOUNT

2.1 The site area occupied by the existing properties and contained within the red line (curtilage) indicated upon the application drawings is 0.18 hectares.

2.2 Site Areas:

a) The total site area of the hall complex is 1.39hA

2.3 **Ground Floor – Scope of works – read in conjunction with Drawings**

Note: All walls hatched blue are existing , pink are new/altered.

2.4 **Garden Room (New Kitchen RG13)**

Refer Drawings

Carefully get out existing sidelights and extend to finished floor level. Install new ashlar stone surrounds to exact matching profile, new cill stone and extend existing door mullions before reglazing.

As a result of the works this space and all existing surfaces will be carefully reinstated in close matching materials as seamlessly as possible.



3.0 HERITAGE, LAYOUT, IMPACT & JUSTIFICATION

- 3.1** The proposed layout is included with the application. Extending the pair of sidelights to the C21 opening will provide far more natural light into this large room.
- 3.2** Polebrook Hall has an extensive Archaeological Building assessment from 2007 (Rev.2008) attached. The report includes desk based and building based assessment as well as discussing the objectives and methodology from the earlier works. This document remains relevant to the latest application as all of the areas of alteration are detailed and cross referred within the application package.
- 3.3** The properties as they currently reside were altered extensively between 2008-2011 in accordance with various Planning and LBC Approvals. The alteration works were carried out to the highest standard which will continued within the proposed new works.
- 3.4** The existing layout of the historic main house interior remains unaltered as a result of the proposed works. The works generally include the careful repair and consolidation of all existing fabric and the retention of important historic architecture to ensure that the existing purpose and context of the building is not lost.
- 3.5** Structural inspection confirms the general structural soundness of the buildings. Furthermore the parts of the building that is due to have the greatest alterations were all formerly adapted 2008-11.
- 3.6** This proposals incorporate appropriate traditional materials, where required and where practicable reuse materials from within the existing building.
- 3.7** The existing notable characteristics of the buildings remain unchanged. Works of alteration, including new openings seek to respect the recognised characteristics and adopt comparable detailing, materials and form. Wherever appropriate alterations seek to respect or replicate the detailing of the existing vernacular.
- 3.8** It is clear that the proposed works will remain consistent with the form and character of the locality, and would have no wider impact upon the surrounding area. The high quality works will complement the existing historic built form. Conservation area and local character will be unharmed as a result of the proposals.

3.0 HERITAGE, LAYOUT, IMPACT & JUSTIFICATION

- 3.9** The alterations will not give rise to any adverse amenity impacts with other nearby dwellings, therefore there will be no issues of privacy loss or overlooking will arise.
- 3.10** Overall, we consider that neither the Historic Building its setting, nor the Conservation Area character will be harmed by the proposals.

4.0 SCALE

4.1 The building group will not alter in terms of scale.

4.2 There will be no adverse impacts upon neighbouring dwellings in terms of loss of sunlight / daylight and will not cause privacy loss or result in overlooking.

5.0 LANDSCAPING

- 5.1 No trees or hedgerow are to be removed as a result of the proposals.
- 5.2 The existing boundary walls to the property remain unaltered.
- 5.3 The proposed building layout optimises the use of the existing building.
- 5.4 The existing garden landscaping will remain unaltered.
- 5.5 The site is not in a flood risk area.

6.0 APPEARANCE

- 6.1** The external appearance of the Historic building remains as existing except for Elevation 4 specifically the pair of extended sidelights.
- 6.2** External alterations will be carried out seamlessly in close matching materials & construction techniques.
- 6.3** The proposals will remove and reverse a few of the C21 alterations and additions.

7.0 ACCESS

- 7.1** The building lies within an existing established settlement area within close walking and/or cycling distance of good local services and with links to public transport services to more distant destinations.
- 7.2** The building is established within its historic conservation location therefore the opportunity for adaptation of the fabric for disabled use is necessarily limited.

8.0 UTILITY ASSESSMENT

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- 8.1 As an existing property Electricity and water are already provided to the property.
- 8.2 Surface water drainage from the buildings remains unaltered.
- 8.3 Foul water drainage from the buildings remains unaltered.



9.0 CONCLUSION

- 9.1** The proposed works are minimal and involve 'modern' fabric alterations to provide a home to the new owners requirements to create more light and a better visual connection with the courtyard garden.
The exterior of the historic building remains entirely appropriate and the architecturally significant elements remain unharmed as a result of these proposals.

The proposal utilises the original features, openings and structures of the building with minimal intervention. All alterations remain true to the buildings style and layout, with minimal intrusion.

The historical qualities and proportions of the whole will be respected and preserved.

PAUL BANCROFT ARCHITECTS
July 2021