

DESIGN AND ACCESS STATEMENT
AND HERITAGE IMPACT ASSESSMENT

In respect of

OLD MANOR FARM
READS LANES
CUBLINGTON
BUCKS
LU7 0LE

On behalf of

MR AND MRS STEPHEN AND ERICA BURGESS

Prepared by

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Introduction

Old Manor Farm is a Grade II Listed former farmhouse, dating back to the 17th Century and significantly altered since its first construction. It is built of brick construction originally but with evidence of small sections of timber frame. It is considered to have been re-fronted in brick in the 19th century. The building is 'L' shaped and connected to the 19th Century, former outbuilding wing by an infill extension, believed to be built in the 1970's. The roofs are double apex with central valley gutter to the main body of the building with single gable ends to the Eastern and Western elevations.

The original 'North wing' outbuilding, now attached, is of two storey construction with duo-pitched roof and a single storey element to the Northern end, with catslide roof to the East facing elevation. All roofs are finished with a plain clay tile.

External windows are single glazed, cottage style windows, with painted SW framed units, with the majority having been recently overhauled and repaired and some having been replaced.

External doors are of timber construction, with Western facing doors or framed, ledged and braced. Other external doors are timber framed and glazed.

To the West of the main building are a series of curtilage outbuildings and a new car port and store built in 2009. The outbuildings surround a small courtyard to the West and the large detached barn closest to the Farmhouse was converted in 2011 into a swimming pool.

The property and its curtilage buildings have been subject to various Listed Buildings and Planning applications, with the most relevant applications, predominantly since 2009, summarised as follows :

09/00818/APP and 09/00819/ALB - Refurbishment and conversion of existing detached barns to create 6 dwellings
09/02344/ALB and 09/02343/APP - Erection of double garage and store
10/01501/ALB - Alteration and conversion of detached barn to form ancillary pool and fitness room.

Proposed works

The applicant intends to carry to the following internal works :

To decommission the existing swimming pool and remove associated plant.

To fill in the swimming pool with a layered built up solid construction and to cast a new concrete floor, level with the existing.

To alter the partition walls in the changing room area to form a bedroom and bathroom

To convert the main hall area into part ancillary living accommodation to form a 'granny annex' with the remainder of the main hall area converted to form a gymnasium.

To erect a stud partition wall dividing the two areas, with plasterboard fixed to both sides, up to the underside of the horizontal timber truss member and glazed infill above, set in between the diagonal braces up to roof level.

To reinstate an external door on the South elevation, where previously bricked up.

To form a new access within the existing garden wall.

To take down existing timber framed garden store to the Southern end of the building and to rebuild the existing small storeroom to house the heating plant.

To remove the redundant oil storage tank and to supply and install an air source heat pump to the Southern elevation.

To supply and install an electric car charging point within the existing garage/car port.

Assessment of justification of internal works

The outbuilding was originally a detached barn, of ancillary use to Old Manor Farm but had been only used for domestic storage and for garden machinery for decades, since the operation of any agricultural purpose ceased.

In 2010, the barn was granted approval for alterations and conversion to form a swimming pool. Work was carried out and completed in 2011.

Since its completion by the then owner, Old Manor Farm has changed ownership twice. The current owners have no interest in using the swimming pool but are committed to maintaining it on a very regular basis which carries with it, a significant annual cost - a high price to pay for something that has no use or benefit to the owners - just a costly inconvenience.

The original conversion works included improving the insulation to floors, walls and roofs and it was upgraded to meet current building regulations standards. The alterations now proposed see no direct impact on any part of the original structure or external fabric and the only alterations are to the modern stud partition walls, removal of modern internal finishes and the reinstatement of an external door, previously bricked up as part of the 2010 application.

The floor structure was insulated as part of the 2010 conversion work and the main structure will be retained although floor screed and tiled finishes will be removed and replaced within a new screed incorporating underfloor heating and the swimming pool itself will be infilled with type 1 compaction and a concrete slab with a screed finish to the same level of the current floor.

The existing screed, tiled floor finishes will all be removed and replaced with a new floor screed and internal floor finishes more appropriate and suitable for habitable use but also a more hard wearing and resilient floor within the gymnasium.

The inside face of external walls are clad internally with a modern timber T&G cladding up to about 2.0m and this will be removed. The external solid brick walls will be dry lined with an appropriate insulated dry lined plasterboard, plastered and redecorated.

The separating partition wall between the habitable space and gymnasium will be a timber stud partition with sound insulation and plasterboard fixed to both sides. This will extend up to the underside of the bottom chord of the timber truss, above which, the triangular voids between the truss members will be

glazed. The original roof trusses will, therefore, remain intact and unaffected by the work

The timber framed garden machinery store will be removed to expose the existing brick elevation to the South, with the exception of the small abutting timber store which will be adapted and rebuilt with insulated panelled walls, timber clad externally to provide a secure, watertight and warm housing for the heating and hot water services. An air source heat pump will be situated adjacent to the store which will replace the oil fired boiler and oil tank, which will be removed.

As part of the 2010 conversion, an existing door aperture in the rear elevation was filled in and this will be reopened. The applicant has salvaged a traditional timber stable door from alteration works to the main house (previously granted LB approval) and this will be reused within this aperture. In addition, a new access will be formed within the existing brick wall adjacent to the rear corner of the building.

Within the car port, approved and constructed in 2009, an electric car charging point will be installed on the inner side wall, adjacent to the boiler room, which contains all the relevant electrical services to tap in to.

Conclusion

We believe that the alterations and conversion of the swimming pool into an annex and gymnasium together with the associated works and the installation of an electric car charging point will have little, if any, impact on the historic fabric or importance of the curtilage Listed building nor the primary Listed Building - Old Manor Farm.

The changes proposed will not harm the structural integrity of the building in any way and the proposed changes will ensure that the building will have a new relevance and important use in relation to the occupation of Old Manor Farm. As a swimming pool, this building currently fails to meet that user requirement.

In addition, the introduction of green energy proposals such as the ASHP to replace to oil fired heating and the provision of an electric car charging point are to be encouraged and positively supported especially where they have no impact in the Listed Building.