

Mayfield House, Rode

Applicant: Max Fisher

Design and Heritage Statement

February 2024



Abi McGillivray Architecture

7 Goose Street, Beckington,
Somerset, BA116SS

tel: 01373 831585
e-mail: mail@amarchitecture.co.uk
www.amarchitecture.co.uk

Context and Photographs

Mayfield House is a Grade II Listed Property located on the south side of the High Street in Rode.

Properties and buildings on both sides of the house and indeed on the opposite side of the high street were also built and owned by the original Pool Family, including the old Woollen mill and factory to the south.

Many of the original internal features of the house are intact including the Georgian staircase, and the building is a significant heritage asset within the locality.

Mayfield House and what was Mayfield (or the Button) factory are now separate properties.

Mayfield House has obtained a vehicular drive access off Crooked lane, with the small paddock to the south also within the property lines of the dwelling. Division of the garden and new boundary walls including the new gated access off crooked lane were granted planning permission in 2007, Ref 103347/019 (Refer to Appendix A for Approved Plan.)

.Within the garden a double garage and store has been built at the south end of the garden. This was granted planning permission in 2009 (Ref: 2009/1455.) And was erected soon after.

Scope of Planning and LBC Application

The application submitted seeks permission to

1. Widen the existing pedestrian gated access at the side of the house, off The High Street - to return to the original wider gated access.
2. Convert the 2010 garage into an annex to provide guest and office accommodation - ancillary to the main house.
3. New Pedestrian Gate to Paddock



Mayfield House Street Front



Mayfield House and Factory Street Front



North-east Facade



South-East facing, Garden elevation



West facade view of 2010 garage from rear driveway



Garage - North facade

Heritage Statement

Listing Record

20944: Mayfield House and Mill,
4 High Street, Rode

LISTED BUILDING

Grade II : MAYFIELD HOUSE &
ATTACHED MILL TO RIGHT

National Heritage List for England 1058089

Details

House & attached mill. Late C18 house, mill early C19. House rendered, end pilasters, moulded cornice and parapet, slate roof, coped verge, end ashlar ridge stack to left. Symmetrical frontage. 2 storeys, 5 bays, narrow 6-pane sash windows in plain stone architraves. Central door opening in a bead-moulded stone surround, mid C19 six-panelled door with a panelled transom above, panelled reveals; mid C19 flat roofed projecting porch, single segmental headed opening to front & to each side with emphasised keystone, moulded cornice & a parapet overall. Plain band at first floor level. Mill to right rendered, double-Roman tile roof, brick stack to left. Three storeys, 5 bays, 2-light mullioned windows, each light with a segmental head, a 15-pane casement to each. Door opening in a segmental headed stone surround to right of first floor, plank door; 2 door openings to ground floor, that to left in a segmental headed stone surround with an emphasised keystone, plank door with diagonal plank decoration; to right broad opening, similar sliding door in 4 sections. {1}

An internal ground floor fireplace and the upper section of the chimney breast above were removed from Mayfield House in 2008. The fireplace was a 1950s style gas fire with tiled surround, mounted onto a projecting chimney breast. The room within which the fireplace is house is thought to be a non-original addition to Mayfield House, although this extension was found to be of some antiquity during the works. Upon initial demolition of the fireplace structure an earlier stone fire surround was uncovered. This was relatively plain, so it could not be dated exactly. As a result of this discovery, a condition survey was undertaken to investigate the possible future preservation of the stone surround. It was found to be in very poor condition. {2}



Taken from 1840 Tithe Map

Mayfield House, & the adjoining factory, was built in the late 18th century, probably by the Pool family, with the factory added a little later in the early 19th century with a steam powered woollen mill.

1840 mapping, shows an arrangement of buildings with rear courtyard and what were probably mill and factory outbuildings, but have since been removed

Records show the land on the opposite side of the street was also owned by the Pool Factory. This is supported the existence of identical metal railings and gates still in place at the front of Mayfield House and on the street front opposite.

The adjoining land and adjacent buildings to the north-east side of Mayfield House was also in the ownership of the Pool Family. A driveway down the side of Mayfield house provided access to the outbuildings and rear of Mayfield House and to the linear building of the north side of the drive.

Today

Mayfield House and what was Mayfield (or the Button) factory are now separate properties. Many of the original internal features of the house are intact including the Georgian staircase - Further review and detailing is not included for this submission as no works or alteration to the house are proposed.

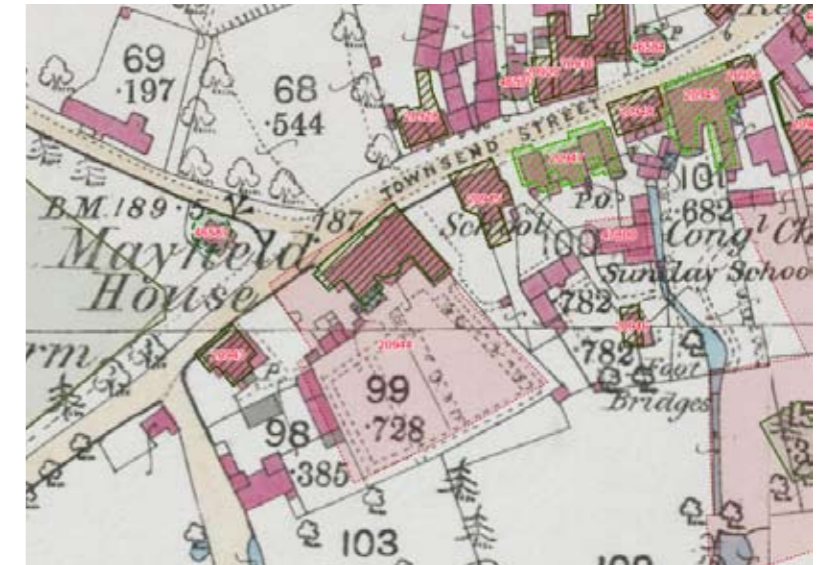
Mayfield house has obtained a vehicular drive access off Crooked lane, with the small paddock to the south also within the property lines of the dwelling. Division of the garden and new boundary walls including the new gated access off crooked lane were granted planning permission in 2007. (Refer to Appendix A for Approved Plan.)



Taken from 1888 Historic mapping

Footprint of the house and factory are by now much as they remain to date, with outbuildings removed and both house and factory extended to the rear.

The buildings running down the north-east side of the house have been removed. The remaining building was donated by the Pool family to become the Rode Methodist VC First School in 1859. (There is no clear delineation on this map as to the extent of school grounds or whether the drive access was retained.)



Taken from 1904 Historic mapping

Footprint of the house and factory remain largely unchanged.

Dotted lines north-east of the house suggest that a drive access was retained down the side of Mayfield house - and followed the boundary lines in position today.

The school was extended to the south in 1908, and was again enlarged in the 1980s - when the bradstone buildings and walls along the north-east boundary were added.



View of Rode High Street, featuring Mayfield House

The double garage and store at the south end of the garden was granted planning permission in 2009. Ref:2009/1455, and built soon after.

Mayfield house has retained a driveway strip of land between the north-west side of the house and the school grounds. Images dating C1900 of the High Street clearly show a wider gateway in place adjacent to the house, and show the rubble stone wall returning. This has since been altered, and a narrower, now modern fixed panel gate installed. The original dropped level stone kerbing along the pavement still delineates the original drive access.

Proposal

1. New wider Gated access to side Driveway

Permission is sought to return the gated access at the side of the house back to its original opening width, and install a new gate following the appearance of the timber gate featured in the c1900 street image.

Dropped stone kerbing still in place clearly indicates the width of the original opening in the wall. The wider opening will follow the alignment and width visible in the kerbing along the road side.

The rubble wall is not contemporary with the house and was most likely constructed with the adjacent property because the village school. The c1900 image clearly shows the rubble wall returning at the far side of the gated access. This return has since been removed and the gate opening narrowed. Widening the opening will cause some minor loss of historic fabric, though not an original feature of the property, and one which has been altered previously.

Heritage Gains will include:

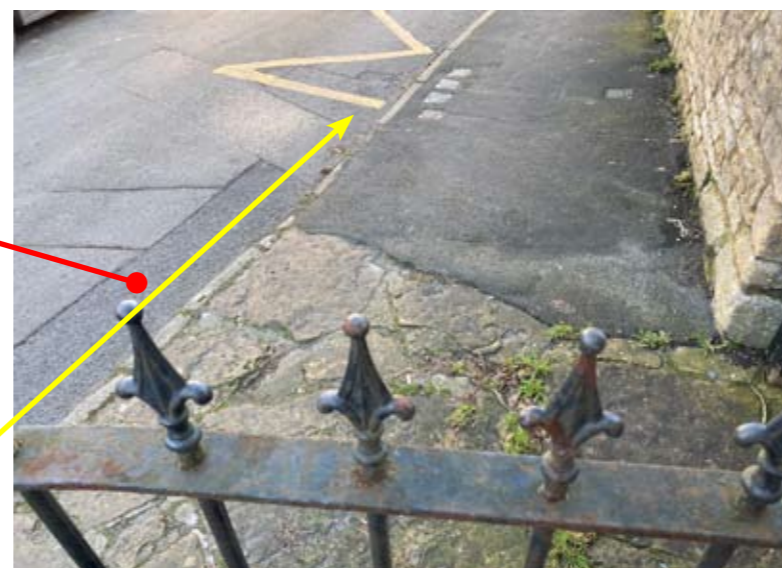
Removal of current fixed gate fence panelling and installation of joiner made Painted wooden gate to better reflect the gate and access during the later Victorian era, and will visually align with the original stone kerbing along the pavement edge.

It would be lovely to remove the tarmac covering the stone paving, tot he width of the drive, but clarification would need to be sought on ownership prior to carrying any restoration work, so is not included in this application.

Existing gate opening adjacent to House -A fixed modern fence panel between two gate posts.



Extent of dropped original stone kerbing



Extent of dropped original stone kerbing

View of Rode High Street, featuring Mayfield House c1900



Wider gate opening and stone wall returns at far side of gate

View of 1980's bradstone wall and buildings belonging to the village school and running adjacent to Mayfield House



Proposal

2. Conversion of the 2010 Garage to Ancillary Accommodation

The proposal does not require any alteration or increase in the building footprint of volume. This building itself dating to only 2010 is not listed, but consideration has been taken given its situation within the grounds of the Grade 2 Listed Property.

The proposal represents an overall improvement to the visual appearance of the building. New windows and doors will be painted timber, following traditional balanced and flush design and details. Refer to proposed Joinery detail 051.

The new stove flue is positioned on the far side of the building away from the house.

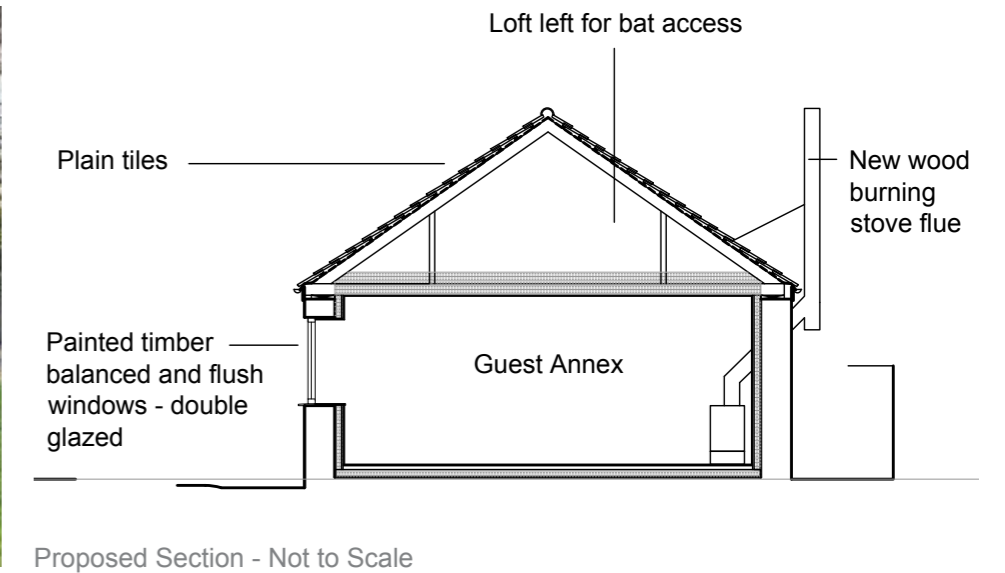
An ecologist has been engaged to study the use of the building by bats and report is submitted separately. As such the existing loft space will be fully enclosed and remain unused and untouched entirely for bat use. Clear improvements to reduce external lighting are also proposed and detailed on the drawings to ILP Guidance 018/18 Bats and Artificial Lighting. The new ceiling, below the existing roof trusses and rafters will be installed at the commencement of conversion work to separate the loft area off from further construction work and disruption.

The proposed conversion will result in an overall improvement to the appearance of the outbuilding & will therefore have no negative impact on the setting of the listed properties.

View of existing garage - north and east facade visible



Off the shelf doors and windows to be replaced with the flush and balanced windows and Victorian detailed 4 panelled door with glazing.



3. New Pedestrian Gate to Paddock

The small paddock to the south of the property is owned by the applicants and is currently part of the property.

A wider vehicular width gated entrance to the paddock is position on the north-west side of the field and is the only point of access into the paddock.

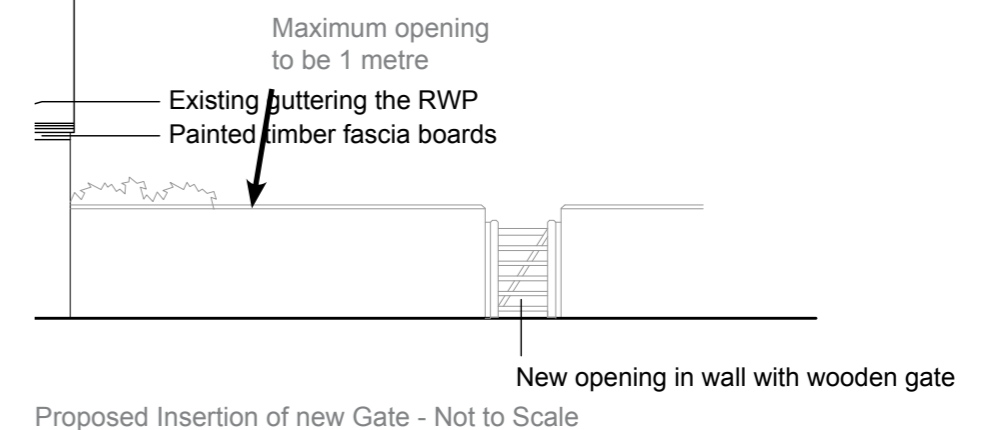
Permission is sought to insert a small pedestrian gate within the existing rubble stone wall such that access is provided into the paddock and orchard area from within the garden of the property.

A simple traditional 5 bar farm gate is proposed - to match the image included opposite, allowing for a maximum opening in the stone wall of 1 metre.

Minor harm is caused in the loss of fabric of the wall, but has been kept to a minimum to provide access and connection from the house and garden. And may be offset by the material and visual improvements proposed to the outbuilding.

The wall will be repaired and repointed with mortar to match the existing.

Proposed off the shelf agricultural 5 bar pedestrian gate

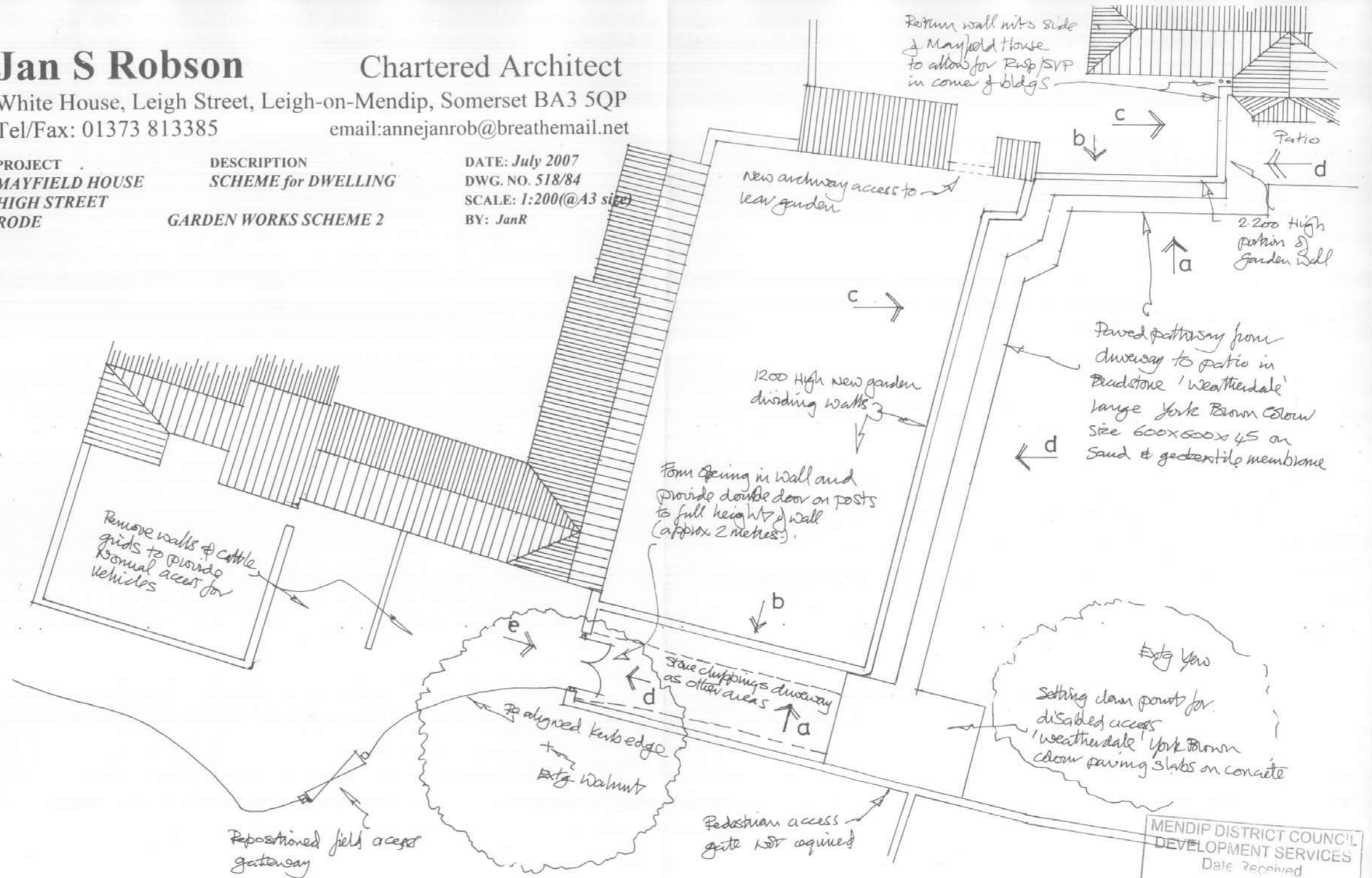


Appendix A

Planning Drawings
 Approved 2007,
 Ref 103347/019

Jan S Robson Chartered Architect
 White House, Leigh Street, Leigh-on-Mendip, Somerset BA3 5QP
 Tel/Fax: 01373 813385 email:annejanrob@breathemail.net

PROJECT MAYFIELD HOUSE HIGH STREET RODE	DESCRIPTION SCHEME for DWELLING GARDEN WORKS SCHEME 2	DATE: July 2007 DWG. NO. 518/84 SCALE: 1:200 (@A3 size) BY: JanR
---	--	---



The contractor shall check this drawing against all other drawings and against dimensions on site.
 Work to figured not scaled dimensions. Any discrepancies shall immediately be reported to the Architect.

MENDIP DISTRICT COUNCIL
 DEVELOPMENT SERVICES
 Date Received
 26 JUL 2007
 Application No
 103347/019