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Design and Access and Heritage Statement

Project Ref: 23-1087-11

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PROPOSED ALTERATIONS, THE WHITE HOUSE, THE VILLAGE, DYMOCK, GL18 2AQ



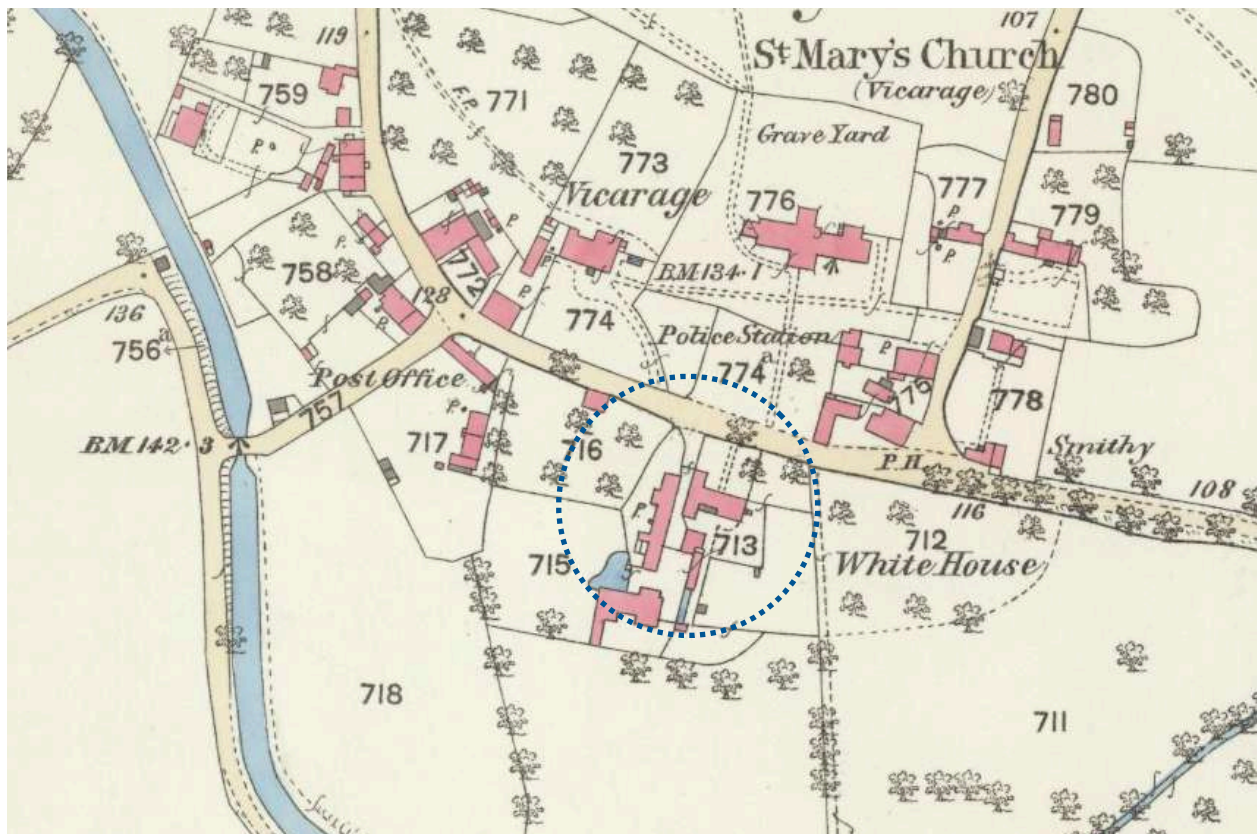
Bank House New Radnor Powys LD8 2SL

Introduction:

This combined Design and Access Statement and Heritage Statement provides relevant information on the submitted proposed alterations at The White House for Listed Building Consent. This document considers the impact of the proposed alterations on the listed structure and on the setting of the listed building within the Conservation Area.

Historic Context:

The White House is located opposite the green and St Mary's Church at the centre of Dymock. It was originally built as a farmhouse on the rectory estate in the early 17th century, but was later rebuilt in about 1770 with some elements of the original fabric incorporated in the building. The original property was the birthplace of John Kyrle (1637–1724), known as the 'Man of Ross'. The White House was also the home of the Winter family in the later 17th and early 18th century.



1. Extract OS Map Gloucestershire X.13 surveyed 1882, published 1884- site circled
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By the late 17th century, the White House was the largest establishment in the village. Under the Hearth Tax imposed on every household between 1662-1689, taxes would have been payable on each of the nine recorded hearths at the property.

The White House was further extended and remodelled in the late 1800's. Red brick was used both for new work and for remodelling. In early 19th century, the front wall was raised to allow a further storey of windows and provide natural light to the attic rooms. A cheese store, a new western wing containing a brewhouse and dairy were also added. A timber-framed outbuilding was rebuilt as stables and the cider house. A barn burnt down in 1890, although it is unclear which structure from the plans.

These works at the White House formed part of the transformation of the village over the 18th and the early 19th centuries. Before this period, Dymock had a scattering of farmhouses and cottages interspersed along the street, although the White House still retains some of its former farm buildings at the rear of the property.

Existing Buildings:

The house is an early 17th Century property within the Dymock Conservation Area on the southern side of the B4215. It is a Grade II listed building (LEN: 1078472). Historic OS maps reveal the site had a range of associated farm outbuildings that have mostly been demolished, apart from one large outbuilding along the current western boundary. This timber frame and red brick outbuilding is also a Grade II listed structure in its own right (LEN: 1224427).



2. Extract OS Map Gloucestershire X.13 revised 1921, published 1923 - site circled
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Historic England Listing Text House:

Farmhouse, now house. Early C17, rebuilt c.1770 and remodelled and extended in early C19. Flemish bond brick, with C17 rendered stone plinth to rear and C17 stone rubble wall to left; gabled Welsh slate roofs; brick end stacks. 3-unit plan extended to L-plan in early C19 by addition of brewhouse and dairy to front right. 3 storeys; 4-window range. Mid C19 four-panelled door with overlight set in mid C19 panelled reveals and pedimented architrave. Elliptical brick arches over tall late C19/C20 transomed 2-light casements; raised storey bands; attic storey has dentilled eaves over C20 two-light casements. Rear elevation has two-storey bay window with half-glazed door set in decorative wrought-iron porch. Early C19 brewhouse with brick stack to right; early C19 dairy added to front with segmental brick arches over early C19 two and 3-light casements with iron bars to ground floor. Interior: reused early C17 beams, fine spice cupboard with butterfly hinges in central hall and plank doors with Norfolk latches and strap hinges set in chamfered wood architraves; ground-floor room to right has early C17 open fireplace with chamfered wood lintel and chamfered stone jambs with mid/late C18 bread oven. Early C19 open-well staircase with stick balusters; one plank door in attic has CHEESE ROOM printed in early C19 lettering.

Historic England Listing Text Outbuildings:

Outbuildings, formerly stables and cider house. Late C16/early C17, remodelled and extended to right in late C17 and extended in mid C18. Late C16/early C17 timber frame to rear wall; late C17 random bond brick and mid C18 Flemish bond brick to extension on left; gabled plain tile roof. One storey; 5-window range. From left, segmental brick arches over windows (one blocked) flank mid C20 inserted entry, another mid C20 entry to right, C18 segmental brick arches over two windows and C18 plank door, C20 window and timber lintel over double entry to right. Interior: stables to left have three C19 stalls, cobbled floor, chamfered beams and 3-bay post and pad roof with tenoned purlins. Four late C16/early C17 queen-post and queen-strut trusses with trenched purlins and wattle and daub infill; late C17 brick wall divides off right-hand bay of late C17 date. Two C17/C18 stone vats, probably used for cider making.

3. The White House existing photographic views



4. The White House existing outbuilding photographs



a.

- a. View of outbuilding © Dr John Sheraton Historic England Archive
- b. Opening into garden store
- c. Interior garden store
- d. Internal view of timber frame
- e. West view of outbuilding from Kyrleside
- f. External timber frame
- g. Existing brick plinth



b.



c.



d.



e.



f.



g.

5. The White House existing kitchen and lobby interior photographs



6. The White House existing boiler and dining room doors interior views



Proposed Scheme:

Detailed measured and photographic surveys were first undertaken to establish and record the existing status of the historic fabric. Existing and proposed information accompany this Listed Building Consent application.

The proposals as submitted include:

- Areas of repair to existing outbuilding rear timber frame.
- Replacement dining room double doors within existing frame.
- Opening up a former doorway and the creation of a new 'fridge recess' in kitchen lobby.
- Removal of existing oil fired boiler in utility and installation of replacement external oil fired boiler.

The following drawings and documents (including this document) are submitted to set out in detail the existing and proposed changes:

23-1087-01	Existing timber frame barn plan and elevations
23-1087-02	Existing photographic Record Timber Frame Barn
23-1087-03	Existing Dining Room Doors
23-1087-04B	Existing floor plan elevation and sections kitchen and lobby
23-1087-05	Existing Photographic record Kitchen and Lobby
23-1087-06A	Site Location Plan
23-1087-07B	Proposed Dining Room French Doors
23-1087-08C	Proposed Kitchen Plan fridge lobby and boiler
23-1087-09A	Proposed timber frame repair
23-1087-10	Proposed Replacement External Oil Fired Boiler
23-1087-11	Heritage and Design and Access Statement
	White House LBC biodiversity self assessment form

Justification for Proposed Alterations:

The submitted drawings and information set out details of the following proposed alterations, which are outlined here in brief:

- Repair to existing outbuilding timber frame.
The frames been subject to an inspection by an experienced traditional oak frame Herefordshire company, Heart of Oak. The proposed repairs as recommended are restricted to localised repairs to the oak frame members and pegs to stabilise the frame. Replacement of the brickwork panels will be undertaken reusing the original bricks and bedded in lime based mortar to replace the sand and cement mortar as used.
- Replacement dining room double doors within existing frame.
The existing doors are poorly made modern construction.
- Opening up old doorway and creation of 'fridge recess' in kitchen lobby
The original doorway into the lobby was a some point in time plaster-boarded over. The original door has also been removed. New lightweight painted timber bead and boarded partitions will create a new kitchen recess for the American style fridge and will reintroduce the historic opening into the kitchen, albeit without a door and only to form access to the fridge recess.
- Installation of replacement external oil fired boiler.
The existing boiler is extremely old and highly inefficient. The replacement Grant Vortex Pro boiler will upgrade the heating system whilst minimising physical alterations to the existing system. The new boiler is shown in a discrete external position that will be hidden from view from the front by the close boarded gates and panel (see figure 7). The works include the careful removal of the existing floor mounted oil fired boiler in Utility and repairs to the brick external wall to seal up the opening where the existing flue penetrates. The new boiler will sit on a proposed base without further support or fixings.

7. The White House View from Front Courtyard showing how gate panel will obscure view of boiler



8. The White House Proposed Grant Vortex Boiler Location on External Wall, showing position of existing flue



Conclusion:

The new dining room double doors replace modern poorly constructed and badly fitting double doors with inappropriate aluminium, lever ironmongery.

The fridge recess in the lobby will reintroduce a former opening and will not require any removal of historic fabric to implement the changes.

The timber frame repairs to the outbuilding are proposed in isolated sections of the existing timber members. This work is due in some part to the inappropriate use of sand and cement mortar against the timber, which has trapped moisture against the frame and caused deterioration over time.

The boiler upgrade can be accommodated with minimal change to the historic fabric but it will make significant improvements to the indoor environment and energy conservation compared to the existing system arrangement.

Overall, the proposed alterations are modest in scale and will have low impact upon the historic fabric of the both buildings and as such will be unobtrusive within the Conservation Area.

