

Stable End, Aldsworth - Design and Access Statement

Context

The property known as Stable End was originally part of Tayler's Farm, Aldsworth. Dating from the late 18th century the it was divided in the early 20th century when Stable End became a separate dwelling. It is comprised of two linked wings; the converted garage and stables to the west and to the east a converted malthouse previously associated with the the farm. The east wing is listed as Grade II but unusually the west wing is not. When Tayler's Farmhouse was listed in 1952 Stable End was already an independent dwelling and was noted as not being of special interest. However, as the malthouse was considered historically to have been part of Tayler's Farmhouse it was included in the listing. The proposed alterations are confined to the listed part of Stable End and therefore an application for listed building consent is necessary.

Alterations were carried out in 1973 by previous owners. There was a sympathetic upgrade of the property in 2021 when listed building consent was granted for replacement of doors and windows (21/00100/LBC) together with internal alterations (21/00666/LBC). A comprehensive history of the development of the property and statement of significance, prepared by James Mackintosh Architects, was submitted as part of these listed building consent applications.

Proposals

The current proposals are of a minor nature and comprise the addition of a short flight of stairs to allow easier access to an attic and the removal of a loft ladder. It is believed that first floor access between the west wing and the listed east wing was part of 1973 alterations when a new opening was formed in the masonry wall between the two wings. Due to the difference in the floor levels a short flight of stairs was constructed and the loft space above reduced in area by the construction of a new timber stud wall. It is proposed that the access to the loft will now be via a new short flight of stairs from the landing at the top of this flight (see Illustration 1). This would involve removal of a section of the loft floor and forming an opening in the partition forming the west end of loft together with the enclosure of the new stairs with lightweight stud partitions to preserve the integrity of Bedroom 2.

The existing timber truss within the loft would be preserved. The existing floor and wall structures to be removed or adapted are not of historic significance and no historic fabric will be impacted by the proposals.

Scale

The alterations proposed are to the interior of the dwelling. The new stair is similar in scale to the existing.

Landscape

There will be no alterations to the external areas.

Appearance

The proposed alterations will result in the dwelling being essentially unaltered with the exception of the access to the loft space.

Access

The only alterations are to the interior to the house. The access to the property will be unaltered.

Biodiversity

There are no biodiversity issues with the proposed alterations and therefore no impact is likely to occur and therefore no mitigation measures are required.

Flood Risk Assessment

The property is within flood zone 1 has a low probability of flooding from rivers and the sea; there are no other sources that might present a risk of flooding.

Dan Boyle

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