



CULLEN
CONSERVATION

**PROPOSED REPAIRS TO TIMBER FRAME,
REPLACEMENT OF FOUR WINDOWS & PROVISION OF
FRENCH DRAIN**

TO

MILL HOOK FARMHOUSE, GRANBOROUGH MK18 3NJ

DESIGN & ACCESS STATEMENT

November 2023



Front elevation of Mill Hook Farmhouse

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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 structural external repairs to the timber frame to the South West facing side elevation, installation of a French Drain, and replacement of three windows at Mill Hook Farmhouse (17 Winslow Road) in the village of Granborough in Buckinghamshire.
- 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 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 The property is a Grade II Listed Building. The listing states that the earliest part of the property dates back to the seventeenth century, with various developments from different to all sides since then. Access is down a long shingle drive, and it has mature gardens to the rear.
- 2.2 The property was originally listed on 17th May 1984, and is believed to have been used for residential purposes since it was constructed. It is located approximately half way down Winslow Road within Granborough, and has the post code MK18 3NJ.
- 2.3 A 1:500 site plan can be seen from Appendix A accompanying the Heritage Statement, whilst a 1:1250 location plan can be seen from Appendix B.

2.4 The original core of the property is timber framed with brick infill construction, with later brick extensions. It is two storeys in height, with two dormer windows to the left side of the front elevation and painted casement windows elsewhere, with a roof which has handmade clay tiles.

2.5 The following previous applications have been downloaded from the Planning Portal and are potentially relevant to this Listed Building Consent application:

- **Listed building application for proposed shutters to two windows at the south elevation.**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 21/O3746/ALB | Received: Wed 22 Sep 2021 | Validated: Wed 22 Sep 2021 | Status: Consent Granted

- **Proposed drainage works**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 21/O2817/ALB | Received: Wed 07 Jul 2021 | Validated: Wed 07 Jul 2021 | Status: Consent Granted

- **Listed building consent to replace five existing windows, install internal half shutters to eight ground floor windows, and full height internal shutters to five first floor windows.**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 21/O2372/ALB | Received: Mon 07 Jun 2021 | Validated: Tue 22 Jun 2021 | Status: Consent Granted

- **Creation of en-suite (retrospective)**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 19/O2194/ALB | Received: Tue 11 Jun 2019 | Validated: Tue 11 Jun 2019 | Status: Consent Granted

- **Pollard both stems of one Willow tree to 10-15 metres; Remove leaning stem over pond and pollard remaining 2 stems to 10-15 metres; Pollard both stems of one Willow tree to 10-15 metres and Remove one Ash tree (all at rear garden); Lift**

crown to 5-6m of one Cedar tree; Lift crown two Pine trees to 5-6 metres (located at front garden)

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 15/00742/ATC | Received: Sun 01 Mar 2015 | Validated: Sun 01 Mar 2015 | Status: Unknown

- **Single storey rear extension and structural opening linking house and extension**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 14/03480/ALB | Received: Thu 27 Nov 2014 | Validated: Fri 12 Dec 2014 | Status: Consent Granted

- **Single storey rear extension**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 14/03481/APP | Received: Thu 27 Nov 2014 | Validated: Fri 05 Dec 2014 | Status: Consent Granted

- **Conservatory**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 01/02567/ALB | Received: Tue 16 Oct 2001 | Validated: Tue 06 Nov 2001 | Status: Consent Refused

- **Conversion of existing garage into workshop and erection of detached double garage**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 01/01522/APP | Received: Thu 21 Jun 2001 | Validated: Thu 21 Jun 2001 | Status: Approved

- **Conversion of existing garage into workshop and erection of detached double garage**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

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

3.0 SCHEME PROPOSALS

3.1 The proposals relate to essential external timber frame repairs to a side wall to the original part of the building which will help safeguard its future, along with replacement of three modern windows which are of no historic significance.

3.2 The two elements of work are set out within the Heritage Statement and Appendices. They comprise like-for-like repairs/ replacement of timbers to the side wall, as well as the replacement of three windows to the existing Playroom to the rear elevation incorporating heritage slimline double glazed units which are more traditional in appearance.

4.0 USE

4.1 The works require Listed Building Consent and as such relate to any impact that the alterations might have on the historic building fabric, as well as the potential effect on the setting of any surrounding listed buildings.

5.0 AMOUNT

5.1 Neither the proposed timber frame repairs nor the replacement of the three windows will create any additional space, as the timber frame repairs are based on essential like-for-like repairs to ensure the long term future of the building and the replacement windows will be the same size as the existing ones.

6.0 LAYOUT

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

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** The external changes to the side elevation will use like-for-like traditional materials, including Oak framing and brick infill to the panels. The panels will be lime rendered and covered with a traditional limewash.
- 9.2** The replacement windows will be bespoke units with thinner glazing bars so will represent an aesthetic enhancement to the building's appearance – although the area is heavily screened so the external appearance of the building will not be noticeable unless close up.
- 9.3** The timber frame repairs will safeguard the long-term future of the building and both elements of works will represent an enhancement to the Historic Environment.

10.0 ACCESS

- 10.1** No proposals are being undertaken to the front or rear 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.