

Design & Access / Heritage statement

Glanford House, Old Hall Drive, B79 9BZ



This design and access statement has been prepared in support of an application for a new single storey extension to the side of Glanford house, to the rear of the property. Proposals include replacement windows and internal reconfiguration.

The Application Site

The property is located within the Elford conservation area, adjacent Grade II listed St Peter's church. The property is accessed via Old Hall Drive. Old Hall drive serves other recently developed dwellings.



Entry Name: The Coach House- formerly listed as Stable and coach house block to former Elford Hall) (2 The coach house)

Listing Date: 12 February 1979

Grade: II

Source: Historic England

List Entry number -1038898

Former stables and coach house now a pair of houses. Early C19, re-modelled circa 1980. Red brick; hipped slate roof; C20 brick off- ridge stacks. Central stable range aligned north-south facing east flanked by coach house wings aligned east-west. Single-storey central range of about 11 bays, flanked by projecting single-bay wings, each with a full height semi-circular blind arch, springing from an impost band; C20 casements with gauged heads, C20 doors to left and right each with a Tuscan porch, garage doors to right of centre. Included for group value.

Entry Name: Kitchen garden walls to former Elford Hall

Listing Date: July 2000

Grade: II

Source: Historic England

List Entry number -1380564

Kitchen garden walls. C18. Red brick in garden wall bond with plain stone coping ramped up in places, segmental and flat arch doorways and brick lean-to potting sheds. Encloses a large square kitchen garden of the early C18 Elford Hall, which was demolished in 1964.

Entry Name: Church of St Peter

Listing Date: 20 November 1986

Grade: II

Source: Historic England

List Entry number -1038899

ELFORD Church of St Peter GV II* Parish church of medieval foundation, tower of 1598 but mostly rebuilt 1848-49 by Anthony Salvin, in a style of circa 1290, additions of 1869-70 by G.E Street. Ashlar; slate and lead covered roofs with coped verges. West tower with diagonal buttresses and semi-octagonal stair turret to the south, three bay nave with south aisle and

porch and two bay chancel with south and north chapels.

West tower: dated AND / 1598; four stages marked by strings; crenellated parapet with crocketed corner pinnacles, first stages has a three-light pointed west window with cusped intersecting tracery; the second stage has a rectangular loop to the west and north, the third stage has a two-light pointed west window with Decorated style tracery and returned hood mould, belfry openings of two trefoil-headed lights surmounted by a quatrefoil and beneath a semi-circular head.

Nave: 1848-49; pointed windows, those to centre and west on north side have cusped intersecting tracery, the north east window has two cinquefoil headed lights with a trefoil over, all have hood moulds terminating in heads.

South aisle: 1869-70, crenellated parapet, pointed windows, that to the south east has three lights and cusped intersecting tracery, that to south centre has Decorated style tracery, west window with three trefoil-headed lights and cusped circles in the head; gabled porch with pointed doorway, two double-ogee moulded orders on cylindrical nook shafts with moulded capitals and bases, niche above containing an angel.

(Note Details are considerable for this listing so we have retained the initial paragraphs only)

The Application Proposals

A householder planning application is sought to provide single storey extension to the side and to the rear of the property. Introduction of new windows with aluminium casement windows and a new gable opening to the existing garage. First floor of the garage will become a bedroom.

Pre-app

A pre-app was not submitted, and this application is considered a replacement and betterment of the current form.

Layout

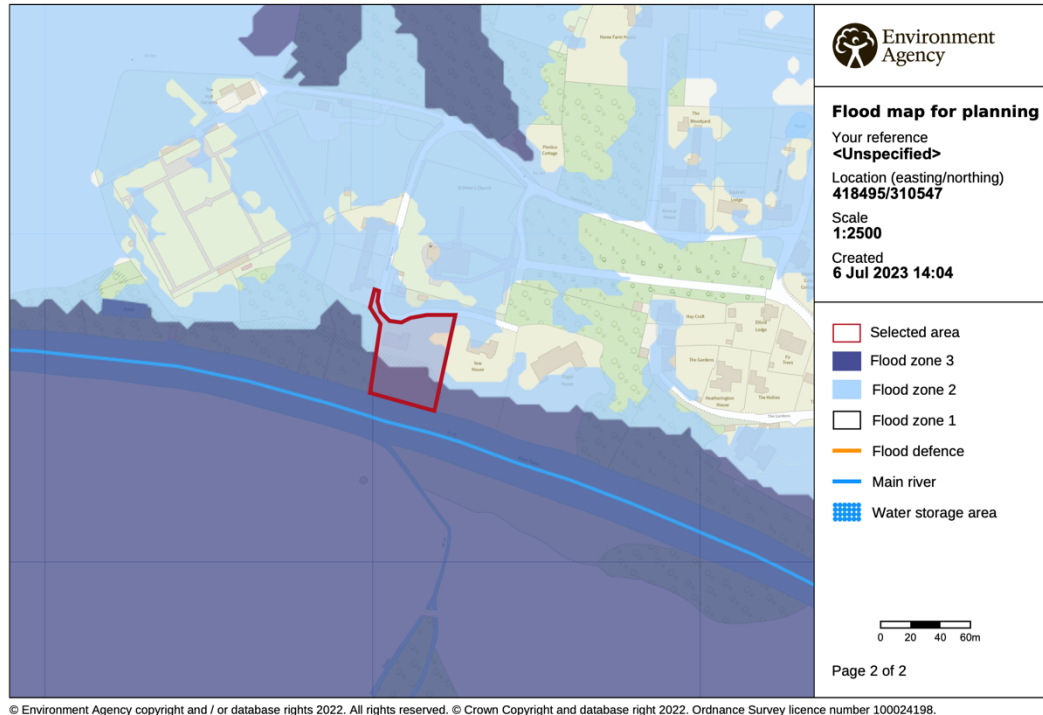
The proposals seek to retain the existing footprint of the patio and develop this area with the extension. The new extension is in turn linked to the garage and the main dwelling. The current dwelling layout is very linear in form and whilst this cannot be altered significantly, we are looking to increase natural light source and utilise the corner of the footprint taking in the views to the side.

Access

Primary access is retained as per existing access from the Highway, parking remains unaffected. There are no changes to the current access to the dwelling from the access road.

Flood Risk

The risk of flooding at the site is shown to be zone 2 according to the Governments flood warning information service. The land level and location of the extension is such that this risk would not be increased by further development of the site, since the extension is level with the existing ground floor. There is considerable incline down to the main waterway.



Heritage Value

The heritage value of surrounding properties cannot be underestimated of course, however the scheme proposed for Glanford house does not, we believe impact in any way the local listed buildings. However we are mindful of their proximity and value.

Trees & Ecology

There are a number of trees to the site boundary and one within falling distance of the scheme. All trees are to be retained but localized protection works are required. As a result we enclose a full arborists report with the application.

Summary

We believe there are no impediments to the principle of a sensitive extension and replacement windows.

Compiled by

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06.07.23

planning