DESIGN & ACCESS STATEMENT INCOPORATING HERITAGE STATEMENT AND PLANNING STATEMENTS

Submitted in support of a Listed Building application for replacement windows and rear doors.

at:

Tong Hall Tong Shifnal TF11 8PW

prepared for:

Mr M Slaney and Mrs L Slaney

Reference 23/05243/LBC

BACKGROUND

Tong is a small village and parish situated just off Junction 3 of the M54.

The village is under Shropshire Council authority.

The village's main feature is arguably the church which dates to the 15th Century. St Bartholomew's Church is highly visible from both the A41 which by passes the village and the village itself. Tong also featured a castle which was demolished in the 1950's. It is understood the site of the castle is now occupied by the M54.

Tong Hall is a two-storey detached house and Grade II Listed. It is of brick construction with a plain clay tiled roof. The property fronts onto the through lane which loops around and links with the A41 at each end. The site is within the conservation area for Tong. Tong Hall was listed on the 29th August 1984. Attached to the rear of this statement is the details from britishlistedbuildings.co.uk webpage. The property occupies a generous plot which extends mainly to the rear and one side (East & South respectively)

The house has internal original oak beams in some of rooms which will remain untouched by this proposal. The kitchen area was constructed in 2008, where planning permission was granted for a new kitchen area to be constructed where the old garage once stood. It is the rear doors in this area that we are proposing to change, these doors would have been installed in 2008.

THE PROPOSAL

It is proposed to replace and refurbish the windows and rear doors of the property. All the windows are to be replaced and also the rear doors which were installed following the construction of the new kitchen area around 2008. This proposal will only affect the main house building.

The window units installed at that time were of poor quality and would have had a design life of 25 years at the most. All the windows are double glazed as are the windows in the rear doors. The cills have no drips or any sub-cill and this had led to the deterioration of most of the bottoms of the frames. Regardless of the design and installation shortcomings, all these units have reached the end of their design life and need to be replaced.   There are a few older windows in the property that are also in need of replacement. The proposal is that all the windows will be replaced using a hard wood structure and painted white once installed in keeping with the current ones installed. The windows will all bespoke windows measured and constructed by a joiner to ensure exact sizes are met for each unit. The current widows were installed over a period and by different companies which resulted in 3 different styles of windows in the property. Some of the windows have one single large pane and some have a large pane with a small transom window above. We propose to unify the property by installing matching windows with the small transom window above the large pane. (This is detailed in the drawings supplied by the joiner appointed to make the units) I have attached photographs of all the windows that are to be replaced, this will be done over separate periods until complete. I have included a photograph from the front of the building the windows on the right-hand side of the building as you look at the photograph, ground and upper are the window style we would like to unify across the whole building

 The same will apply not the doors at the rear, these currently consist of 2 opening doors in the centre of the frame with 2 fixed panels either side. There is one mortice lock that secures the doors. The proposal is that these are replaced with Bi-folding wood doors comprising of 3 panels which will slide open, one door will be made to open independently for ease of use. There will be be-spoke made and will offer a much-needed improvement on security at the rear of the house. Photograph of the rear doors included.

A site check has been performed using a 50m buffer to identify Scheduled Ancient Monuments, World Heritage Sites, Listed Buildings and Conservation Areas.

The identified heritage assets are:

Tong Conservation Area

 Tong Hall (host property)

Tong House

A copy of the search results and map are attached to the rear of this statement

PLANNING STATEMENT The following are relevant policies: National Planning Policy Framework Policy 12 – Conserving and Enhancing the Historic Environment North Northamptonshire Core Spatial Strategy Policy 13 – General Sustainable Development Principles Legislation Planning (Listed Buildings and Conservation Areas) Act 1990 In the Heritage Statement above we have addressed NPPF Policy 12 and by seeking to improve the air-tightness and thermal performance of the windows and doors the proposals accord with NNCSS Policy 13.

Supplier company information
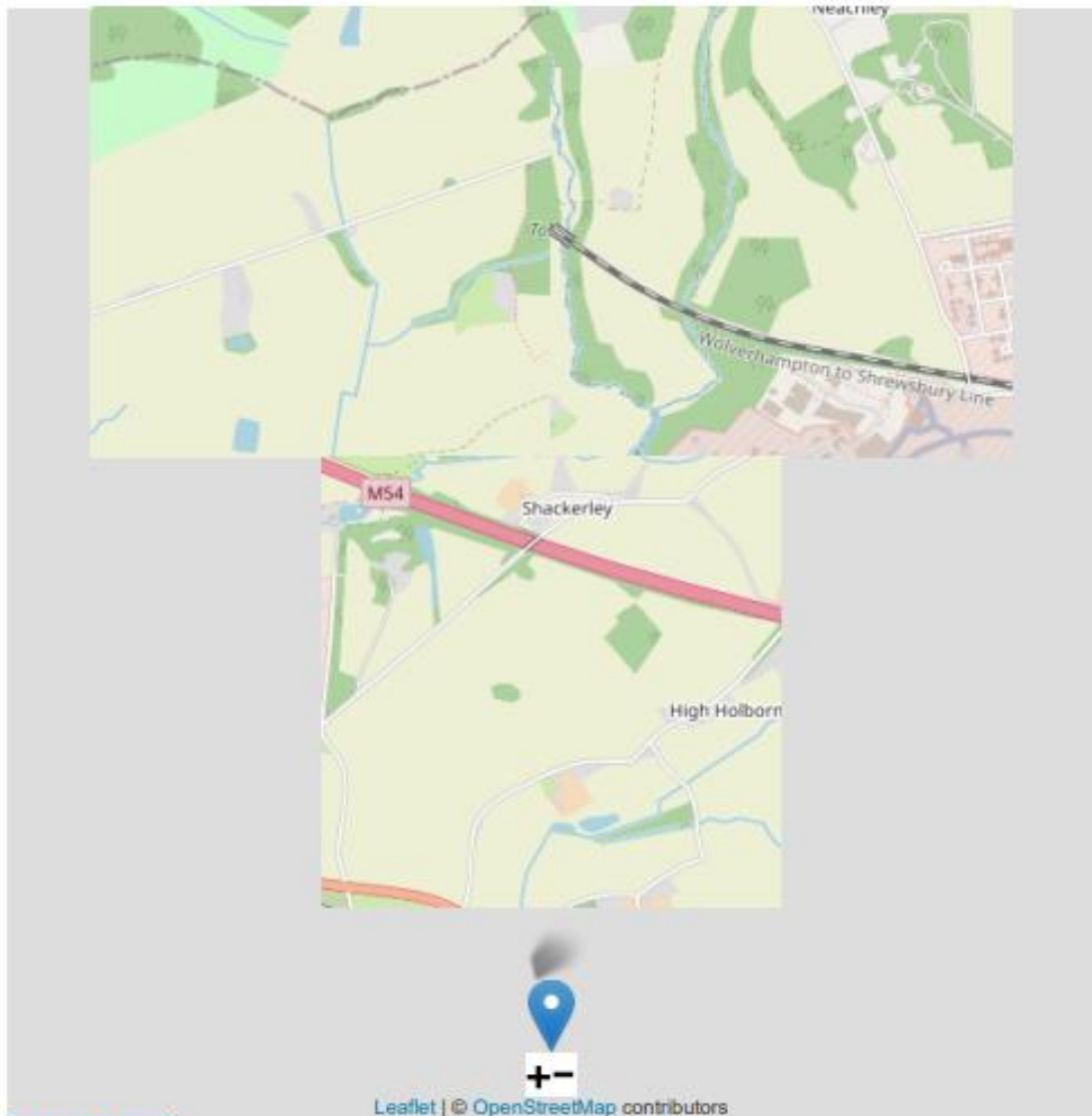
Large Map »

Coordinates

Latitude: 52.6629 / 52°39'46"N
Longitude: -2.3013 / 2°18'4"W
OS Eastings: 379719
OS Northings: 307286
OS Grid: SJ797072
Mapcode National: GBR 073.1A6
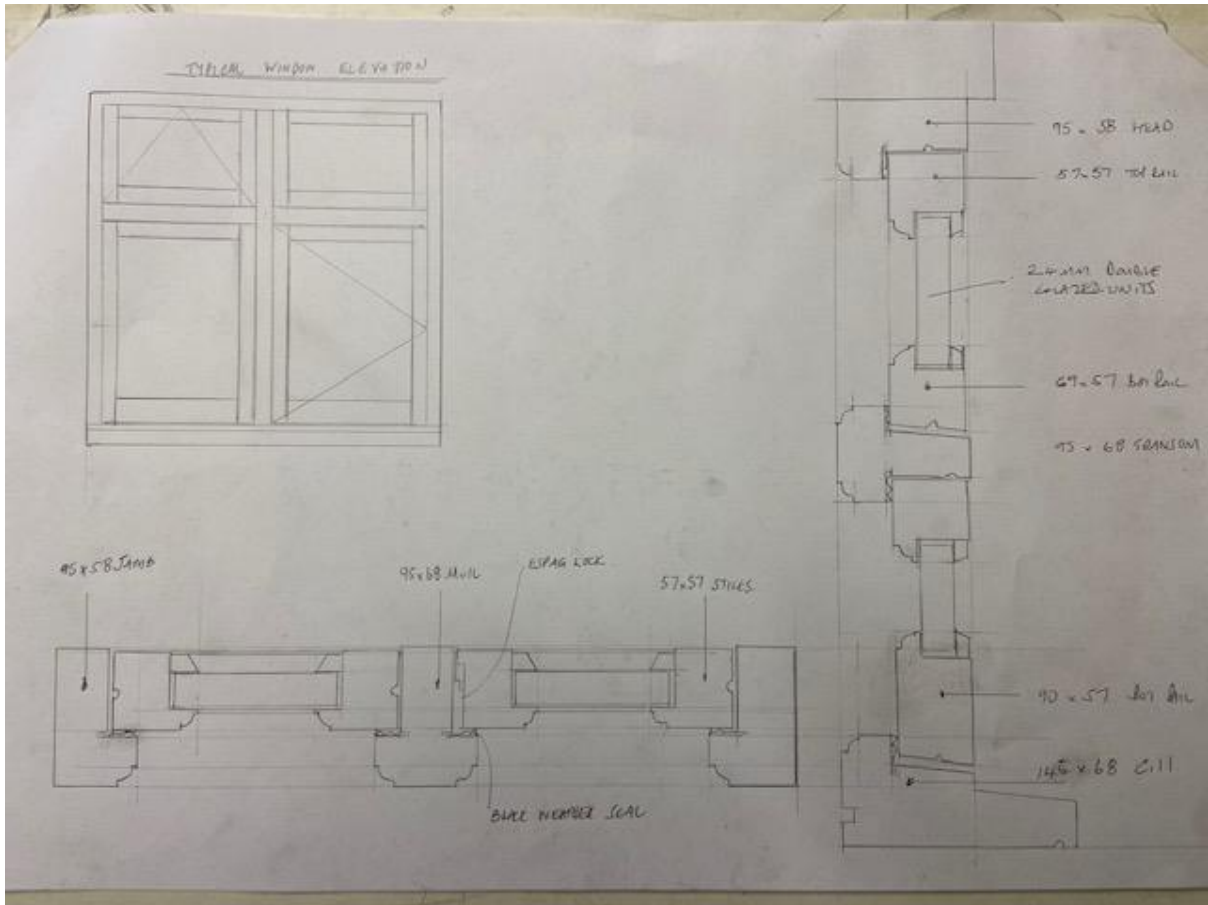Mapcode Global: WH9DC.MBCD
Plus Code: 9C4VMM7X+5F
Entry Name: Tong Hall
Listing Date: 29 August 1984
Grade: II
Source: Historic England
Source ID: 1053615

Window elevation this will be the same for each unit made for the proposal.

Access to the property

The fitters will be given access to both internal and external parts of the building to allow the units to be fitted. There is ample parking room for work vehicles to ensure that no obstruction of the highway will take place. Once the units have been installed any damage that may be caused, which will be kept to a minimum, will be repaired to match the original look. There will be no damage or alterations to the building other than the window units being updated.

Any access for emergency vehicle within the area will not be compromised as a result of these works

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Site Boundary

You have completed your red line boundary, you can make changes to your boundary at any time.