

DESIGN, ACCESS & JUSTIFICATION STATEMENT

Two single-storey extensions and minor internal alterations to Wing House



Prepared by Harris McCormack Architects

CONTENTS

1. Introduction	PAGE 3
2. The Existing Site and Surroundings	PAGE 4-6
3. Heritage Assets	PAGE 7-9
4. Flood Risk Map	PAGE 10
5. Policy	PAGE 11-12
6. Proposal, Impact & Justification	PAGE 13-14
7. Conclusions	PAGE 15

1 INTRODUCTION

This document has been prepared by Harris McCormack Architects on behalf of the applicants, Mr & Mrs Hale, in support of Householder Planning Application and Listed Building Consent application for works to Wing House, a grade II listed building.

In summary, the works are to include;

- Two single storey extensions.
- Removal of existing single storey extension of no intrinsic historic value.
- Minor internal layout changes.

Harris McCormack Architects is an award-winning RIBA chartered practice based at ArchHaus in Wansford, with a focus on high quality, design-led, innovative architecture both in traditional and contemporary projects nationwide. Many of the projects involve listed properties or sensitive situations that require a greater level of understanding of the built environment which informs the proposals.

This document demonstrates the process undertaken to develop a brief for the above site. It shows that, along with the Applicant, we have assessed the site's full context, including physical, social and economic characteristics and relevant planning policies. It demonstrates that a scheme has emerged from a rigorous assessment-involvement-evaluation-design process that can be taken forward to a successful and appropriate design proposal.

The key objective of this document is to identify and minimise any potential impact on the historic asset and demonstrate the application is in line with national and local planning policy.

This document accompanies a full set of drawings for the Householder and Listed Building Consent applications, seeking approval from Rutland County Council.

2 THE EXISTING SITE AND SURROUNDINGS

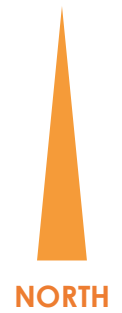
The application site lies in the Conservation Area of Wing, to the north of Uppingham. It is a village in Rutland with a population of around 350 people and has its own civil parish.



Image 1 The site



Image 2 The site



The frontage of Wing House sits approximately 10m from the street scene and the views towards it are uninterrupted. The site is just a little under 1 acre and accommodates two outbuildings as well as the principal dwelling, along with a large garden to the rear and South. The principal dwelling is Grade II listed as well as the barn to its rear which is listed in its own right. To the back end of the garden there is also a garage within the curtilage of the two listed buildings. Opposite the site is an open field, which provides access to a public tennis court. The site's boundary is generally made up of rubble stone walling with a formal coping stone, with the west wall of the tennis court across the street being Grade II listed. There are also two other important heritage assets within the vicinity of Wing House, being Inglewood Cottage and Church of St Peter and St Paul, Grade II and II* respectively.

As previously mentioned, the site sits within the Wing conservation area. The site also lies within an area of Planned Limits of Development, an area in which development proposals will be acceptable if they comply with other policies in the development plan. The surrounding listed assets have all been thoroughly acknowledged during the design process.



Image 3 Wing House



Image 4 Church of St. Peter and St. Paul

Wing House, the Barn to its rear, and the church are all made up of coursed rubble stone with ashlar quoins and collyweston roof slates. This is typical of the 18th century it was built in and could likely be dated to the Regency era due to the Bow windows at the front. However, the extension to the back of Wing House varies to this; the walls are yellow brick to the rear and a red brick face attaching to the side of Wing house with a modern red brick chimney and a blue slate roof. There is also a rear extension, more in keeping with the materials used on the frontage, but with large centre bar box sash windows with brick lintels unlike the Georgian style windows with painted timber lintels on the rubblestone façade of the older house.

Furthermore, there are two small outbuildings in this back courtyard attached to the main house used for storage. The smaller of the two is yellow bricked and the larger is red bricked, both have a pitched roof with red pantiles and painted timber doors similar to the barn to the rear of Wing House. The most inappropriate extension is to the side of the dwelling (which cannot be dated and planning approval not found for), a modern flat roof and timber extension which can be seen from the street and is not in keeping with the principal dwelling at all, largely due to its modern form and materials. Taking into account the above, it can be argued that many of the extensions have diminished the importance of the historic asset, particularly the more modern, inappropriate, brick and timber extensions that can be seen from the street view.



Image 5 Courtyard with modern extension



Image 6 View of storage buildings in the courtyard



Image 7 Modern extension

The proposed works are on Wing House and the Barn to the rear of Wing House. The site is opposite the road to Inglewood Cottage (II) and down the road in view from Church of St Mary and St Andrew (II*).

WING HOUSE, CHURCH STREET SK 80 SE Wing Church Street (West Side) 4/142 Wing House (Previously Listed Under Far Street. 10.11.55)

II

Large house, mid C18. Coursed rubble with stone tiled roof. 2 storeys, and attics, 3 bays, with symmetrical facade. Central door with fanlight and architrave with keystone, flanked by shallow arched bay windows with sashes and moulded fascia boards. 3 12-light sash windows above, and 3 hipped gabled dormers in the roof. Gable end stone stacks, and coped gables with large stepped stones. Angle quoins: Lower gabled wing to rear may be earlier.

Listing NGR: SK8930403106

BARN TO REAR OF WING HOUSE, CHURCH STREET, SK 80 SE Wing Church Street (West Side)

II

Small barn, incorporating earlier dated quoin of 1673, but itself probably mid C18. Coursed rubble with stone tiled roof. 2 storeys, gable to street. In the gable wall, an upper doorway with flat timber lintel approached by flight of stone steps. Single small upper window in N. wall with chamfered timber lintel.

Listing NGR: SK8928703119

LENGTH OF WALL AND GATE PIERS ADJOINING NUMBER 8, CHURCH STREET, SK 80 SE Wing Church Street (East Side)

II

Stretch of low wall, approx. 30 yards long, with 2 gate piers, and wrought iron gates, probably early C19. The wall is ashlar, with a rounded coping, and the gate piers, also ashlar, have recessed panels and concave arched caps.

Listing NGR: SK8932503110

INGLEWOOD COTTAGE, 8, CHURCH STREET, SK 80 SE Wing Church Street (East Side)

II

Cottage, probably late C17 or early C18. Coursed rubble now painted, with new roof covering. 1½ storeys, 3 unit plan with doorway backing onto an axial stack, and 2 casement with fixed upper lights and chamfered timber lintels right of it, and 1 to left. New dormers in roof. Coped gables, with large stepped stones. Brick gable and axial stacks.

Listing NGR: SK8933203097

CHURCH OF ST PETER AND ST PAUL, TOP STREET, SK 80 SE Wing Top Street (South Side)

II *

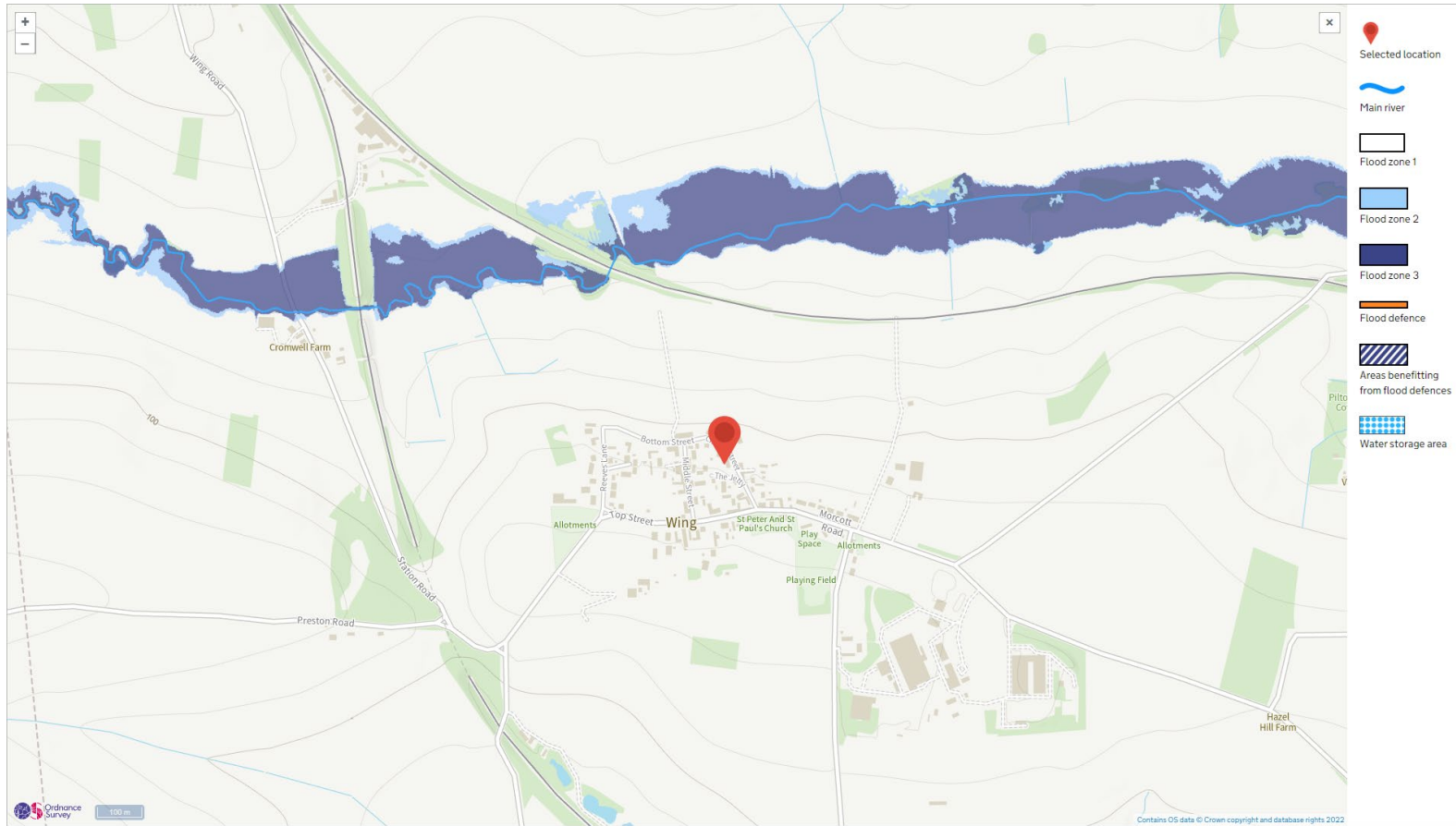
Medieval parish church, part of the fabric dates from the mid-c12, but externally much is a Victorian restoration in perpendicular style. All coursed iron stone rubble. West Tower, nave with clerestory and aisles, chancel. Tower is buttressed, of three stages, with a 2-light tracered opening to bell chamber, and a quatrefoil frieze below an embattled parapet, probably early C14. South aisle and clerestory are of banded rubble, the aisle has paired lancets to west beneath a round arched hoodmould. There is a string course and an ashlar course above the windows, which have squared hoodmoulds. It was rebuilt in 1885. Paired foiled lights to clerestory, perpendicular. Chancel was rebuilt in 1875 and is also of banded rubble, with stone tiled roof and cresting and eastern coped gable with cross. Traceried windows. North aisle has lancet to west, but other windows are decorated; late C12 north door; round arch on slim piers with delicate capitals and bands, hollow chamfered and roll moulded arch in gabled porch of 1884.

Inside, the nave is of three bays, and the south arcade is the earliest part (mid-C12); round arches have a zig-zag decoration, and roll moulding, and are supported on round piers with square bases and abaci with fluted decoration to capitals. The north arcade is slightly later; the round piers are more slender, the arches double chamfered. The abaci are octagonal, the fluted decoration of the capitals has developed in waterleaf. The western most arch on each side disappears into the west wall, presumably because the later building of the tower encroached on the body of the Church. Clerestory windows are paired lights set in triangular heads. Roof is Victorian; sturdy chamfered timberwork. Chancel arch is probably early C13; early English pointed and triple chamfered, springing from corbels rather than piers. Rood door to south. The chancel itself is Victorian with a low stone screen and open work timber pulpit. Stone sedile and piscina Windows in decorated style, the east window set in a tall recess; decorative banded stonework to east wall. Two arches to north give way to vestry.

Furnishings include an undecorated font, octagonal on an octagonal base, probably C12 or C13, and some stained glass of c1900.

Listing NGR: SK8937202979

4 FLOOD RISK MAP



The map shows that the area is not under any flood risk.

National Planning Policy Framework

124. *The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

131. *In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

It is considered that the design has followed the Policy with a quality design that fits the rural environment and its surroundings.

RCC Local Plan

EN3 - Delivering good design

To ensure high quality design is achieved throughout the County, all development proposals will be expected to :

- a) Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area; and
- b) Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and
- c) Provide sufficient private amenity space, suitable to the type and amount of development proposed; and

d) Take account of requirements of the Design SPD and made Neighbourhood Plans. 2.

Development proposals should seek to:

a) Retain and incorporate important on-site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development.

The proposals respect the material usage within the wider area and the original historic cottage.

It is appropriate in terms of its scale, mass and height.

There is no loss or impact on existing site features.

EN15 - The historic and cultural environment

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features. Development should also respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features. Development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural interest to a level proportionate with its importance. A Historic Impact Assessment may be required to support proposals which affect historic assets and their setting.

The proposed extension respects the material usage within the wider area and the original historic cottage.

Due to the proposal being to the rear of the building, which is already set back from the road, it will bear little significance on the building's street scene.

It is appropriate in terms of its scale, mass and height, not exceeding previous proposals.

There is no loss or impact on existing site features.

There are two single storey extensions and minor internal alterations in this application:

Rear single-storey extension and minor internal alterations

Proposal, Impact & Justification

A coursed rubble stone extension, chosen to suit existing frontage stone and appropriate rear extension, with parapet wall roof and lantern. The windows have been chosen to match the Georgian style of the historic frontage and hence are suitable to the dwelling. The internal layout alterations are required to link the existing extensions more smoothly (which have led to a disconnected ground floor layout).

These proposals are justified in terms of the longevity of the cottage; the interior additions make the house more suited to a modern way of living, which encourages constant occupants and in the long run means that the asset will be continually maintained to keep it in a great condition.

The overall scale, mass and height are not deemed to be imposing on the asset and cannot be seen from the street. The lightweight parapet roof structure of the rear extension, along with the sunken level compared to the garden, create a very subservient extension that is only covering modern yellow brick fabric as the historic fabric has already been covered by the inappropriate rear extension. The addition of the kitchen, when considered with the internal alterations, create a heart to the dwelling which is currently lacking. It is important to note that, as seen on the accompanying drawings, the extension will not affect the front elevation, which truly holds the dwellings intrinsic historic value. The current oil tank will be relocated.

Therefore, the proposal is seen as having a neutral to minimal impact on the historical host asset, but a positive impact on the overall layout and liveability of the dwelling.



Image 8 Rear Modern extension, new extension location

Single-storey side extension

Proposal, Impact & Justification

A red brick single storey side extension to replace the existing highly inappropriate extension that can be seen from the street scene. The roof will have a lantern and a detailed timber cornice, a much more suitable and traditional solution opposed to the existing modern extension.

This proposal is ultimately justified in terms of the removal of the modern element; as mentioned, this is seen as being at odds with the heritage assets therefore we believe it is crucial that these are removed to make way for our proposal, which is much more suitable in terms of mass, scale, form, and materials and is no taller than the existing.

This proposal can be seen to have a positive public benefit by providing a better street scene and hence enhancing the conservation area.

Modern Extension



Image 9 Google street view showing top of modern extension

The historic assets' significance has been established.

The elements of the proposal have been independently assessed and considered cumulatively for their potential impact on the historic asset.

The works have been deemed as not having an impact on the fabric or the setting of the historic asset and as such no harm has been established.

There is a huge well-being and social benefit for the occupants.

The proposals have been carefully considered and well designed.

The applications should be approved.