



PROPOSED ESSENTIAL REPAIRS TO REAR ELEVATION FLAT ROOFS

AT

PURSLEY FARMHOUSE, SHENLEY WD7 9EN

DESIGN & ACCESS STATEMENT

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Side elevation of Pursley Farmhouse showing flat roofs in need of urgent repair

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared to support a Listed Building Consent application for essential replacement of three flat roofs to the rear elevation of Pursley Farmhouse. Relevant plans are provided together with other appropriate supporting documents for the application.
- 1.2 This Statement will demonstrate that the proposed works have evolved following a structured process involving assessment, involvement, evaluation and design.
- 1.3 This Statement needs to be considered alongside the Heritage Statement and with the Appendices referred to within this document.
- 1.4 Planning policy relevant to the site has also been identified and plays a significant role in shaping the proposals.
- 1.5 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 in 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 Pursley Farmhouse is a Grade II Listed Building which has grown organically to meet the needs of different generations, with its earliest part dating from the mid to late seventeenth century.
- 2.2 The front elevation faces onto the London Road, with the rear elevation facing onto a modern range of farm buildings. To the North West side is the main farm entrance into a concrete courtyard with a Grade II listed Tythe Barn to the side of this, whilst the South East side looks out onto open countryside.
- 2.3 Pursley Farmhouse was originally listed on 12th August 1985. The original building has evolved since its construction, with a brief analysis of its phases set out within the Heritage

Statement and also described within its listing. Its significance partly lies with its various stages of evolution, as it retains many of its features from these different periods.

- 2.4 The property bears the post code WD7 9EN.
- 2.5 The property is covers a large footprint. It is mainly constructed in rendered brick, with earlier elements of timber framing. It is two storeys in height, with a mixture of white painted sash and casement windows and a tiled roof with chimneys.
- 2.6 The list of previous applications downloaded from the Planning Portal can be seen in Appendix J.
- 2.7 The property is laid out in a functional manner, with separate entrances to the front, rear and North West side elevations.

3.0 SCHEME PROPOSALS

- 3.1 The proposals involve replacement of three relatively modern and insignificant flat roofs to the rear elevation.
- 3.2 This work is essential owing to increasing water ingress into the Bathroom and Corridor/Landing areas below which is causing serious damp and mould issues and is now creeping across to historic fabric.
- 3.3 The three elements of work are set out within the Heritage Statement and Appendices.

4.0 USE

- 4.1 The works require Listed Building Consent and relate largely to the potential effect that the alterations might have on the historic building fabric and to the setting of any other Designated Heritage Assets within the vicinity.

5.0 AMOUNT

- 5.1 None of the works will create any additional space.

6.0 LAYOUT

- 6.1 The proposals are set out in detail within the Heritage Statement and the Appendices, together with full justification for each element.

7.0 SCALE

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

8.0 LANDSCAPE

8.1 There are no changes proposed to any landscaping.

9.0 APPEARANCE

9.1 There will be no visible external change in the appearance of the building.

9.2 The works will help safeguard the long-term future of the building and will safeguard both members of Tenants and visitors.

10.0 ACCESS

10.1 No proposals are being undertaken to the front, rear or side access doorways.

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

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

11.0 CONCLUSION

11.1 This Design and Access Statement has demonstrated that these essential structural proposals have been well considered and have taken into account the varied requirements from both a design and planning policy perspective. They have been thoroughly assessed against the CABE criteria laid out in Section 1.4 and detailed in Sections 4 - 9 above.

11.2 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 and staff and visitors to the premises.