

**THE OLD HALL  
LOW STREET  
WICKLEWOOD  
NR18 9QG**

**DESIGN AND ACCESS STATEMENT**

FEBRUARY 2023 REV -

*Ref:2155.04.01*



**EXTERNAL WORKS**

**SL**

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## Introduction

This Design and Access Statement is submitted in support of the part retrospective and part proposed external works at The Old Hall, Low Street, Wicklewood, NR18 9QG.

## Site Location

The site is located at OS Easting 607932 Northing 302899 accessed off Low Street, Wicklewood.

## Site Description

The building is a Grade II\* listed building. It was originally listed on the 15 August 1983.

The listing text describes the building:

‘Former Lobby-Entrance type-farmhouse. Circa 1600 with early C18 additions. Rendered and underbuilt timber frame of 3 bays - possibly more originally. Brick wings with vitrified headers to front and rear. Pantiled roofs. 2 storeys with attic. C20 casement fenestration with leaded diamond panes. Segmental arched heads in extensions. Off-centre axial stack with 4 angled shafts in line. Single decorative lozenge to either side of chimney base and brick boules within lozenges and at shaft interstices. Extensions with fine curved gables, moulded brick gable corbels and gable-end stacks. Jowled wall posts, a roll-moulded spine beam and a 4-centred ovolo and ogee moulded stone fireplace. traditional farm house, built and modified over a number of years to its current form.’<sup>1</sup>

The front elevation of the house is taken to be facing approximately South.

## Proposals

The current owners, recently purchased the property, and as part of their proposals to enhance and preserve the property have undertaken some external works. As part of this, the house sits partway down a reasonable slope rising to the south and as such there is significant runoff from the south and this causes issues of water build up and dampness to the site.

To overcome the runoff and high water levels they have broken out some inappropriate asphalt to create a pervious ground finish and installed additional drainage within the driveway to pick up this water and divert it past the house into the existing pond to the north of the house.

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<sup>1</sup> Historic England - <https://historicengland.org.uk/listing/the-list/list-entry/1373072?section=official-list-entry>

Part of these works was the removal of the existing modern timber picket fence and steps leading down to the property, to again alleviate water standing in front of the house and endeavour to improve the aesthetics of the front elevation.

Subsequently these alterations have required the formation of a small step to enter the barn, and a step to the side gate and drive. (photographs 6 and 7)

During the diversion of the drainage a brick lined well was discovered to the south of the dutch gabled end, rather than leave this concealed it is proposed to raise a brick surround in a red brick and internal grate to allow the water to be pumped out and used within the garden. (Photographs 2, 3 and 4)

It was also proposed to create a small raised garden bed to the front of the property, works to this have commenced and as such this application is asking for retrospective permission for this. The raised planter is to be constructed in four courses of exposed red brick laid in Flemish Bond, with a soldier course coping detail. This replaces the existing picket fence and improves the visual lines of the property. (Photographs 4 and 5)

## **Amount**

There is no additional built space to the building.

## **Landscaping**

Landscaping will be as described within the proposals of this Design and Access Statement.

## **Site Layout**

The overall site layout will remain unchanged.

## **Vehicle and Transport links**

Vehicle and transport links will remain unaltered by this application, existing gateways and entrances will be reused as part of this application.

## **Nutrient Neutrality**

It is considered that this application has no bearing on Nutrient Neutrality, the proposals are for external works only.

## **Conclusion**

This proposal is for the creation of a raised planter to the front elevation of Old Hall, Wicklewood, alongside the raising of a wall to a discovered well to retain the historic feature, and some single steps into the existing barn and side entrance gate.

This application will be formed in traditional materials, using red bricks, mortar and so will blend the new with the old.

We trust this proposal can be supported and that the requisite permission can be granted.



Photograph 1 - existing asphalt visible to right of picture, picket fence visible to front of house all now removed.



Photograph 2 - discovered well, raised to ground level, it is proposed to raise this around 600mm above ground.



Photograph 3 - well in context to south facing gable



Photograph 4 well and raised planter.



Photograph 5 - raised planter soldier course to be added.



Photograph 6 - replacement step, set away from house to reduce damp ingress.



Photograph 7 - location of proposed step into barn.