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Design and Access Statement

For

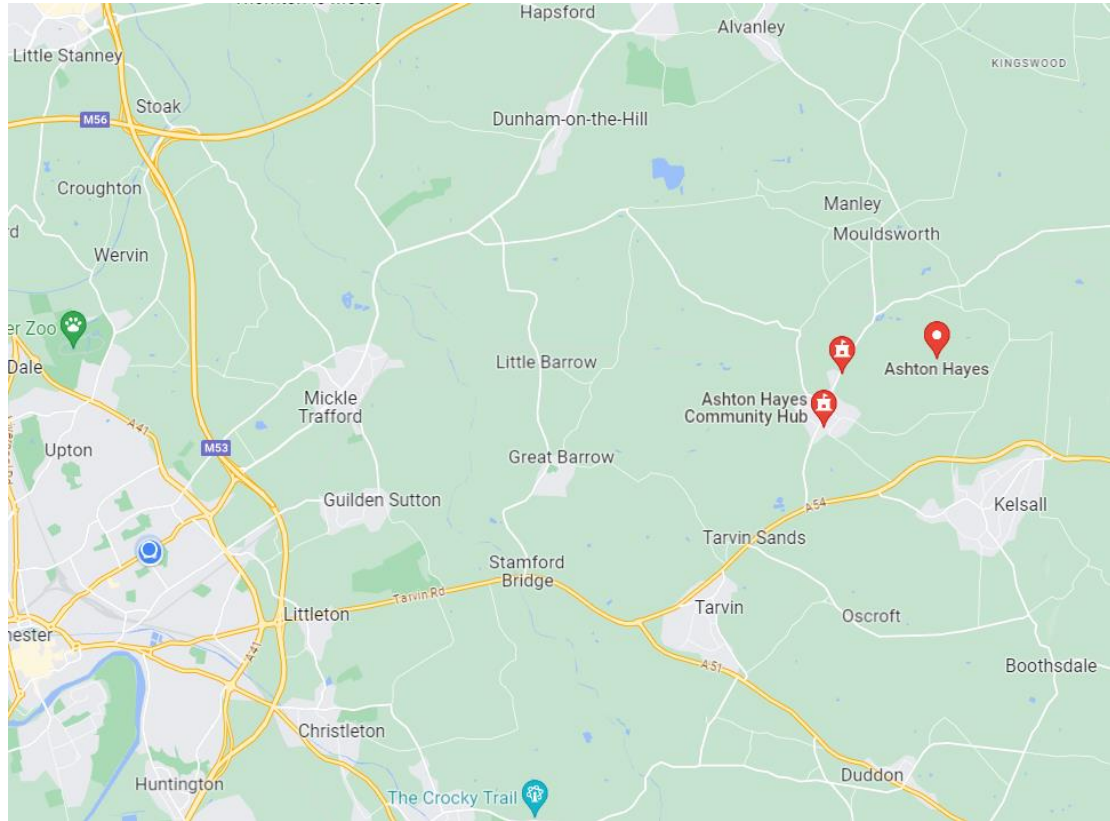
**Proposed replacement window frames
Ashton Hall, Kelsall Road,
Ashton Hayes CH3 8BH**

Prepared by

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THE SITE – LOCATION

Ashton Hall sits on the edge of the Village of Ashton Hayes



The Existing Building

This DAS is submitted in support of listed building consent for replacement single glazed windows with double glazed window with bronze casements and associated selective stonework repair at Ashton Hall, Kelsall Road, Ashton Hayes CH3 8BH. This Heritage Impact Assessment has been written to identify the impact of the proposed development on the significance and setting of heritage assets. This is in accordance with national and local planning guidance on the historic environment. It should be read alongside supporting documents associated with the proposal. Ashton Hall is on the north side of Kelsall Road on the east side of the village separated from the village development by open fields. It was a 17th century gentleman's house, and in the 19th, century was a farmstead. It comprises a former small country house with a range of former outbuildings to the north that date from the 17th, 18th, and 19th centuries. The outbuildings are residential and their former use as agricultural buildings related to the site's previous use as a 19th century working dairy farm of over 100 acres. Collectively the buildings and site have historic group value that contribute to the setting of each other. Ashton Hall is of early 17th century origin, with a cottage added in the late 17th century and a top floor added early 19th century. It is a Grade II* listed building. The farm building attached to north end of Ashton Hall is separately listed at Grade II. Ashton Hall's significance lies in the strong architectural vocabulary which despite clear and distinct phasing, is harmonious and in context. It is expressed in the dominant mullioned and transomed windows and clearly articulated door detailing, with surviving 17th century fabric of tooled dressed red and buff red sandstone blocks. Its special architectural and historic interest is as a high status gentleman's house of the 17th century that has sensitively evolved over the centuries to become a family home. The building makes an important contribution to this part of Cheshire and the village of Ashton Hayes.

Ashton Hall has a strong relationship and context to the wider rural setting on the edge of the village of Ashton Hayes, that contributes to group value, views, and vistas; and its historical and aesthetic value, which helps define its sense of place.





CONTEXT

Ashton Hall makes an important contribution to this part of Cheshire and the village of Ashton Hayes. It has a strong relationship and context to the wider rural setting on the edge of the village of Ashton Hayes, that contributes to group value, views, and vistas; and its historical and aesthetic value, which helps define its sense of place.



THE DESIGN PROCESS

The proposal is obtain listed building consent for replacement single glazed windows with double glazed window with bronze casements and associated selective stonework repair at Ashton Hall. Kelsall Road, Ashton Hayes CH3 8BH.

MATERIALS

The proposal is to use bronze casement windows and stone work repair

AMOUNT

Each window schedules on the plans

USE

The use of the main house remains the same

LAYOUT

The layout will be unaffected by these proposals

SCALE

The scale of the developed form is not affected by these proposals

APPEARANCE

The proposal will seek to replicate the existing facing materials save for the use of bronze casements

LANDSCAPING

The proposal will not affect the landscaping

ACCESS

The access arrangements will not be affected by these proposals