

The Old Rectory Penton Mewsey SP11 0RD

Contents

- 01 introduction
- 02 location
- 03 design and materials
- 04 the proposals
- 05 access and policies
- 06 conclusions

Design and Access Statement

Document reference
207 01 50 rev 01
August 2023

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Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	
	1	0	Final Draft	15 08 2023
	1	1	Dates corrected	09 10 2023

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01

01 introduction

This design and access statement has been prepared on behalf of Mr Barty-King to report on the proposed works, the design and any affect on the access arrangements. The proposed works are modest in extent and this report is proportionate to the level of alteration.

Penton Mewsey is a Conservation Area and The Old Rectory is a key listed building which contributes to architectural and historic character of the area and a separate Statement of Heritage Significance describes the heritage significance of the listed building and the impact of the proposed works on the heritage.

The proposals involve:

- a new window opening and casement window to the south elevation of the kitchen wing;
- modest internal alterations to the north west range of the former converted stables and cart stores which now accommodate the kitchen and breakfast room;
- Removal of internal balcony and stairs to rear sitting room; and
- re-opening arch to north elevation of existing utility/cloakroom to create boot room and new cloakroom and larder.

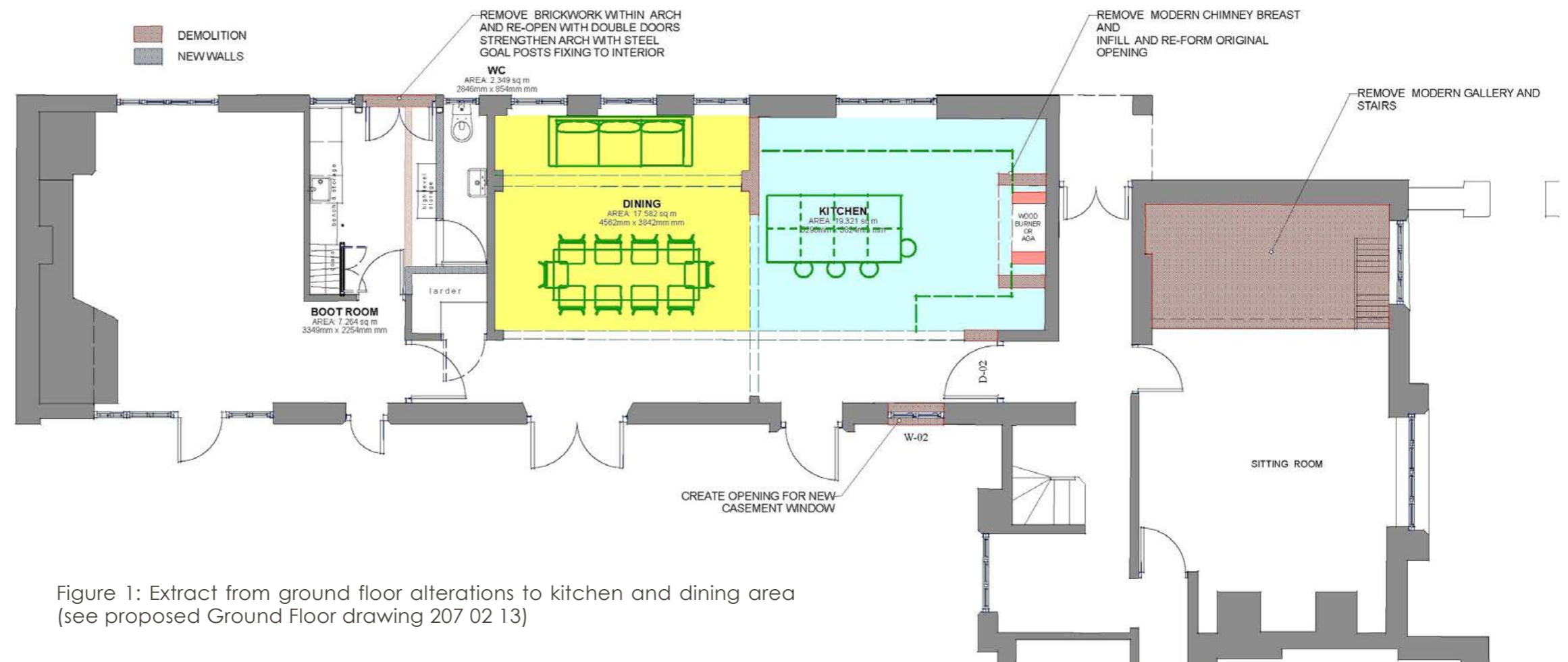


Figure 1: Extract from ground floor alterations to kitchen and dining area (see proposed Ground Floor drawing 207 02 13)

02 location

The Old Rectory is location in the centre of Penton Mewsey village to the east of the Church.

The Village is a designated Conservation Area as described in the Statement of Heritage Significance and the settlement has a Village Design Statement (VDS). This later document states that *"Proposals for any development adjacent to a conservation area will need special consideration to ensure that they would not detract from the character or setting of the Conservation Area"* and *"Buildings should be maintained or extended using sympathetic design and detailing"*

Pevsner mentions the Old Rectory as a 'grandly Victorian' house.

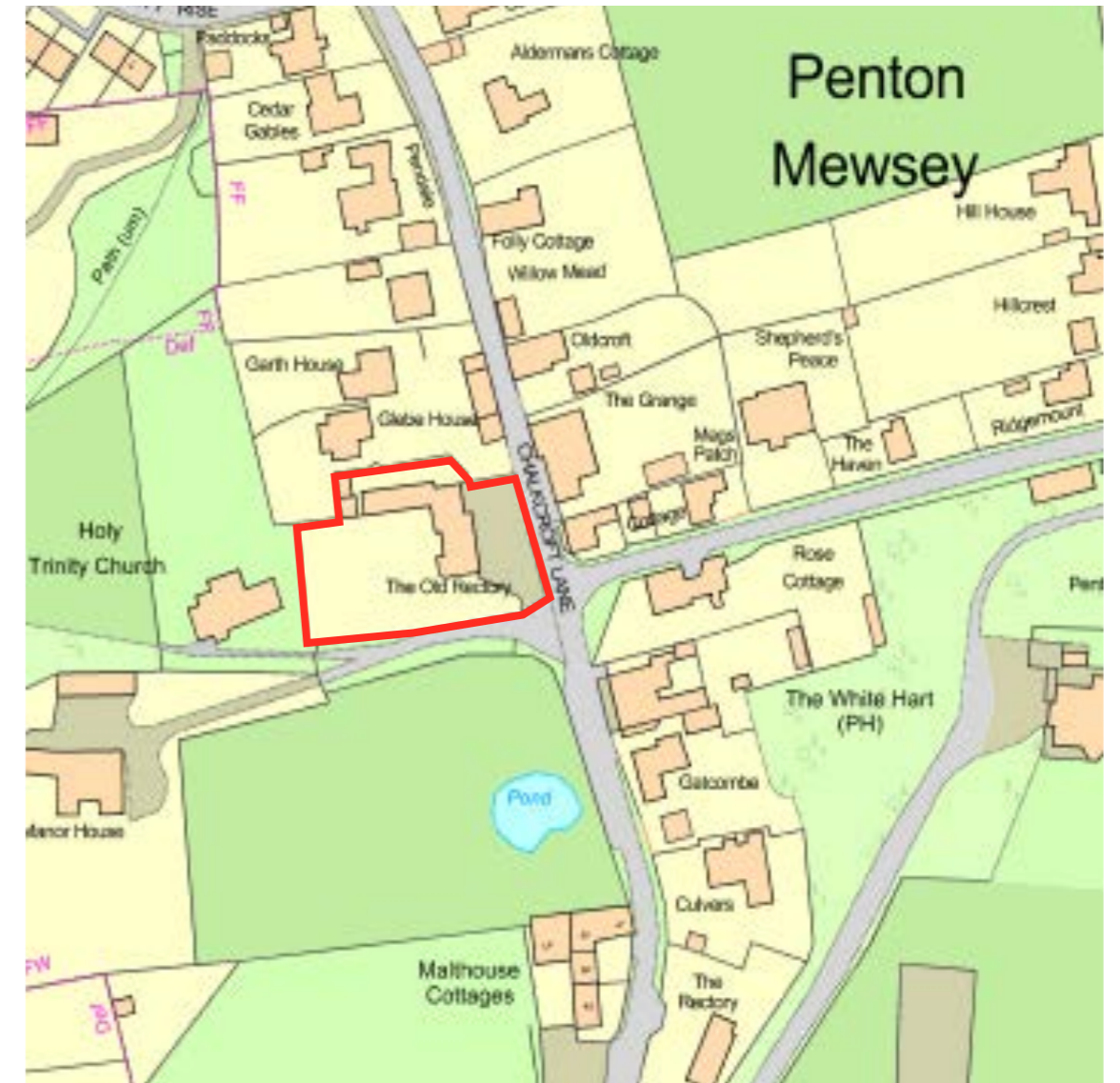


Figure 2: location of The Old Rectory within the centre of the village

03

03 design and materials

04.1 The Old Rectory

The former rectory is built in brick and flint walls, with a tiled roof. The VDS states that many traditional buildings are constructed in either the local flint or cob under a thatch; and brick introduced during the railway age. The variety of traditional and vernacular materials adds interest and diversity reflecting several periods of construction in the village which the VDS states should be reflected in any new works to maintain or alter buildings.

The Old Rectory is 3 storey house which is mostly intact with its original plan form and service rooms. The north range converted from library to kitchen to sitting room and the west wing altered from kitchen, stores and workshop to currently kitchen and breakfast room with conversion of the upper level to bedrooms in about 1992 (planning approvals TVN. 5158/5).

There are several listed building consents show various changes from the 1980's but clearly there were alterations prior to that period. In the 1990's a few changes were made to the interior of the north and west wings moving the kitchen, providing a new staircase to the attic for a bedroom and later an additional bedroom with the construction of 2 dormer windows in the same brick detailing and finishes as the original house (see **Figure 3**).

The Old Rectory plot was subdivided in 1987 (planning approvals TVN. 5158/1 for a two storey house) which incorporated an existing garage and outbuilding.

The current proposals are substantially affecting the interior as shown in **Figure 1** and the details shown on submitted proposed drawings. The only external works are to re-open a former arch opening to the north elevation to provide external access to a cloak and boot room and a window to the south south of the kitchen. Both alterations will be constructed in timber painted joinery to match the existing joinery finishes.



Figure 3: new dormers built to first floor over kitchen and breakfast room around 1993 and proposal to place window to right of the single door to create additional natural light



Figure 4: former opening to stables now bricked up to be re-opened

04 the proposals

The proposals are detailed on these submitted drawings:

207 01 13 proposed elevations to west wing

207 01 14 proposed ground floor to west wing

The proposals includes a modest internal alterations to the kitchen by removing the false walls around the old fire breast, forming a new window opening to the south elevation of the wing and some minor internal works to further open up the space between rooms

To the existing cloakroom and store to reconfigure the modern stud partitions and open up a former blocked entrance (see **Figure 4**) on the north side of this wing to create a boot room. The new external door joinery to be in the same style of the existing rear double porch doors with an arched head.

The reopening of the blocked arch opening to the proposed boot room will have some affect in the structure of the thin section of brickwork to the door jams and the arch; and this is likely to require internal works to strengthen the opening by installing steel columns into the stud partitions to provide stability.

Existing internal doors will be re-used.

New external joinery will be painted softwood.

In the existing sitting room it is proposed to remove the modern timber gallery and stairs which were believed to be installed around 1994.

05

05 access and policies

The original ground floors of the north and west ranges are the altered parts of the Old Rectory and could be considered of secondary significance in terms of architectural interest; although represent a complete part of the house functions which are in regular use. The proposed changes with one additional door is essentially to create a more convenient access to the cloak and boot room and improve circulation. The wide access would be made level for easy use but otherwise there is no significant alterations to improve access.

As with many older buildings of this period of construction thresholds and step access is not easy to improve and there are no proposals to alter these historic features.

Test Valley Local Plan

Relevant Design Policies are:

E1: High Quality Development in the Borough

This states that a high standard of design is required in all new development and the development should complement the local features and patterns with regard made to orientation and character of the immediate area. The development proposal will re-instate more traditional finishes which will achieve an enhancement to the heritage asset and will meet the expected standards of traditional materials and design as stated in the Village Design Statement.

08

08 conclusions

The ground floor proposals shows the details of the works which can be assessed by the local planning authority and if required evaluated on site.

The internal design changes and creation of one new external access have been identified as not impacting adversely on the heritage character of The Old Rectory and this is covered in the Statement of Heritage Significance.

Here it is considered that the modest external proposed works and improvements are of a sympathetic design to the host property and the very limited alterations will ensure the existing significance of the building is not substantially harmed and achieves the design standards as stated in the Village Design Statement (VDS)

In this case by virtue of the design and the external materials of the proposed development it is considered that the proposals met local planning policy **E1**: Design and the VDS.