

Statement of Justification and Need
Paradise Lodge

Discharge of Condition 6 - 23/00138/FUL
Discharge of Condition 8 - 23/00139/LBC



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1. Introduction

This document supports the drawn details of the new door opening supplied as part of this Discharge application. It contains a description of the current arrangement, the proposed arrangement and its reasoning, and the stone type identified for its implementation.

2. Existing Condition

The existing opening is located on the elevation of a later addition to the cottage, formed of a more modern appearing brick without stone banding course and misaligned brick coursing. The opening is formed of a reinforced concrete surround with a cast iron tracery type window which is a replication, but not an exact match, of the existing traceries filling the original stone surrounded bay windows and first floor gable windows to the north and south elevations, as well as the large west gable ground floor window to the Kitchen.

The existing opening is one of several concrete surrounded insertions made into either later extensions, such as the bathroom on the north west corner or in the original fabric, as with the first floor west gable window or the east elevation windows and the opening on the southern Kitchen wall, immediately adjacent to the opening in question.

The tracery is formed of a thicker bar without the horizontal bar separating the diamond forms - resulting in a denser arrangement with less glazed area. This is replicated on the window immediately adjacent but not in any of the other later insertions which all feature modern timber casement windows.

3. Proposed Intervention

The existing small window with concrete surround will be removed and the opening extended to enable the insertion of the new door.

The door will receive a stone sill to match the stone used originally for sills and decorative features around the building.

A corbeling detail will not be implemented to the jambs so as not to undermine the hierarchy of the surrounds on the primary elevations and to prevent the crowding of the smaller secondary elevation with oversized detail.

The head of the door will be taken up to the roof/ceiling joists without a lintel to maximise headroom.

This door adds new amenity to the cottage, providing a means of entering the building and removing muddy clothing without bringing it through the living spaces, potentially damaging finishes. It also provides a second means of escape for the ground floor, in the opposite direction to the front door.

4. Source of Stone

The stone sill is to be formed of a light buff sandstone to match the existing stone which will be sourced from the local Grinshill Stone Quarries, which is still operational.

The Grinshill Stone Quarries works the Helsby Sandstone Formation according to public data provided by the *British Geological Survey* and according to the *Historic England Stones Database for England* numerous former quarries in the area are located in the vicinity of prominent instances of the formation.

Stone won from the formation historically took the name of the quarries it came from, including Grinshill before the formal designation of Helsby by BGS superseded them all. Historic England data identifies a number of local building where Helsby Formation stone from the Grinshill quarry was used. These buildings help us see that stone sourced from the Grinshill Stone Quarries today will be

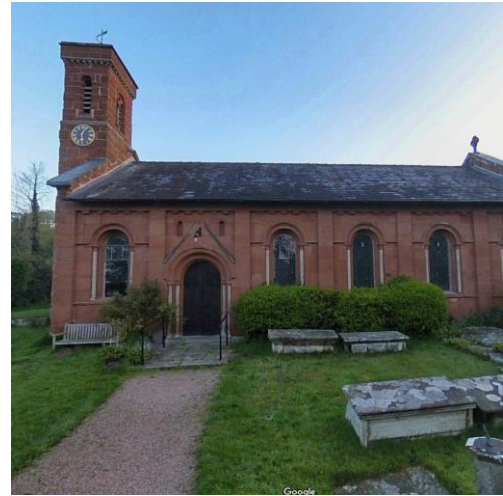
a suitable match to the stone used originally at Paradise Lodge, which based upon visual comparison and geography, is highly likely to have used Helsby Sandstone Formation sourced from one of the many small local quarries, quarrying the same sandstone as the modern day Grinshill facility.

Recorded examples of Grinshill (Helsby Formation Stone) used locally.



The Manor House & Garden Wall
Grinshill Village

Grinshill sandstone used extensively - illustrating the light buff with slight grey characteristic of the Paradise Lodge banding and surrounds.



Grinshill All Saints Church
Grinshill Village

Window pilasters formed of Grinshill sandstone set against predominantly red sandstone walls - reflective of Paradise Lodge combination of brick and stone.



All Saints Church
Clive

Predominantly Grinshill sandstone punctuated by red sandstone in irregular groupings.



Saint Peter's Church
Myddle

Tower formed primarily of Grinshill sandstone attached to predominantly red sandstone nave accentuated by Grinshill features.