

Design & Access Statement

(Including Heritage Statement)

For

Listed Building Consent

At

Stratton Arms P.H.
Main Street
Turweston, Nr Brackley
Buckinghamshire
NN13 5JX

For

Proposed rear single storey WC extension .

On behalf of

Stonegate Group

By

Taylor & Co Architects



Stratton Arms existing frontage

The proposal seeks Planning approval and listed building consent for a single storey rear extension, to form a new internal WC block, at the Stratton Arms P.H. Main Street, Turweston, Nr Brackley, Buckinghamshire, NN13 5JX



Aerial View

DESCRIPTION

The Stratton Arms is a Grade II listed structure located within the Turweston Conservation Area. It is situated at the Northern end of the Village fronting the main street on a relatively large plot of land with the main road and River Great Ouse along the Northern boundaries while an adjoining residential property to the Southern boundary. The building dates from the early 18th Century and comprises 3 bays of 2 stories with an attic above the 2 left hand bays. The left hand bays have casement windows at ground and first with 2 dormers to the attic. The right hand bay has just a single 3 casement window to the ground floor. The Northern gable has two 3 casement windows ground and first. These were probably added during the late 19th Century or early 20th Century. The first floor window has been installed on the centre line of the ridge while the ground floor is positioned to the right of the ridge. At the corner of the Northern gable and the rear external wall there is a simple brick chimney that is roughly level with the ridge. The Southern gable has a similar brick chimney but here it is positioned at the ridge and it also incorporates a parapet with moulded kneeler copping. At the rear there is a single storey extension with a cat slide roof at the Northern end. At the Southern end there is a larger single storey projecting wing with a low angled mono pitched roof. Extending off the North Eastern elevation of this wing is a simple modern mono pitch canopy forming the smoker's shelter. The style of the Inn is of simple traditional construction, the walls are of stone rubble with some dressed stone quoins and the roof is of Welsh slate. The windows are traditional soft wood casements to the front elevation and metal windows to the side and rear with timber lintels.



Existing side and rear view, the proposed will attach to the right hand end of the single storey lean-to

HISTORICAL SIGNIFICANCE

The village of Turweston dates back to before the Norman Conquest and was included in the Domesday book, the parish church also dates to the Norman period although most properties date to the 17th or 18th Centuries and several of these have been listed. The Inn itself sits within a small group of properties at the Northern end of the village that have all been listed. The inn will have played a significant role in the village for several centuries. It was named for the family who leased the manor

from the mid 19th Century to the early 20th Century that was part of the lands owned by Westminster Abbey. The Inn building itself does not have any particularly distinctive architectural features although the site does include an early – mid 20th Century external Gents toilet block. The main features are all common to the village and that is its main contribution to the historical character of the area and how the setting contributes to the character of the listed Inn.

DESIGN

Use

The proposed works to the Stratton Arms are to create a new attached WC block so that all the WC facilities are accessible without going outside.

Amount The proposal will create 9 sq.m's of new extension, a new attached WC to replace the existing detached male WC block.

Layout The layout of the listed structure will remain as existing other than reconfiguration of the existing female WC, which will be reduced to provide a corridor link to the proposed new internal Male WC.

Scale The proposed extension will be single storey and therefore subservient to the original two storey structure. It will be attached to an existing single storey rear extension with a matching pitch dual pitch roof

Landscaping It is proposed to take up the existing poor and uneven hard landscaping to the approach to the rear access, currently comprising a mixture of concrete and tarmac, and replace these with new slabbing that will be sympathetic in colour and texture to the original listed stone structure while making the approach safer and easier.

Appearance The listed structure will remain as existing in appearance to the key front and side elevations, the proposed addition is discretely located to the rear and set back from the side elevation. The extension will be constructed in sympathetic materials and detailing to the single storey structure it is attached to.

Access The listed building has flush access to the front and stepped access to the rear, within the building there is a ramped level change and areas of restricted width for circulation and a small trade area. With consideration for the above we believe it would not be reasonable or practicable to provide an accessible toilet in this instance.