

## DESIGN, ACCESS & HERITAGE STATEMENT

The Old Rectory, Grendon Underwood, Aylesbury HP18 0SY



### PROJECT: PROPOSED REPAIR WORKS AS A RESULT OF SUBSIDENCE DAMAGE

This Design and Access Statement has been prepared to support an application for listed building consent for the proposed repair works following subsidence damage due to clay shrinkage exacerbated by vegetation at The Old Rectory, Grendon Underwood, Aylesbury HP18 0SY.

This Statement should be read in conjunction with all associated documentation attached to this application.

The level of information given in this Statement is appropriate and relevant to the extent of works proposed.

## **1. The Site & Property**

The application relates to The Old Rectory, a handsome, historic, listed building located in the small village of Grendon Underwood. To the south is the listed St Leonards Church and to the north is an unlisted dwelling known as The Rectory. It is set on a substantial plot with a significant number of mature trees and hedging.

## **2. The Proposal**

The property has suffered localised subsidence damage to the front left hand of the original part of the property and the proposed works form part of an insurance claim. The cause of the subsidence appears to be root induced clay shrinkage brought on by the proximity of vegetation. Vegetation management has been carried out such that repairs can now be undertaken.

The proposal involves external repair works to the bay window and steps of the sitting room and internal repairs to the ground floor sitting room and first floor bedroom. The repairs are localised and limited only to damaged areas.

All works are fully detailed in the Schedule of Works.

## **3. Heritage Statement**

### **3.1 Historical record of the building**

SP 62 SE GRENDON UNDERWOOD EDGCOTT ROAD

1/76 The Old Rectory (formerly listed as The Rectory) 25.10.51

GV II

*House. 1762. Brown and vitreous brick with red brick quoins and window surrounds. Brick plinth, moulded wooden eaves' cornice with modillions. Hipped old tile roof. 2 storeys, basement and attic, 5 bays. Ground floor has 2 Venetian windows with architrave arches and cornices on Doric pilasters. First floor has 3-pane sashes with gauged brick heads. 3 hipped dormers with old leaded cross casements and moulded wooden cornices. 2 segmental arches in plinth, the right with 2-light window to basement. Centre has 5 stone steps leading to 6-panelled door with semi-circular radiating fanlight in architrave arch and open pediment on Doric pilasters. Later C18 red brick wing to rear of left bays has similar wooden eaves' cornice. C19 additions to right at rear. Left side has C19-C20 canted bay windows.*

*Listing NGR: SP6773121035*

### **3.2 Analysis of the significance of the history and character of the structure**

The house was built in 1762 as the Rectory for the Grade II\* St Leonards Church and is one of a few prominent and listed buildings in the Grendon Underwood Conservation Area. Its importance is recognised in the Conservation Area Appraisal: *"the special character of this area is derived from the particularly fine appearance of the historic buildings, the magnificent stand of trees both in front of and opposite The Old Rectory and Church.."*

The original part of the house was 2-storeys with a basement and attic and has been extensively developed over the centuries with the last development being a small breakfast room extension in the mid/late 20<sup>th</sup> Century.

### **3.3 The principles of, and justification for, the proposed works and their impact on the fabric, special character and setting of the listed building and the setting of adjacent listed buildings.**

The proposed works are essential repairs following subsidence. The repairs will be carried out by a specialist contractor with due care and diligence, avoiding disruption to the original fabric of the property and reinstating with original materials, as far as is practicable.

It is considered that the proposed works are essential for the longevity and structural integrity of the listed building and as they are minor in nature will not impact the special character or setting of the listed building.

#### **4. Design**

##### **4.1 External Works**

Full details of the works are detailed in the Schedule of Works. Repairs to the external walls include raking out cracks in the mortar joints and repointing and bonding in mortar gauged to match existing. The brick arches will be carefully cut out and reconstructed to their original profile. The sash windows will be eased and adjusted to reinstate functionality. The junction between the bay window and the wall requires a Helibar installation to reinstate a structural bond. The stone treads will be lifted and reset following a releveling of the bed.

##### **4.2 Internal Works**

Internally, subsidence repairs to the walls will involve raking out the fractured mortar joints, repointing and stitching in new work with mesh and repapering. Minor cracks to walls and ceilings will be cut out and filled with lime putty surface filler as required. Cornice and coving cracks will be delicately cut out and filled with plaster filler and prepared for repainting. Redecoration to all areas will be carried out with care and attention.

##### **4.3 Access**

There are no issues regarding access.

#### **5. Conclusion**

This Statement has outlined the proposal for undertaking essential repair works to external and internal elements of the property following subsidence damage due to clay shrinkage exacerbated by vegetation. Vegetation management has been carried out and the repairs can now be undertaken.

Repairs are required to the bay window and steps of the sitting room and internal repairs to the ground floor sitting room and first floor bedroom. The repairs are localised and limited only to damaged areas.

Overall, it is considered that the proposed works are essential for the longevity and structural integrity of the listed building and that the special character and setting of the listed building will not be compromised.