

# DESIGN, ACCESS & JUSTIFICATION STATEMENT

26 PRIORY ROAD, MANTON – Rebuilding of a 2m length of the Eastern boundary wall.



Prepared by Harris McCormack Architects  
on behalf of Mr & Mrs Carr

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## 1 INTRODUCTION

This document has been prepared by Harris McCormack Architects on behalf of the applicants, Mr & Mrs Carr in support of an application for Listed Building Consent for rebuilding of 2m's of the boundary wall at the grade II listed building at 26 Priory Road, Manton.

Harris McCormack Architects is an award-winning RIBA chartered practice based at ArcHaus in Wansford, with a focus on high quality, design led innovative architecture both in traditional and contemporary projects nationwide. Many of the projects involve listed properties or sensitive situations that require a greater level of understanding of the built environment which informs the proposals.

This document demonstrates the process undertaken to develop a brief for the above site. It shows that, along with the applicant, we have assessed the site's full context, including physical, social and economic characteristics and relevant planning policies. It demonstrates that a scheme has emerged from a rigorous assessment-involvement-evaluation-design process that can be taken forward to a successful and appropriate design proposal.

The key objective of this document is to identify and minimise any potential impact on the historic asset and demonstrate the application is in line with national and local planning policy.

This document accompanies a set of elevation drawings seeking approval from Rutland County Council.



2 THE EXISTING SITE AND SURROUNDINGS

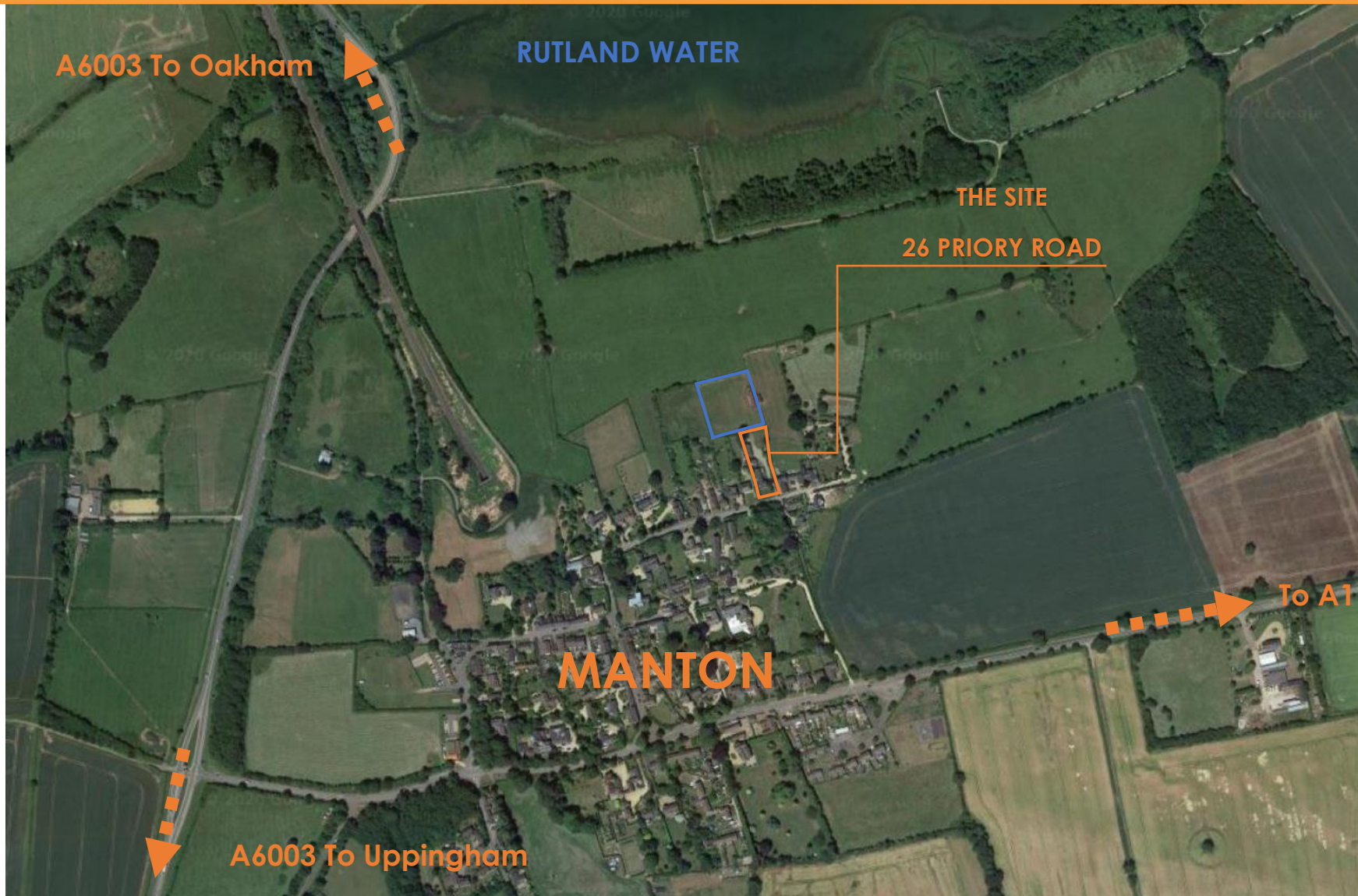


Image 1 - Aerial View showing the wider context of the site within the village of Manton

Picture taken from Google Maps



Manton is a village in the county of Rutland in the East Midlands. It is situated southwest of Rutland Water. The population of the civil parish at the 2001 census was 364, and after including Gunthorpe decreased slightly to 359 at the 2011 census.

The village had a railway station, Manton Junction, situated to the south of the village. It closed in the 1960s and the station buildings are now used as a factory. The line remains, which passes underneath the village through a tunnel. Manton also has a number of other attractions including the newly refurbished 'Horse and Jockey', the only pub on the cycle route around Rutland Water. Manton holds regular social events including book clubs and safari suppers.



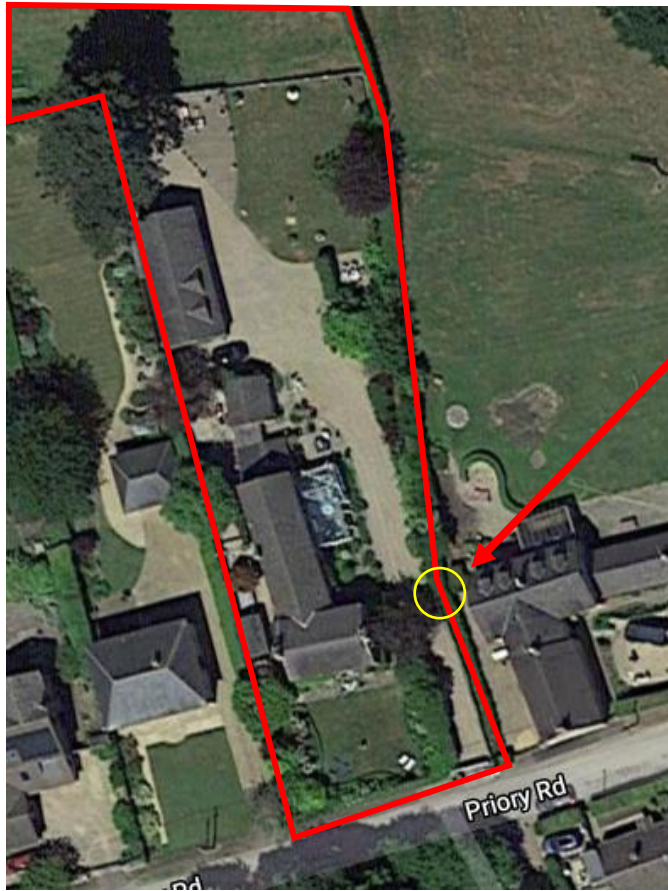
THE SITE  
26 PRIORY ROAD

Image 2 - Aerial View showing Site and Surrounding

The site is set behind a modern vertical timber boarded gate and a 1.8m high stone wall forming the boundary to the footpath. It is a solid barrier and difficult to see much of the property beyond it without having access onto the property.

The existing house is a relatively modest building with a formal late Georgian stone frontage with an asymmetrical central door with fanlight over and a pair of 8 over 8 sash windows to each side aligned above each other. The roof is blue slate with a chimney completing each gabled side wall.

This application relates to a 2m section of the boundary wall that separate the site the neighbouring property to the east, please see below.



This is the area in question that this application relates to



Below are a series of photos taken of the section of wall. Originally the wall had a kink in it at the point where the boundary line changes direction slightly. This belly in the wall created a pinch point on the driveway which had never posed an issue for general domestic vehicles but once the work associated with consent: 2019/0236/FUL was commenced the site traffic found it increasingly difficult to access and exit the site. Observing the potential for damage, the internal face (only) of the wall was carefully deconstructed, stone saved, set aside for rebuild, to allow for access. Please note that the integrity of the boundary is not compromised in any way, only that the internal face has been partially thinned to allow for easier access to avoid damage to wall and the vehicles accessing the site.



Below are a series of images taken before the works commenced





### 3 HERITAGE ASSETS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1215461

Date first listed: 09-Aug-1984

Statutory Address: NORTHFIELDS, 26, PRIORY ROAD

District: Rutland (Unitary Authority)

Parish: Manton

National Grid Reference: SK 88209 04824

SK 80 SE MANTON PRIORY ROAD (North side) 4/75 No. 26 Northfields GV II

House, dated 1841. Coursed rubble with angle quoins and Welsh slate roof. 2 storeys, 2 unit plan with central door and flanking 16-light sash windows with quoins and incised keystones. Dated between the upper windows. Coped gables, gable-end stacks.

Listing NGR: SK8820904824

Legacy System number: 400705

Legacy System: LBS



18 AND 20, PRIORY ROAD  
Grade II Listed

NORTHFIELDS, 26 PRIORY ROAD  
Grade II Listed

STONEFIELD FARM, 28 PRIORY ROAD  
Grade II Listed



Image 15 – Historic/important assets in close proximity

There are two further listed buildings within the vicinity of the application site and there is also an important frontage opposite the site identified within the Inset Maps of the Local Plan.

Given the strong boundary frontage and the position of the proposed extension in relation to the assets and identified frontage, there will be no potential for any impact.















## 7 PROPOSED

We propose to rebuild the clients face of the wall back to its original state, only straight in form removing the belly/kink. The limestone removed will be the stone used to reform the wall, the coping stones removed will be that used to cap the wall. We will bind the wall with lime mortar internally but externally it will reflect that of the rest of the drystone wall.

No other changes are proposed.

In place of the cement mortar, and weathered lime mortar we propose to comprehensively clean the facades in their entirety using the Doff system (information, method statement and example images accompany this document) and bring some uniformity to the property overall by repointing the stonework with new lime pointing, Mortar Mix:1:5 MHL, 3.5lime with baston 'Gibbons' sand.

## 8 CONCLUSIONS

The proposal considers the historic asset and seeks to restore the wall back to a complete state.

Quality materials have been chosen to be sympathetic to the historic asset.

All of the proposed elements of work have been considered in isolation and justified as well as accumulatively.

They would not impact on the character of the host building or the area but would result in a quality revision to the dwelling.

A site meeting has taken place between Simon Harris and the Conservation Officer week commencing 2<sup>nd</sup> October and the solution discussed aligns with this proposed intent of this document.

There are no highways or drainage issues.

When taking all of the above into account, we consider the works to be considered and once complete, will compliment the existing asset in much more appropriate manner than the existing situation and as such, the applications should be approved.