

DESIGN AND ACCESS STATEMENT  
AND HERITAGE IMPACT ASSESSMENT

In respect of

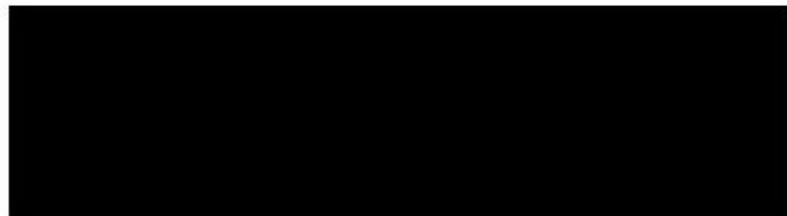
OLD MANOR FARM  
READS LANES  
CUBLINGTON  
BUCKS  
LU7 0LE

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 17<sup>th</sup> 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 19<sup>th</sup> century. The building is 'L' shaped and connected to the 19<sup>th</sup> Century, former outbuilding wing by an infill extension, considered to be building 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.

The property has been subject to various Listed Buildings applications, predominantly since 2005, summarised as follows :

05/00604/ALB - Replacement of six rear windows

05/01571/ALB - Alterations and single storey extension to form annexe

05/01571/ALB - Single storey extension and alterations to form annexe

10/02384/ALB - Replacement windows and doors, replace window with French doors in east elevation and French doors with window in west elevation.

18/02576/ALB - Removal of conservatory, replacement and alterations to external windows and doors, internal alterations and part replacement of gutters and downpipes

18/04257/ALB | Installation of two external vents

19/04111/ALB | 2x replacement bay windows on rear elevation

### Proposed works

The applicant intends to carry to the following internal works :

Removal of first floor stud partition walls forming corridor and separating two bedrooms to the 'North wing'.

Removal of first floor stud partition wall separating master en-suite bathroom and secondary family bathroom to form one large master en-suite bathroom and fitting out of new family bathroom within current adjoining bedroom.

Installation of ceiling mounted extract fan utilising existing vent within roof void

Installation of above floor waste pipes to connect up to existing external soil pipe.

### Assessment of justification of internal works

In both cases, the stud walls of or a modern construction, of timber stud, finished with a plasterboard and plaster skim.

Internal finishes and joinery are modern and there is no heritage relevance.

The removal of the studwork will be carried out carefully and studwork dismantled by hand to ensure disruption of ceiling, and wall finishes are kept to a minimum and any damage will be repaired using appropriate materials and lime based plasters where required.

The installation of the extract fan will require a hole to be cut within the new bathroom ceiling but this will link up to an existing extract duct in the roof void above so there is no additional tile vent required.

The installation of waste pipes serving the new sanitary appliances will be surface mounted and will utilise existing pipe runs wherever feasible and all pipes will connect up to an existing external soil pipe.

### Conclusion

We believe that the removal of these modern stud partition walls and any associated works will have little impact if any on the historic fabric or importance of the Listed building and the changes proposed will not harm the structural integrity of the building in any way.