

Design and Access Statement

IMPLEMENT SHED, HORTON COURT

PARTIAL DISMANTLING AND BOUNDARY WALL REPAIRS

Horton Court, Horton, Chipping Sodbury, Glos BS37 6QR

The proposed application is concerned with making existing walls safe so that they are not a danger to members of the public.

The walls that have been partially dismantled have been taken down to a level that is deemed to be structurally safe. The exposed wall heads will be protected with a lime mortar capping to prevent further invasive vegetation growth and to consolidate the masonry to prevent further collapse.

The adjacent boundary wall also requires repair and this will involve partially dismantling and re-building approximately 6m of the wall, removing existing cement mortar where possible and replacing with new lime mortar bedding, pointing and capping.

The structure will be fenced off to deter unauthorised entry by guests staying at Horton Court. The proposed line of the new fence is indicated in green on the 1:500 Site Plan. This has been chosen carefully to take account of the 3 no. stone piers that are left standing from a previous building in this area that has long since been lost (see photos below). The foundations to these piers are uncertain but there is evidence of some undermining, especially to the middle pier. The same approach of 'managed decline' is being taken with these structures, so should an unexpected pier collapse take place this fencing will ensure that the fall is contained within the fenced area and there is minimal risk to members of the public. The resulting fencing will start approximately 7m west of the Implement Shed and run south from the boundary wall for approximately 9.8m. It will be set back approximately 300mm from the front of the main part of the Implement Shed.



Photos showing the free-standing stone piers to the west of the Implement Shed
(NB Orange net fence was temporarily installed during dismantling work)

The 'managed decline' approach means that the building should be around for some time to come yet and therefore a more permanent form of fencing is thought to be more appropriate than a short-term form of fencing such as road irons and rope, chestnut paling etc. Therefore a 1m high timber post and rail fence is proposed, which will not rise too much above the existing boundary wall and will consist of round posts and 2 no. half-round rails, similar to the photo below, which shows a fence adjacent to the Horton Court Stable Block.





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Elsewhere at Horton Court there are some metal railings within the Church boundary and a wooden picket fence around an outbuilding closer to the manor. Neither of these are considered appropriate for fencing around the Implement shed; the picket fencing encloses a 'garden' area and the metal fencing is associated with the Church rather than Horton Court.

The north wall which is adjacent to the road cannot be easily fenced off, so regular monitoring will be carried out. The reduced height of this wall considerably reduces the risk to passing vehicles and pedestrians.