

## **Design Access Statement / Planning Statement / Heritage Impact Assessment**

**Project:** Conversion of first floor of garage into a working from home space. Addition of new external stairs with screening and 3No. new roof lights

**Site:** Manor Farmhouse, Ashfield Road, Norton Little Green

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## 1. INTRODUCTION

This Statement accompanies an application for Listed Building consent and planning permission for extensions and alterations. As this is a proposal for alterations in the curtilage of a single dwelling, some aspects such as the social and economic context are of limited applicability.

## 2. Site analysis and Evaluation and description of proposals

Manor Farmhouse is a substantial detached building set in extensive grounds. The cart lodge which is the subject of this application is a modern building which is 32 metres away from the house at the closest part.

### **The listing description is as follows:**

The house is listed at grade II\* with the following entry in Historic England's schedule:

Farmhouse, formerly manor house. Circa 1530-50; fragmentary medieval core, and alterations of c.1600-1630, 2 storeys and attics. Complex plan: a 2-cell cross-wing (parallel to the road) added to a (now-fragmentary) 2-bay open hall, and a parlour cell in the western re-entrant angle. Timber-framed and plastered: the framing is exposed at 1st storey of south side. A long-wall petty with exposed joist ends and splayed brackets beneath. Close-studding with 3 blocked moulded mullioned windows, and another (inserted) with diamond mullions. Mid C16 parapet gables of red brick with diaperwork patterning in burnt headers. The crowstepped gables have a moulded brick weathering beneath each step. Plaintiled roof (concrete plaintiles on rear ranges). External mid C16 gable chimneys with twin octagonal moulded shafts (reduced to just above plinth level). Late C19 3-light casements with transomes. Early C19 6-panelled entrance door with oblong fanlight and mid C20 flat-roofed porch on oak posts. Interior: both cells of the cross-wing have moulded beams and joists, lintelled open fireplaces and high quality close-studding, and one has a 4-centred arched doorway. The open hall has only a little studwork and the tiebeam from the open truss remaining. In early C17 a rare and interesting 2-bay block was added to the rear. On the north side was an open loggia with Large turned baluster shafts (now infilled). The room above was partly over the loggia and was supported on the shafts. It has an oriel window continuing for the entire length of 2 sides, with ovolo-mullions and transomes (now blocked). Internal panelling with fluted pilasters remains in one part of the room (now subdivided).

## 3. Design approach

The owners would like to create a room for working from home but ideally not in the main house itself. The proposals are to convert the

existing loft space of a cart lodge. A new external Oak staircase is proposed on the side of the building with a simple 1.8m high screen facing the boundary to maintain privacy for the neighbours. Natural daylight is provided by a glazed access door and the insertion of 3No. conservation roof lights (MODEL CR10-2 by The Rooflight Company).

No harm would be created as the historic part of the building would not be changed.

#### 4. SCALE

There are no actual extensions being proposed.

#### 5. LANDSCAPING

There would be no landscaping required.

#### 6. CONCLUSION

The proposed conversion of the garage roof space has been carefully designed to eliminate the visual impact.

#### 7. PHOTOS



Inside



External



External – The stairs will be on this side



External



External



External