

Design, Access & Heritage Statement. The Barn, 2 Hollow Lane, Frisby on the Wreake, Leicestershire.

This Design, Access and Heritage Statement has been prepared in support of a listed building consent submitted to Melton Borough Council for the erection of an oak porch outside the front door of the property: The Barn, 2 Hollow Lane, Frisby on the Wreake, Leicestershire.

ASSESSMENT

The existing dwelling (“The Barn”) were originally the adjoining stables to Dawson’s Farmhouse, which was given Grade II Listed Status (1253599) in 1992, giving the property outlined in this application Grade II Listed Status by curtilage.

The main dwelling (“The Barn”) was probably constructed in mid-19th Century as a stable for Dawson’s Farmhouse, and was converted to a four bedroom detached dwelling over a number of years from 2005 to 2013, to give its present arrangement.

“The Barn” has a brickwork facade under a clay pantile roof with timber doors and windows and a number of architectural features, resulting in a very pleasant looking building that has been very sympathetically altered from the original stable. Inside, on the ground floor there are exposed beams for decorative effect and timber clad rolled steel joists for structural support. There are exposed brick walls in the hallway and living room, with plasterboard used for the remaining walls. Outside and detached from the main dwelling, yet within the walled grounds of the property, there is a timber Carriage House which was erected in 2019 (Listed Building Consent No. 18-01279-LBC). The timber carriage house has oak beams and supports to the front.

LIST ENTRY

The building is listed under Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Dawson’s Farmhouse and Adjoining Stables

List Entry Number: 1253599

Location: The Barn, 2 Hollow Lane, Frisby on the Wreake, Leicestershire. Grade: II

First listed: 24th July 1992

Most Recent Amendment: 13th August 2013

Entry: Farmhouse, now a house. Mid C18, raised late C18, and early C19 with mid C19 additions. Dressed limestone and brick and stucco. Steep pitched concrete tile, pantile and hipped slate roofs. First floor band, coggled brick and moulded wood eaves. 2 gable and single lateral brick stacks. 2 storeys, 3 bays. L-plan. Stucco range has to right, slightly set back bay with panelled and moulded wood doorcase with 6 panel door, oval fanlight, and elaborate reeded brackets to flat hood. To its left, 2 glazing bar sashes. Above, 3 glazing bar sashes. South range has to west, central blocked casement, flanked by single 3 light leaded casements. Above, 3 similar smaller casements. All these windows have keys toned segmental heads. Above again, 3 three light leaded casements with flat heads. Rear has single bay lean-to addition with, above, in glazing bar sash. To left, 2 storey stable. South side has, above, a leaded casement to right. North gable has, above, a casement. To north, single storey lean-to single bay addition.

Listing Grid Reference: SK 69486 17718

DESIGN

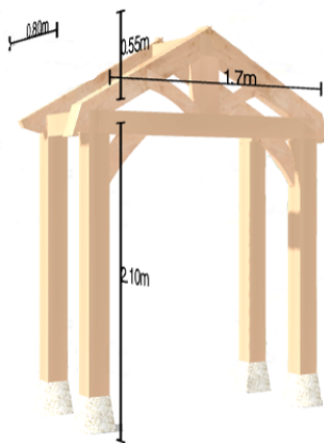
This application proposes the erection of an oak framed porch surrounding the front door of the main dwelling (“The Barn”), which would be sympathetic to the property and to be in-keeping with the oak framed timber carriage house. In addition, the porch would have a pantile roof to match both the main dwelling and the carriage house. As the proposed materials will be timber, along with a pantile roof, the construction should have no detrimental impact on the immediate environment and should be considered aesthetically in-keeping with both the main dwelling (“The Barn”) and the carriage house.



Front Door

Picture Showing the Location the Proposed Oak Porch and Part of the Timber Carriage House:

The proposed porch will be located outside the front door (shown centre of left picture) of the main dwelling and within the courtyard of the property. The style of the porch is to be in keeping with the carriage house (shown on the right picture, and the left hand side of the left picture), with oak supports and beams, and pantiles to match.



Representative Picture of Style for Oak Porch: The image shows an example of the style for the porch being proposed in this application. The porch is proposed to have a height of 2100mm, for each of the four vertical 150mm oak beams, and a width of 1700mm. The apex of the roof will reach a total height of 2650mm. The porch will stick out from the main dwelling into the courtyard a maximum of 800mm. The roof will have pantiles to match the main dwelling and carriage house. There is to be no dwarf wall supporting the oak uprights, but saddle stones matching carriage house will hold the oak above the ground.

SCALE

The proposed size of the oak porch will be at its maximum approximately 1700mm in width, 800mm depth and 2650 mm in height.

ACCESS

The existing dwelling will remain in its current form and there are no proposed alterations to the access or parking arrangements.

HERITAGE ASSET PROTECTION

The original listing for this dwelling refers to “Dawson’s Farmhouse and Adjoining Stables” and was awarded in 1992. However, the Adjoining Stables have since been developed as a separate dwelling from Dawson’s Farmhouse and should only be considered as a heritage asset as it shares the now redefined property address. The asset mapping clearly indicates the two buildings as two dwellings.

This main asset for this property, the developed Adjoining Stables referred to as the main dwelling (“The Barn”) suffers no loss of historic fabric as a result of these proposals.

None of the proposed alterations affect the Heritage Asset as detailed in the entry.

CONCLUSION

The proposed erection of an oak porch, as described within this application, is designed to provide shelter over the front door, whilst maintaining the aesthetics, design and character of the main dwelling and external carriage house. The proposal is in keeping with existing features of the listed building and will not detract or adversely affect the heritage listing, the local street scene or the wider context of Frisby on the Wreake, and as such this application should be considered appropriate for approval.