

**PROPOSED MASONRY PAINT REMOVAL AND LIME RENDERING TO PANELS
TO
THE OLD MANOR, CHURCH LANE, MARSWORTH, HP23 4LX**

DESIGN & ACCESS STATEMENT

September 2023



Front elevation of the Old Manor

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared to support a Listed Building Consent application for the removal of masonry paint to existing brick panels and subsequent lime rendering to four of the elevations to the Old Manor, Church Lane, Marsworth.
- 1.2 It will demonstrate that the proposed works have evolved following a structured process involving assessment, involvement, evaluation, and design.
- 1.3 Planning policy relevant to the site has also been identified and plays a significant role in shaping the proposals.
- 1.4 The process of design is covered throughout this document following the generic headings identified in CABE guidance for assessing proposals in terms of design and the integration of access. These headings are:
 - **Use:** Establishes the proposed use and how it will fit in with the local context.
 - **Amount:** Identifies the amount of building being proposed and why it is appropriate.
 - **Layout:** Explanation of why the layout has been chosen and how it will work and fit with its surroundings.
 - **Scale:** Refers to the size of building and spaces, showing why those sizes are right for the site and how they relate to existing buildings and why the proportions of the building are appropriate.
 - **Landscaping:** Explanation of principles used to establish the landscape concept and how it has influenced the overall design.
 - **Appearance:** Explanation of what the proposals will look like and why.
 - **Access:** Proposals for pedestrian, vehicular and inclusive access.

2.0 SITE DESCRIPTION & BACKGROUND

- 2.1 The property is a Grade II Listed farmhouse. The listing states that the property dates to the seventeenth century. It lies in the historic core of Marsworth village centred on the Church of All saints and makes a significant contribution to the Marsworth Conservation area.
- 2.2 The property was originally listed on the 26th of September 1951 and was formerly known as Russell's farmhouse.
- 2.3 A site plan can be seen in the supporting documentation accompanying the Heritage Statement.
- 2.4 The property is timber framed with brick infill construction. It is two storeys in height. It has painted casement windows and a tiled roof.
- 2.5 The following previous applications have been downloaded from the Planning Portal and are potentially relevant to this Listed Building Consent application:

22/02184/ALB – Application for approval of details subject to condition 9 (details of replacement joinery components) of listed building consent ref: 22/02184/ALB – PARTLY SATISFYS

22/04248/APP – Householder application for erection of a detached garage/store outbuilding – APPROVED

22/A2184/DIS – Application for approval of details subject to condition 2 (materials), condition 3 (details of new chimney cowl), condition 4 (lime mortar specification) and condition 5 (rainwater goods) of planning approval ref 22/02184/ALB) – APPROVED

22/02184/ALM – Listed building application for maintenance and restoration works to the roofs, timber frame, window casements, rainwater goods, gable end wall and microstrip of internal beams – CONSENT GRANTED

22/01612/APP – Householder application for erection of a detached garage store/outbuilding and erection of pagoda – WITHDRAWN.

22/00970/APP – Residential conversion of a Grade II listed thatched barn and associated alterations to access and parking arrangements and the provision of two detached car ports (amendment to approval 19/02993/APP. – REFUSED

19/02994/ALB & 19/02993/APP – Application for residential conversion of a Grade II listed thatched barn and associated alterations to access and parking arrangements and the provision of two detached car ports. – APPROVED

18/01538/APP - Erection of garden shed, 3.5m wide by 5m long by 2.4m high on an earth base – APPROVED.

17/00753/APP & 17/00754/ALB - Repair and rebuilding of a brick wall in like for like materials. Re-instating steps on the bank from the road to the wall, including a new gate as entry to the garden. – APPROVED.

05/00161/ALB 7 05/00162/APP - Single storey rear and side extension with storage above and internal alterations – APPROVED

2.6 The property is laid out in a functional manner, with entrances to the front and rear elevations.

SCHEME PROPOSALS

2.7 The proposals relate to essential external repairs to safeguard the future of the building.

2.8 The proposals are set out within the Heritage Statement and supporting documentation. They comprise the removal of impervious masonry paint and the provision of a lime render over four of the elevations to the brick infill panels between the timber frame to prevent moisture ingress into the building.

3.0 USE

3.1 The works require Listed Building Consent and as such relate to the potential effect on the setting of the surrounding listed buildings and on the Conservation Area in which the property sits, and on any impact that the alterations might have on the historic building fabric.

4.0 AMOUNT

4.1 The proposed works will create no additional space, as the proposed works are to the external elevation only.

5.0 LAYOUT

5.1 The proposals are explained within the Heritage Statement and the Appendices.

6.0 SCALE

6.1 There are no issues with scale for the reasons outlines above.

7.0 LANDSCAPE

7.1 There are no changes proposed to any landscaping.

8.0 APPEARANCE

8.1 The external changes to the four elevations will use traditional materials but will result in a change in appearance to selected panels as the bricks will be rendered and limewashed in white, rather than appearing as painted white brickwork. It is important to state that the current paint on the existing brickwork is hindering the breathability of the property, trapping moisture which has resulted in cracking in most panels. These cracks have enabled extensive water ingress over may years which has caused severe rotting to the timber frame which is being repaired under Listed Building Application 22/02184/ALB.

8.2 The works will safeguard the long-term future of the building and will represent an enhancement to the historic environment.

9.0 ACCESS

9.1 No proposals are being undertaken to the front or rear access doorways.

9.2 The proposals do not involve any new access to the Public Highway.

9.3 Access for emergency vehicles will be via the same access as per the residential vehicles and will not change because of these works.

9.4 The proposals do not include any works that impact on the inclusivity of the existing dwelling.

10.0 SUSTAINABILY

10.1 Thermalime lime render is a sustainable product which will increase the thermal performances of the walls and add to the sustainable management of the heritage values of the building.

11.0 CONCLUSION

11.1 As a result of a thorough process of evaluation and design the proposals should be regarded as essential repairs to this listed building which will safeguard its long-term future.