

DESIGN AND ACCESS STATEMENT

NEW DOORWAY
FORMER STABLES AT ELSWICK HOUSE,
WHITTINGTON

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1.0 Overview

1.1 This Design and Access Statement (DAS) has been prepared by BHB Architects on behalf of Mr & Mrs Green to accompany a listed building application at the former stables associated with Elswick House, Fisherwick Road, Whittington.

1.2 The proposals are described as follows:-

‘The formation of a new external doorway’

1.3 This statement should be read in conjunction with the Listed Building Application drawings and the supporting Heritage Impact Assessment.

2.0 Site Location

2.1 The former stables are immediately North West and adjoined Elswick House on Fisherwick Road, Whittington. (See Appendix I – Site Location).

3.0 Site Description

3.1 The former stables, Elswick House and the adjoining Whittington House are all Grade 2 listed, Whittington House and Elswick House and listed together under entry 1038871 with the former stables listed separately 1038872 (See Appendix II). The former stable, Elswick House and Whittington House are all within Whittington’s Designated Conservations Area

3.2 The former Stables, now garage / children’s nursery, were constructed early to mid-C18 with late C19 additions to the side and rear. The stables served the adjoining Whittington House of the same period.

3.3 Whittington House itself was significantly extended in the late C19. This period of extension linked the house to the Stables. In later years Whittington House was divided into two. The main house, remaining Whittington House, and the later extension now remodelled and known as Elswick House. The former stables / garage were converted by the owners of Elswick House into a children’s nursery in 1986 and albeit currently closed pending new owners / management remain in this use.

3.4 The former stables are red brick, plain tile roof with raised verges. Aligned north-south facing east. One storey and attic with toothed eaves; 3 roof bays, garage doors to centre and right, casement to ground floor left with segmental head, gabled dormer to left with glazing bar casement; door to left with segmental head. North gable has a loft opening with segmental head. The former stable occupies a prominent roadside position fronting onto Fisherwick Road and flanking Elswick House. The List Description states that the stables are included for **group value**, relating as we are to

understand to the collective Historical Interest associated with the adjoining Whittington House, Elswick House and the Former Stables.

4.0 The Proposed Works

- 4.1 The proposed works are extremely limited in nature and relate solely to the formation of a single doorway in an external wall. (See Appendix III Proposed Plans & Elevations). This doorway is required to enhance business operations.
- 4.2 The opening is to be formed in part of the late C19 fabric. The opening will have a flat oak timber lintel at head and will receive a timber frame and timber framed, ledged and braced door. All will be painted and finished in Farrow & Ball 'Off-Black'.

5.0 Summary & Conclusion

- 5.1 It is not considered that the addition of the single doorway opening as proposed will have a negative impact upon the appearance of the Conservation Area. While the doorway will face onto Fisherwick Road and thus will be evident from within the Conservation Area, the doorway is complimentary to local character and in both scale and design is extremely modest.
- 5.2 Nether, is it considered that the addition of the single doorway will impact upon the collective historical interest attributed by the buildings List Entry. Furthermore, given that the additional doorway is intended to enhance the continued usage of the Stables we would argue that the change proposed is positive.
- 5.3 In summary it is considered that the proposals are not contrary to planning policy and that development as proposed should be approved by Lichfield District Council.

Appendices

I Location Plan



Existing Site Location Plan

1:1250



II List Entry

FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE

Official list entry

Heritage Category: Listed Building

Grade:II

List Entry Number:1038872

Date first listed:20-Nov-1986

List Entry Name:FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE

Statutory Address 1: FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, FISHERWICK ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it(whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Location

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>) 04/12/2023, 12:05
FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, Whittington - 1038872 | Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1038872?section=official-list-entry> 2/4

Statutory Address:**FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, FISHERWICK ROAD**

The building or site itself may lie within the boundary of more than one authority.

County:Staffordshire

District:Lichfield (District Authority)

Parish:Whittington

National Grid Reference:SK 16107 08217

Details

SK 1608 WHITTINGTON C.P. FISHERWICK ROAD (South side)

11/110 Former stables immediately - north-west of Elswick House GV II

Stables now garage. Early to mid-C18. Red brick; plain tile roof with raised verges. Aligned north-south facing east. One storey and attic with toothed eaves; 3 roof bays, garage doors to centre and right, casement to ground floor left with segmental head, gabled dormer to left with glazing bar casement; door to left with segmental head. North gable has a loft opening with segmental head. The former stable occupies a prominent roadside position flanking Elswick House (q.v.) and is included for group value. Listing NGR: SK1610708217

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**272599**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

04/12/2023, 12:05 FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, Whittington - 1038872 | Historic



England <https://historicengland.org.uk/listing/the-list/list-entry/1038872?section=official-list-entry> 3/4

Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 04-Dec-2023 at 12:04:35.

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End of official list entry 04/12/2023, 12:05 FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, Whittington - 1038872 | Historic England
<https://historicengland.org.uk/listing/the-list/list-entry/1038872?section=official-list-entry> 4/4

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III Proposed Plans & Elevations

A1

Please note: These drawings are for planning purposes only.

Front Elevation
1:100

New timber hardwood framed ledged and braced door with timber lintel. All painted harrow and sash in of black.

Side Elevation
1:100

Rear Elevation
1:100

Side Elevation
1:100

Ground Floor Plan
1:100

Labels: Parking, Garage, Store, Nursery, Breakfast room, WC, Lower terrace, New door opening.

First Floor Plan
1:100

Labels: Nursery.

Existing Site Location Plan
1:1250

brownhill hayward brown
ARCHITECTS

4001 1-02
Proposed Elevations and Plans
1:100
Planning

Scale: 1:100
10m