



CULLEN
CONSERVATION

**PROPOSED REPLACEMENT OF MODERN CENTRAL
BRICK PIER WITH SUPPORTING FRAMEWORK TO
PLAYROOM**

AT

MILL HOOK FARMHOUSE, GRANBOROUGH MK18 3NJ

DESIGN & ACCESS STATEMENT

March 2024



Front elevation of Mill Hook Farmhouse

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared to support a Listed Building Consent application for replacement of a modern brick pier in the centre of the existing Ground Floor Playroom with an RSJ hidden within the ceiling, supported by brick piers to either side of the room at Mill Hook Farmhouse (17 Winslow Road) in the village of Granborough in Buckinghamshire.
- 1.2 It will demonstrate that the proposed works have evolved following a structured process involving assessment, involvement, evaluation and design.
- 1.3 Planning policy relevant to the site has also been identified and plays a significant role in shaping the proposals.
- 1.4 The process of design is covered throughout this document following the generic headings identified in CABE guidance for assessing proposals in terms of design and the integration of access. These headings are:
 - **Use:** Establishes the proposed use and how it will fit in with the local context.
 - **Amount:** Identifies the amount of building being proposed and why it is appropriate.
 - **Layout:** Explanation of why the layout has been chosen and how it will work and fit in with its surroundings.
 - **Scale:** Refers to the size of building and spaces, showing why those sizes are right for the site and how they relate to existing buildings and why the proportions of the building are appropriate.
 - **Landscaping:** Explanation of principles used to establish the landscape concept and how it has influenced the overall design.
 - **Appearance:** Explanation of what the proposals will look like and why.
 - **Access:** Proposals for pedestrian, vehicular and inclusive access.

2.0 SITE DESCRIPTION & BACKGROUND

- 2.1 The property is a Grade II Listed Building. The listing states that the earliest part of the property dates back to the seventeenth century, with various developments from different to all sides since then. Access is down a long shingle drive, and it has mature gardens to the rear.
- 2.2 The property was originally listed on 17th May 1984, and is believed to have been used for residential purposes since it was constructed. It is located approximately half way down Winslow Road within Granborough, and has the post code MK18 3NJ.
- 2.3 A 1:500 site plan can be seen from Appendix A accompanying the Heritage Statement, whilst a 1:1250 location plan can be seen from Appendix B.

2.4 The original core of the property is timber framed with brick infill construction, with later brick extensions. It is two storeys in height, with two dormer windows to the left side of the front elevation and painted casement windows elsewhere, with a roof which has handmade clay tiles.

2.5 The following previous applications have been downloaded from the Planning Portal and are potentially relevant to this Listed Building Consent application:

- [Listed building application for proposed repairs to timber frame, replacement of 4No windows and provision of French Drain](#)

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 23/O3864/ALB | Received: Mon 11 Dec 2023 | Validated: Mon 11 Dec 2023 | Status: Consent Granted

- [Listed building application for proposed shutters to two windows at the south elevation.](#)

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 21/O3746/ALB | Received: Wed 22 Sep 2021 | Validated: Wed 22 Sep 2021 | Status: Consent Granted

- [Proposed drainage works](#)

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 21/O2817/ALB | Received: Wed 07 Jul 2021 | Validated: Wed 07 Jul 2021 | Status: Consent Granted

- [Listed building consent to replace five existing windows, install internal half shutters to eight ground floor windows, and full height internal shutters to five first floor windows.](#)

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 21/O2372/ALB | Received: Mon 07 Jun 2021 | Validated: Tue 22 Jun 2021 | Status: Consent Granted

- [Creation of en-suite \(retrospective\)](#)

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 19/O2194/ALB | Received: Tue 11 Jun 2019 | Validated: Tue 11 Jun 2019 | Status:
Consent Granted

- **Pollard both stems of one Willow tree to 10-15 metres; Remove leaning stem over pond and pollard remaining 2 stems to 10-15 metres; Pollard both stems of one Willow tree to 10-15 metres and Remove one Ash tree (all at rear garden); Lift crown to 5-6m of one Cedar tree; Lift crown two Pine trees to 5-6 metres (located at front garden)**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 15/O0742/ATC | Received: Sun 01 Mar 2015 | Validated: Sun 01 Mar 2015 | Status:
Unknown

- **Single storey rear extension and structural opening linking house and extension**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 14/O3480/ALB | Received: Thu 27 Nov 2014 | Validated: Fri 12 Dec 2014 | Status:
Consent Granted

- **Single storey rear extension**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 14/O3481/APP | Received: Thu 27 Nov 2014 | Validated: Fri 05 Dec 2014 | Status:
Consent Granted

- **Conservatory**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: 01/O2567/ALB | Received: Tue 16 Oct 2001 | Validated: Tue 06 Nov 2001 | Status:
Consent Refused

- **Conversion of existing garage into workshop and erection of detached double garage**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

- **Conversion of existing garage into workshop and erection of detached double garage**

17 Winslow Road Granborough Buckinghamshire MK18 3NJ

Ref. No: O1/O1521/ALB | Received: Thu 21 Jun 2001 | Validated: Thu 21 Jun 2001 | Status: Consent Granted

- 2.6 The property is laid out in a functional manner, with entrances to the front and rear elevations.

3.0 SCHEME PROPOSALS

- 3.1 The proposal relates to internal works to the Playroom which will provide an improved functional space, with the loss of no historic fabric.
- 3.2 The proposed works are set out in greater detail within the Heritage Statement, and should be considered in conjunction with the Structural Engineer's and drawings calculations attached as Appendices D and E.

4.0 USE

- 4.1 The works require Listed Building Consent as they relate to alterations which might be considered to have on historic building fabric and/ or to internal aesthetics.

5.0 AMOUNT

- 5.1 The removal of the pier will improve the layout of the Playroom and the use of the space.

6.0 LAYOUT

- 6.1 The proposals are explained within the Heritage Statement and the Appendices.

7.0 SCALE

- 7.1 There are no issues with scale for the reasons outlines above.

8.0 LANDSCAPE

8.1 There are no changes proposed to any landscaping.

9.0 APPEARANCE

9.1 The proposed alterations will have no impact on the external appearance of the building.

9.2 Internally the works represent an enhancement to the Playroom as it will open up the area which at present is an awkward space.

10.0 ACCESS

10.1 No proposals are being undertaken to the front or rear access doorways.

10.2 The proposals do not involve any new access to the Public Highway.

10.3 The proposals do not include any works that will impact on the inclusivity of the existing dwelling.

11.0 CONCLUSION

11.1 This Design and Access Statement has demonstrated that these essential structural proposals have been well considered and have taken into account the varied requirements from both a design and planning policy perspective. They have been thoroughly assessed against the CABE criteria laid out in Section 1.4 and detailed in Sections 4 - 9 above.

11.2 As a result of a thorough process of evaluation and design the proposals should be regarded as essential repairs to this listed building which will safeguard its long-term future.