

26 PRIORY ROAD, MANTON



MINOR EXTERNAL ALTERATIONS TO EXISTING DWELLING

Prepared by Harris McCormack Architects

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1 INTRODUCTION

This document has been prepared by Harris McCormack Architects on behalf of the Applicant: Mr & Mrs Carr, it seeks permission for four aspects of work to externals of the dwelling:

- Reduction of boiler flue stack on west elevation to eaves level
- Replacement of 4no. window cills on the front elevation of the house
- Replacement of Bradstone quoins with limestone as per the rest of the house
- Reduction of 2no. first floor windows on East facing elevation

Harris McCormack Architects is an award-winning RIBA chartered practice based at ArchHaus in Wansford, with a focus on high quality, design led innovative architecture both in traditional and contemporary projects nationwide.

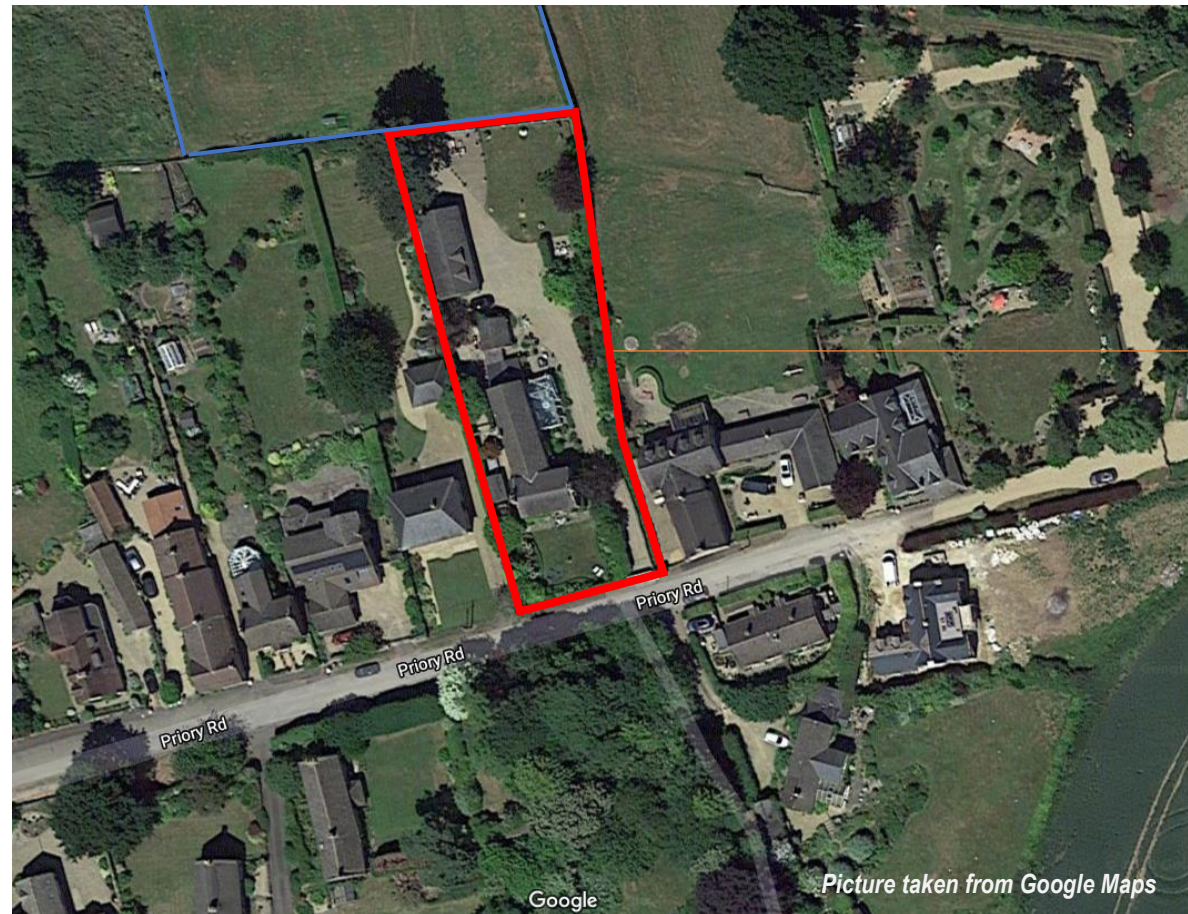
This document demonstrates the process undertaken to develop a brief for the above site. It shows that, along with the applicant, we have assessed the site's full context, including physical, social and economic characteristics and relevant planning policies. It demonstrates that a scheme has emerged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

2 THE SITE AND ITS SURROUNDINGS

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.

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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

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. The property has been extended substantially to the rear and includes a sun room, and car store/annex.

This application relates to four isolated areas around the outside of the dwelling which we will expand upon herein.

3 HERITAGE

The house at 26 Priory Road is Grade II listed with the following description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1215461

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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

Image 15 – Historic/important assets in close proximity

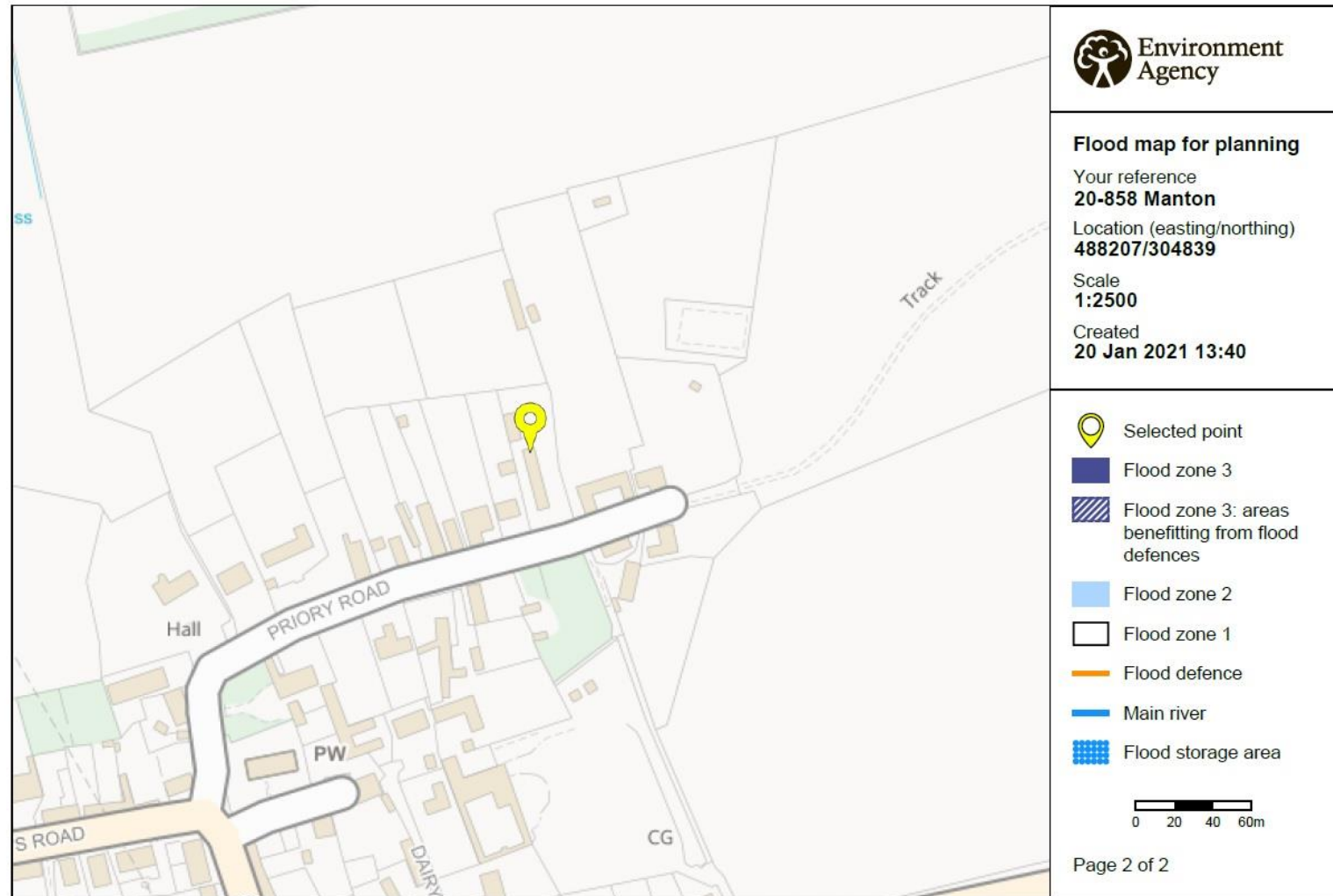
There are two further listed buildings within the vicinity of the application site and there is also an important frontage opposite the site identified within the Inset Maps of the Local Plan.

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.



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4 FLOOD RISK



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The flood risk map clearly shows that the site is not within an any risk flood zone.

5 PLANNING HISTORY

The following is a list of the planning history for this site.

- Construction of alterations and extension to existing house.

Ref. No: 1977/0409/HIST | Status: Approve

- Extension to dwelling at first floor level.

Ref. No: 1984/0186/HIST | Status: Approve

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- Demolition of flat roofed garage. Internal alterations to main dwellinghouse including installation of new staircase.

Ref. No: LBA/2002/0005 | Status: Approve

- Demolition of existing flat roof garage and erection of timber framed stable building.

Ref. No: FUL/2002/0004 | Status: Approve

- Erection of conservatory to rear (north-east) elevation. Replacement of rear (north-west) gable with glazed screen and insertion of 1 No. rooflight. Conversion of store to office and insertion of window to side (north-west) elevation.

Ref. No: FUL/2004/0806 | Status: Approve

- Erection of conservatory to rear (north-east) elevation and replacement of rear (north-west) gable with glazed screen and insertion of rooflight. Conversion of store to office and insertion of window to side (north-west) elevation and various external works.

Ref. No: LBA/2004/0805 | Status: Approve

- Retention of wooden entrance gates to front (south) of property.

Ref. No: FUL/2009/1147 | Status: Refused

- Retention of wooden entrance gates to front (south) of property and satellite dish to side (east) elevation.

Ref. No: LBA/2009/1075 | Status: Refused

- Erection of 4-bay carport to replace existing stables, and erection of new stable block in paddock to rear (revised scheme FUL/2009/0081).

Ref. No: FUL/2009/0279 | Status: Approve

- Construction of two storey rotunda extension to side (north) elevation.

Ref. No: LBA/2009/0214 | Status: Refused

- Construction of two storey rotunda extension to side (north) elevation.

Ref. No: FUL/2009/0213 | Status: Refused

- Erection of 3 bay car-port with accommodation above.

Ref. No: FUL/2010/0959 | Status: Refused

- Modification and retention of wooden entrance gates to front (south) of property.

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Ref. No: LBA/2010/0184 | Status: Approve

- Modification and retention of wooden entrance gates to front (south) of property.

Ref. No: FUL/2010/0183 | Status: Approve

- First floor extension to North elevation to include partial removal of existing bradstone stonework and modern log store. Addition of roof lights and fenestration changes.

Ref. No: 2019/0236/FUL | Status: Approve

- Modest internal and external alterations. Rear first floor extension.

Ref. No: 2019/0237/LBA | Status: Approve

- Demolition of a modern outbuilding and replacement of an existing single storey extension to the rear and Bradstone walling with a two-storey extension. This would replace the 2019 approvals for a two-storey extension. Single storey lean-to extension to the side of the house, conversion of one of the bays of the existing carport into a gym, replacement of modern windows (original sash windows to remain unaltered), some minor internal alterations to the modern wing to the rear, replace the glazed roof to the existing conservatory with a solid roof to reduce solar gain, and introduction of rooflights at high level to the existing stairwell. No works are proposed in the original wing to the front.

Ref. No: 2021/0197/FUL | 2021/0198/LBA | Status: Approve

- Discharge of conditions 3 (details of materials) and 4 (drawings and details of rooflights) of 2021/0198/LBA.

Ref. No: 2023/0903/DIS | Status: Approve

- Repointing works to the whole of the existing dwelling (including chimney stacks) and comprehensively clean the front facade.

Ref. No: 2023/1056/LBA | Status: Approve

- Removal of planter and rebuilding of boundary wall

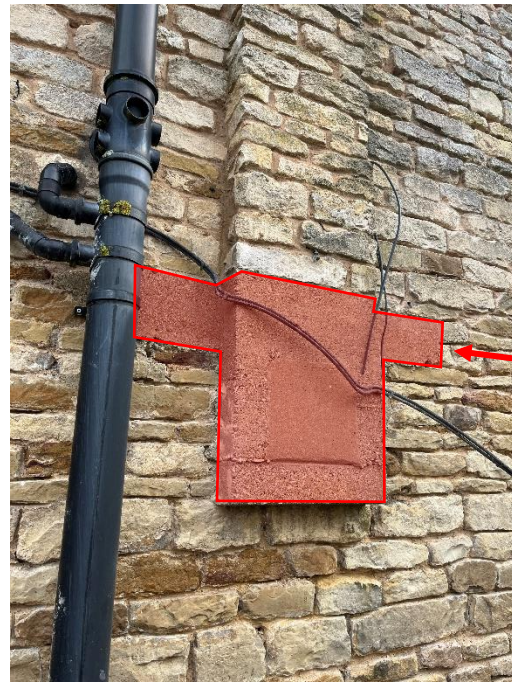
Ref. No: 2023/1090/LBA | Status: Approve

6 PROPOSED

- Reduction of boiler flue stack on west elevation to eaves level

It is our intention to reduce a redundant flue stack on the west elevation formerly a part of the old boiler which has been relocated during the history of building. The stack is sat on a reinforced concrete pad which we also propose to replace with limestone to better suit the property. The flue stack that rises up above the gutter line, the pot and the concrete coping will all be reduced down to eaves level and will be capped with lead to protect it from surface water. The gap in the guttering will be infilled with a continuation of the existing rain water goods.

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Reinforced concrete pad to be replaced with rubble faced limestone



Limestone stack reduced down to eaves level, below the gutter line. Guttering adapted to sail over the remaining protrusion.

Reclaimed limestone repurposed elsewhere on site

- Replacement of 4no. window cills on the front elevation of the house

Permission is sought to replace 4no. window cills on the front elevation. They don't survive currently without cracks or concrete repairs as shown below. They also don't benefit from a capillary groove which explains repointing works below the cills which has also been conducted with concrete, both seemingly inappropriate for the original palette of materials associated with the dwelling and its listing description. We propose to replace the four cills with cut limestone cills that do feature a capillary groove, and coupled with the repointing works which have taken place as part of the aforementioned application 2023/1056/LBA, the elevation will be restored appropriately and prepared for decades to come. The design, depth, form and detail of the cills identically match that of the originals.



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- Replacement of Bradstone quoins with limestone as per the rest of the house

As part of the renovation works in recent applications we aim to remove any imitation Bradstone visible on the outside of the house which features predominantly on the north facing gable, the west elevation at first floor level, and on the window reveals of the main bedroom window on the east facing elevation which ties in with when this part of the dwelling was extended. As part of 2021/0197/FUL| 2021/0198/LBA, we will be replacing this window with a conservation style window. As and when this happens, this application seeks to replace the Bradstone reveals with rubble faced limestone to match the rest of the façade. Coupled with the repointing will finish this aspect of the elevation suitably.



- Reduction in height of 2no. first floor windows on East facing elevation, and raising of the ridge line of the conservatory roof

The two windows in question are on the east elevation, at first floor level, in the current master bedroom which will become the his and hers dressing room. In applications 2021/0197/FUL| 2021/0198/LBA we obtained consent to replace the roof of the conservatory with a solid roof construction which incorporated insulation to meet building regulations. The blue slate that we planned to install on the roof has a minimum of 20degree pitch required for its manufacturer guarantee.

The existing conservatory roof pitch is just shy of this. Permission is sought to raise the ridge line of the conservatory roof by 150mm to create a pitch sufficient enough to take the blue slate, and accommodate the 150mm upstand below the flashing necessary to meet building regulations requirements. In raising the ridge line, we need to request to reduce the height of the windows proportionately by the 150mm. As the windows are due to be replaced, and the Bradstone reveals on one of the windows replaced (should this application be approved), and the entirety of the house repointed we seek permission to conduct these works alongside them.

The creased tiled cills will be carefully removed and reinstated at the new height to retain the detail that is featured on all of the windows on this wing of the house.



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7 HERITAGE IMPACT ASSESSMENT

Using the four points below as statements, we can review their potential impact in isolation.

- Reduction of boiler flue stack on west elevation to eaves level
 - We note that this feature on the building is part of the modern wing of the house. The boiler that the flue once served has long since relocated to the downstairs toilet closer to the main part of the house, so is now redundant. The removal of the cast in-situ concrete base would be welcomed in place for the corbelled lime stone. Reducing the stack to eaves level will leave a protrusion in the masonry from the gutter line down to the ground floor, this means we retain a sense of historic development on the house which adds to the development of the site which is a positive contribution towards how the property is experienced.
- Replacement of 4no. window cills on the front elevation of the house
 - As the original cills were heavily repaired with concrete castings and were failing the areas of masonry below them, evidenced by cement repointing below said cills, replacing them with new limestone cills that feature a capillary groove is an improvement and therefore a positive change to the principal elevation.
- Replacement of Bradstone quoins with limestone as per the rest of the house
 - We note that this feature on the building is part of the modern wing of the house. By replacing the Bradstone with rubble faced limestone to match the rest of the house we can achieve a uniformity across the modern wing and ensure that it all ties in visually. Paired with the repointing works it is the perfect time to replace this imitation material with an authentic material better suited to the palette of materials associated with this property. All considered we feel that this aspect of works has a positive effect on the property.
- Reduction of 2no. first floor windows on East facing elevation
 - We note that this feature on the building is part of the modern wing of the house. The reduction of the height of the windows has a neutral effect on the listed asset. The apertures reside which is important, just shorter. No positive or negative effect is imposed.

Collectively the proposals pose minimal change to the historic asset and how it is experienced, and are both restoration measures or positive effects of the larger project works being carried out. as such the application should, we feel, be supported as the reasons behind them are for aesthetics and longevity of the building in mind.

8 CONCLUSIONS

The work has been considered and this subsequent application is being submitted with the best intentions of the property, and should therefore be received positively.

There are no highways or drainage issues.

The application should be approved.