

## Design and access statement

### Name and address of proposed development site

Copper Beeches  
High Road  
Carlton-in-Lindrick  
Worksop  
S81 9AA

### Grade: II

List Entry Number: 1045748

Date first listed: 12-Apr-1985

List Entry Name: NORTH HOUSE, FRONT AND REAR AND COPPER BEECHES

Statutory Address: NORTH HOUSE, FRONT AND REAR AND COPPER BEECHES, HIGH ROAD

The building is an 18th century Georgian Manor House divided up into four separate dwellings. Copper Beeches was unfortunately subjected to an unsympathetic renovation in the 1970s. Many of the original features have been removed and lost.

Original fireplaces have been removed.

Internal wooden window shutters have been removed.

Internal fibrous plaster mouldings removed and or replaced with cheap alternatives.

Internal lime plaster has been covered over with Carlite Bonding coat and Carlite Finish.

External lime pointed masonry has been repointed with cement based mortar causing moisture to become trapped in the fabric of the building and not allowing the building to breathe as originally designed.

It is the intention of the new owners to restore as much as possible of what has been lost.

There are no access issues with the current state of the building or its grounds and nothing will change in this regard involving any proposed works to be carried out.

The proposed works submitted as part of this planning application are in the interests of restoration of the original features whilst also providing for the requirements of the occupiers with regard to health, warmth and comfort. The proposal does include the addition of an efficient multi fuel stove which will not contravene local restrictions. The installation is part of a longer term plan to assist with the breathability of the building. The current owners purchased the property through the summer months and due to new decoration by the then owner, none of the current identified issues were evident. The current owners are alarmed to find black mould growing on walls that have been replastered / repointed with less breathable materials leading to a build up of moisture inside the property.

Extensive revision of the original methods and materials used in construction has and is being undertaken in order to reset the balance of the property and restore this to being a healthy, clean, dry, and safe place to reside. It is acknowledged that a compromise is being sought regarding the health and comfort of the occupiers but it is strongly at the forefront of considerations that any works proposed are intended to celebrate and restore what has been lost from what is a beautiful and important piece of history.