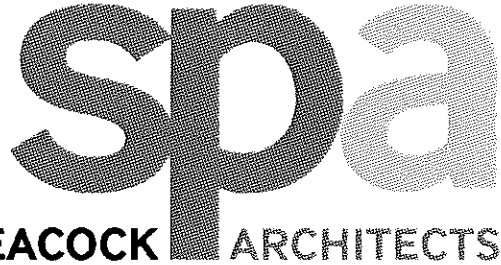


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SUNDERLAND PEACOCK ARCHITECTS

**HERITAGE STATEMENT
AND
DESIGN AND ACCESS STATEMENT**

WOLFEN HALL, CHIPPING

LISTED STATUS GRADE II

For Mr and Mrs Morris

June 2013

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZEL MERE, BARKID ROAD, CLIFTON
LANCASHIRE B87 2AG
T 01200 423178 F 01200 423328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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EXISTING SITE AND KNOWN HISTORY

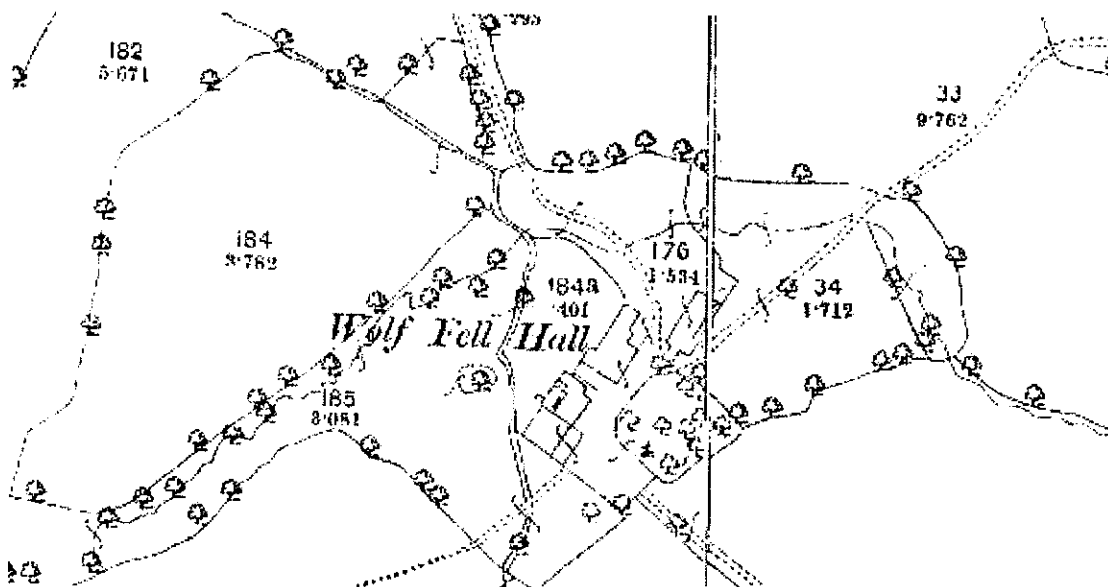
Wolfen Hall is located approximately 2km North West of the village of Chipping. The house is the main residence serving the Wolfen Hall Estate. The house occupies a central and private position within the heart of the 860 acre estate, Wolfen Hall dates back to possibly the 16th century.

Wolfen Hall is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990; the property is grade II listed. The list entry reads as follows:-

SD 64 SW CHIPPING

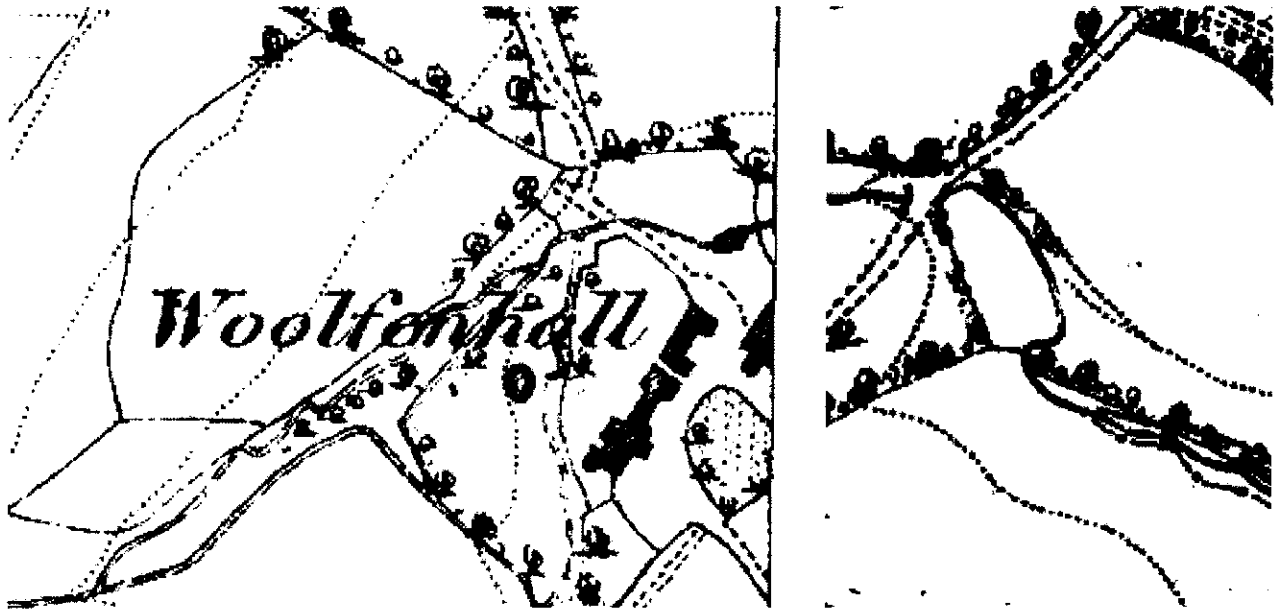
4/103 Wolfen Hall II

House, possibly C16th, altered 1867-8. Slobbered rubble with steep slate roof. 2 storeys, 2 bays, with end stacks. Windows have plain stone surrounds with wooden casements. The door, between the bays, has plain reveals. The chimney caps have copings and weathered offsets. At the rear is a parallel range which appears to be of a later date. Interior. The right-hand room has, in its rear wall, a blocked 5-light tall wooden-mullioned window with wooden lintel and sill and splayed wooden jambs. Between the hall and the left-hand room is a timber-framed wall which rises through the 1st floor. A main post, against the front wall of the house, is tenoned into the tie beam at 1st floor ceiling level. The rear wall of the left-hand room, separating it from the stair hall at the rear, is also timber framed with many redundant peg holes suggesting re-use or reconstruction. Between the entrance hall and stair hall is a chamfered wooden door surround with 4-centred head. The dog-leg stair has been reconstructed but retains its C17th handrail and moulded newel. A stone wall, now dividing the rear wing but formerly an external wall, has a blocked window with wooden mullions. A drawing in the Weld collection at the Harris Art Gallery, Preston, dated 1841, shows the house extending further to the right (north-east) where a later C19th extension now adjoins. The drawing also shows a chamfered doorway with an ogee head. This feature is not necessarily of medieval date. Smith, T.C. History of Chipping. Preston, 1894, p. 226.



OS First Edition 1:2,500 scale from circa 1853 - 1896, showing Wolfen Hall or "Wolf Fell Hall"

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OS First Edition 1:10,000 scale from circa 1843 - 1848, showing Wolfen Hall or "Woolfen Hall"

PROPOSAL

The proposal involves the construction of a porch to the South East elevation of Wolfen Hall. The porch measures 3m x 3.5m on plan with an overall height of 3.6m. Access to the house from the proposed porch will be via an existing door opening, the existing door opening will not be altered and the existing door will also be retained.

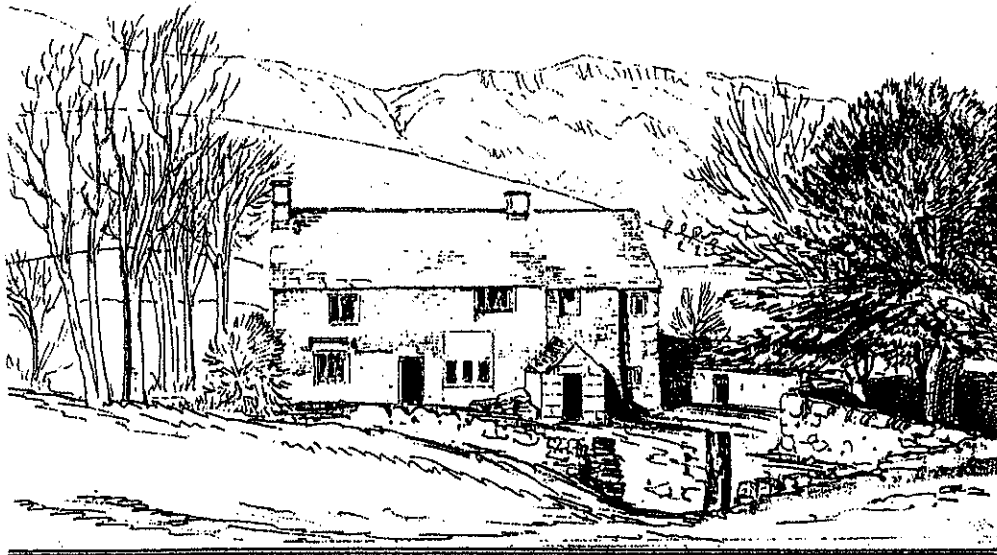
The proposed porch will be constructed from random rubble with stone quoins at the corners. The porch will have a blue slate roof and a window to both the North East and South West elevations. The proposed windows will have plain natural stone surrounds and painted timber windows to match the existing windows to the South East elevation. The opening into the porch will be left open, with a plain natural stone head.

JUSTIFICATION FOR THE PROPOSED WORKS

The proposed porch will provide the owners of Wolfen Hall with the additional storage they require for coats and boots. It will also ensure visitors to Wolfen Hall can wait in the dry before the door is answered and they enter Wolfen Hall.

As illustrated in the painting by John Weld below from 1841, Wolfen Hall previously had an open porch on the South West elevation. The existing porch of 1841 is very similar in style to the porch proposed in the submitted planning application.

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Feb. 25. 1841.

Wolf House. near Chipping.

Painting by John Weld of Leagram Hall the original is at Lancashire Record Office

EVALUATION OF THE IMPACT OF THE SCHEME

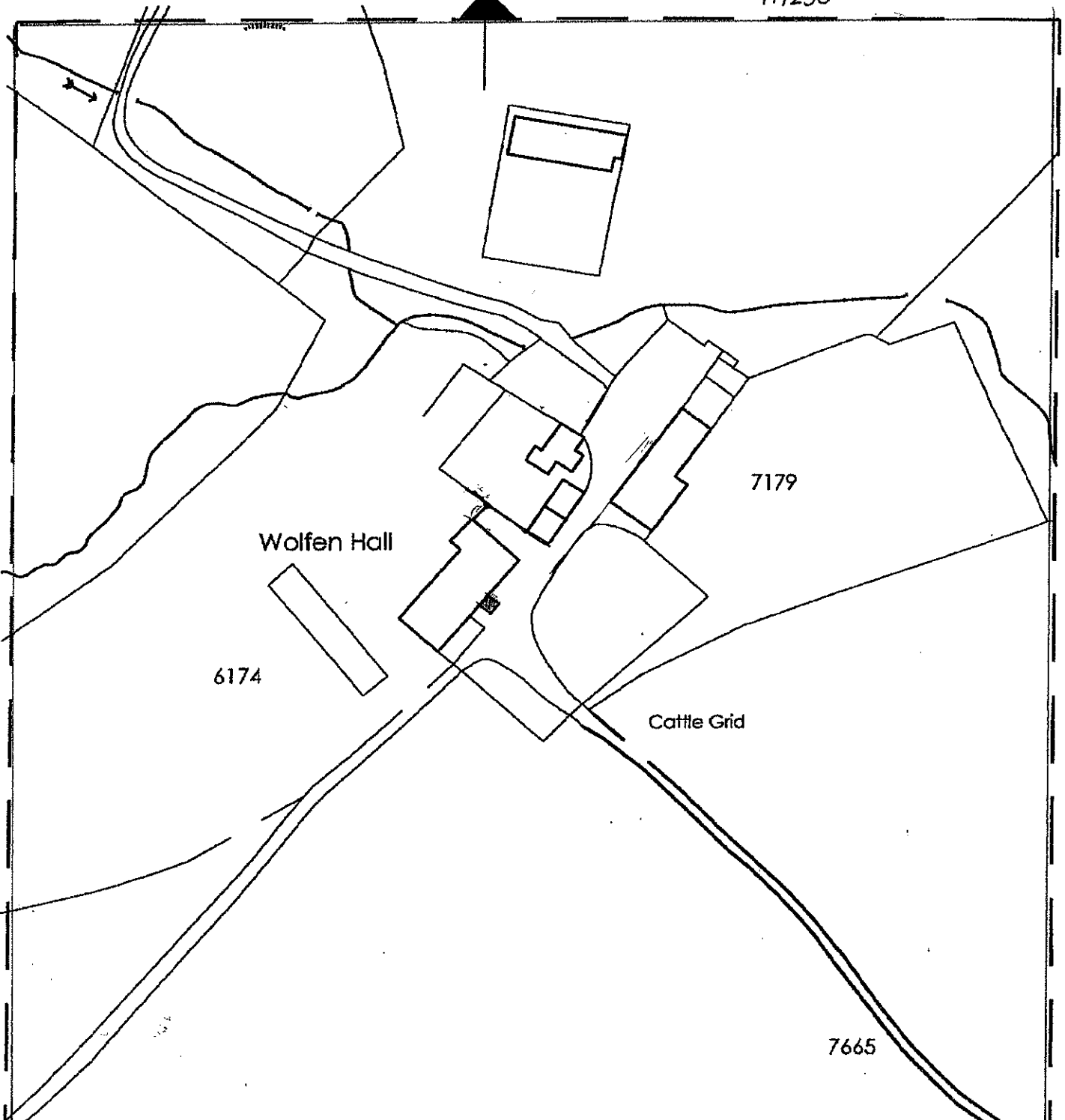
The proposed porch to Wolfen Hall has been designed to minimise the impact it will have on the listed building. The existing door opening and door will remain unaltered. The new porch walls will obviously butt up to the existing wall, however they will not cause any damage to the fabric of the listed building, consequently these changes are reversible and as a result do not have an adverse affect on Wolfen Hall.

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Location of proposed porch
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