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**DESIGN, JUSTIFICATION
AND HERITAGE STATEMENT
INCOPORATING OUTLINE SCHEDULE OF WORK
IN CONNECTION WITH THE PROPOSED REFURBISHMENT OF
THE DOWER HOUSE,
PARK ROAD, GISBURN, LANCASHIRE, BB7 4HT
ON BEHALF OF**

MR AND MRS J. COOLEY,
16 SKIPTON ROAD, EARBY, LANCASHIRE, BB18 6PX



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1.0 Introduction

This document has been prepared by Sunderland Peacock and Associates limited on behalf of the applicants Mr and Mrs Cooley as part of applications for planning permission approval and listed building consent. These applications are submitted in order to gain permission to carry out a variety of proposed works in order to alter and refurbish the property in question. This document is to be read in conjunction with all other application documents and supporting materials, as stated upon application covering letter dated 26/01/2016.

1.1 Historical Background / Heritage Statement

The proposed works involve the alteration and refurbishment of the Dower House, Gisburn, which is a Grade II listed building, under the Planning (Listed buildings and Conservation Areas) Act 1990. The Dower House is also located within the defined boundary of the Gisburn Conservation Area, both of which are defined as designated Heritage Assets under the National Planning Policy Framework 2012.

The aim of this Heritage Statement is to assess any potential impact that the proposals may have on the designated heritage asset in order to ensure that its significance remains intact. It is produced in response to policies set out in Paragraph 128 of the National Planning Policy Framework, 2012 as it states;

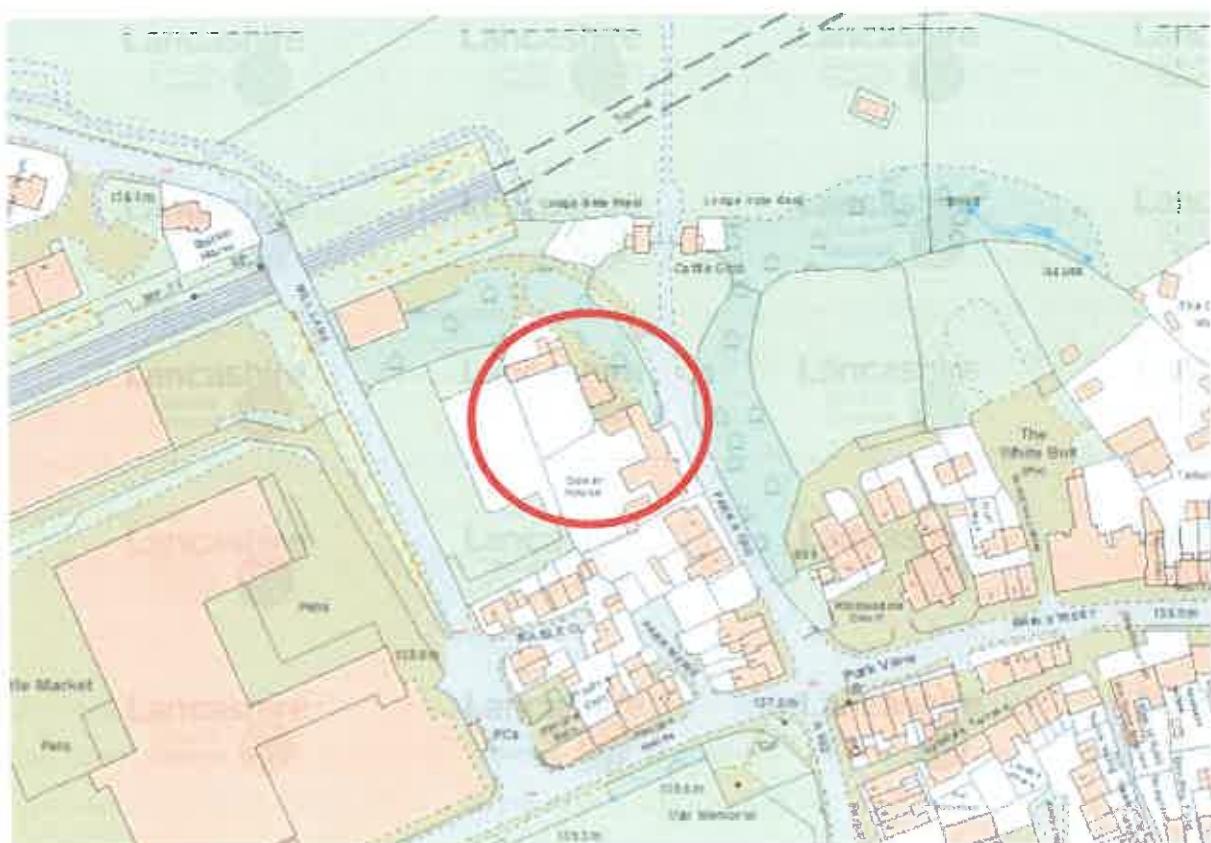
"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

1.2 The Author

Matthew Fish, the author of this heritage statement, is an Associate Member of the Chartered Institute of Architectural Technologists (ACIAT) and also holds a Masters Degree in the field of Building Conservation and Regeneration.

1.3 Site Location

The site of Dower House is located within the village of Gisburn, within the Ribble Valley Borough of Lancashire. Gisburn is located approximately 8 miles north east of the nearby town of Clitheroe and 11 miles west of the town of Skipton. More specifically, the site of the Dower House is located on the west side of Park Road which is directly accessible via the A59 Main Street. The Dower House site is approximately located centrally within the village but on the northern side of the A59.



PL01: Map showing the location of the Dower House and associated outbuildings (Map taken from Mario Maps, Lancashire County Council).

1.4 Site Description

The site of the Dower House consists of buildings and garden / planted areas. The Dower house is orientated in a north west to south east direction within the eastern section of what is an irregular shaped site. The associated garden areas are located to the front and rear of the house. The site is bound to the east by Park road and by Mill Lane to the west. To the south the site is bound by the boundaries of neighbouring properties and to the north by an access track.

1.5 Building Description

The Dower House is an example of a late 18th century Georgian dwelling (with later 19th century additions and alterations) consisting of 3 different potential phases of development. The front of the original dwelling is of masonry construction with dressed sandstone ashlar to the principal front elevation and the more inferior stone walls with roughcast render finish to the side and rear elevations. The front elevation of the original house is more impressive in appearance to that of any of the other remaining elevations which are of a more basic style and arrangement and finished with a simple roughcast render finish, as was common practice at this time. The original face of the dwelling displays a number of neo classical features such as the use of symmetry to the façade with a central doorway flanked by canted bay windows to each side. The doorway also consists of surrounding stone jambs and stone pediment / entablature above. The cornicing and stone urns to the eaves of the building are also of note and are common features of Georgian architecture. A further symmetrical aspect is also present to the rear elevation of the rear wing of the building where the ground floor door is centrally positioned and is also flanked to the left and right by tall Georgian style windows at ground floor and first floor level.

The building displays elements of both 'Polite' and 'Vernacular' architecture. By 'Polite' meaning that aspects of the building would have possibly been designed by an architect and would contain features that served no specific purpose other than to act as impressive and attractive features of the building whilst also acting as a symbol of status, power and wealth, this can all be certainly said of the front façade of the property. In terms of vernacular architecture, the property does display some elements of this, through the simple arrangement, appearance and forms of the remaining elevations of the dwelling and also the outbuildings. The chosen materials and finishes also reflect this.

The plan form of what is expected to be the original part of the dwelling appears to be of a double piled arrangement consisting of two rooms to the front and a further two rooms to the rear with a central corridor area (it cannot currently be determined if the arrangement of the splayed walls to the plan form is original or a later alteration).

A number of associated out buildings are also present on site and are of a similar vernacular style (ad-hoc in areas) with render finishes to match the dwelling (some with exposed stone elevations) and have a mixture of natural slate, stone flags and asbestos sheet roof coverings. The outbuildings vary in appearance and condition with areas of dilapidation noted throughout.

For further information relating to the building description please refer to the listing description of the building (please refer to section 1.1.8. of this report).

1.6 Photographic Evidence

Following the description of the building are a number of photographs which highlight the external appearance and features of the building and associated out buildings.



PL02 (left) and PL03 (right) showing the Front (West Facing) Elevation of the property.



PL04 (left) and PL05 (right) showing the side (South Facing) Elevation.



PL06 (left) showing the rear elevation of the property. PL07 (right) showing the conservatory / greenhouse located to the rear elevation of the building.



PL08 (left) and PL09 (right) showing the Side (North Facing) Elevation of the property.



PL10 (left) showing the court yard to the north of the property between the greenhouse and the garage outbuilding. PL11 (right) showing the garage outbuilding.



PL12 (left) Existing stable outbuilding. PL13 (right) Existing wood store and workshop out building.

1.7 Historical Background

The exact date of the construction of the Dower House cannot currently be determined but it is expected to be of late 18th century construction. The Dower House was once under the ownership of the Lister Family who eventually became the Barons of Ribblesdale and also the owners of the Gisburn Park Estate. The Lister family first acquired the estate in 1614 but the family did not take residence in Gisburn until 1706. It was Thomas Lister, who later became MP for Clitheroe, who commissioned the construction of the still existing Gisburne Hall in 1727 which served as the manorial seat of the estate and later the Barons of Ribblesdale. However, it was Thomas's grandson, also Thomas (1752 – 1826), who eventually became the first Baron Ribblesdale in 1797. It is likely that the Dower house was constructed during the lifetime of the first Baron Ribblesdale; however it cannot be confirmed if it was commissioned by him, or if it was constructed by others by which it was eventually purchased by the Gisburne Estate. On the death of the fourth Baron Ribblesdale in 1925, much of the estate had to be sold in order to pay death duties, and the fourth baron had no male decedent who could inherit the title and estate as both his sons had been killed in battle. It cannot be determined if the dower house had been sold along with much of the estate at this time.



PL14 (left) Thomas Lister 1st Baron Ribblesdale. PL15 (right) Thomas Lister 4th Baron Ribblesdale.

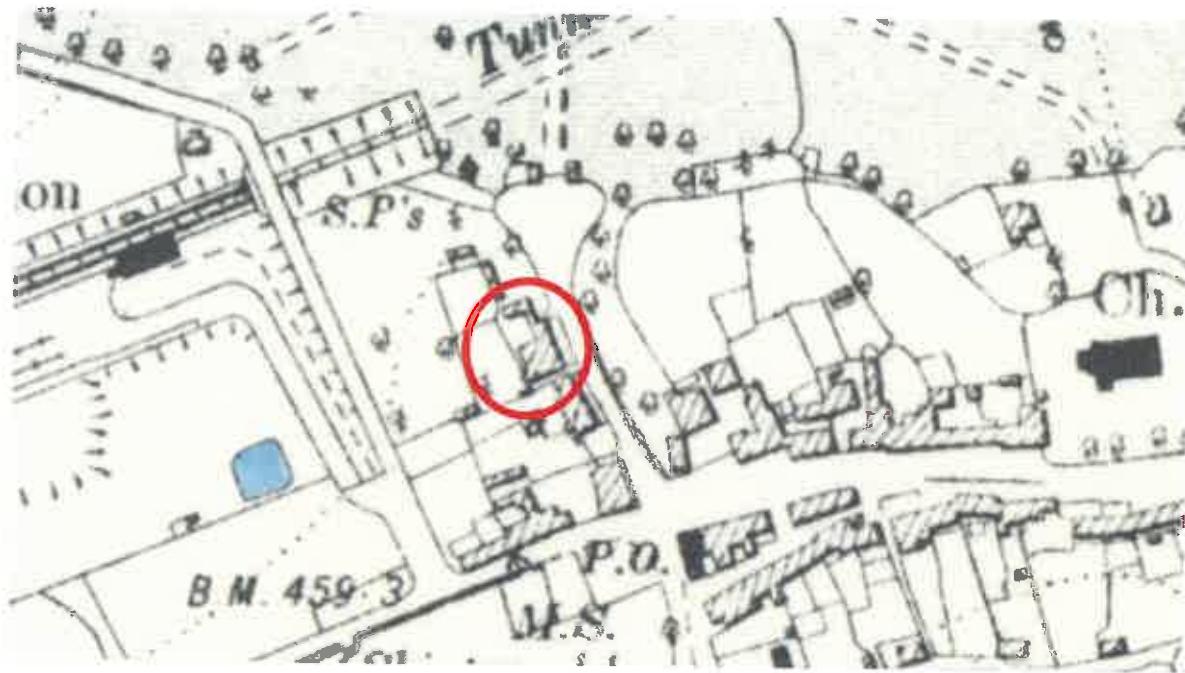
The Dower House is named as such due to its historical function as a 'Dower' House and is simply not just the name assigned to the property. In terms of a manorial estate, a 'Dower' house consisted of a relatively large dwelling that would be lived in by the widow of the estate owner, in this instance, the Barons Ribblesdale, and the property would often be sited within the estate or just outside of its boundaries as in this case. The widow, who would often then be referred to as the 'dowager' would reside in the dower house whilst the new heir of the estate took their inherited seat within the principal manorial home. Through research, it can only be determined that the wife of the 3rd Baron, Lady Emma Ribblesdale, took up residence within the dower house in 1877 on the death of the 3rd Baron and subsequently lived there for approximately 17 years before moving to London in 1894.

The following historic OS maps show the development of the Dower House and its site from the periods of 1849 to 1907.



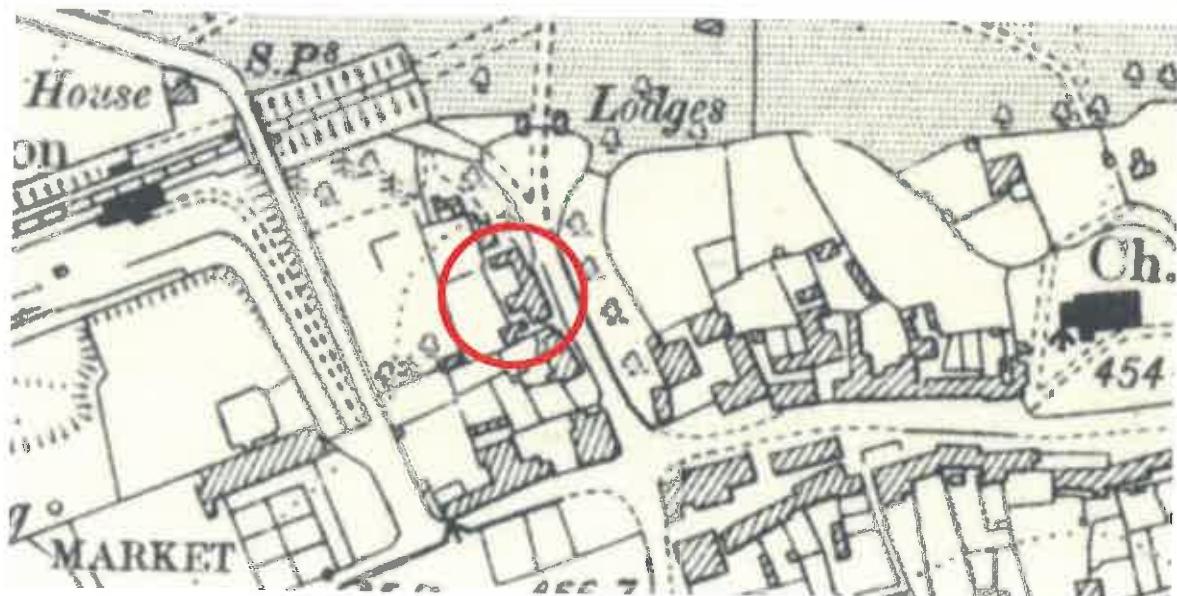
PL16: OS Map of 1849

The above map shows a symmetrical building on the site and is likely to be that of what is described as the original area of the property with its ashlar façade. This suggests that this particular area of the dwelling was the first phase of construction which occurred at the end of the 18th century. Two outbuildings are also present to the north and south of the dwelling. There are some subtle differences though in comparison to the existing building in that the plan form appears to be rectangular in comparison to the near square form of the existing original area of the dwelling. This could indicate that the original dwelling has since been altered slightly or it could simply be an inaccuracy made by the cartographers of the map. The canted bay windows are easily identifiable as part of the plan form.



PL17: OS Map of 1892

The map above from 1892 shows a significant change to the property. Firstly, the out buildings shown on the previous map are no longer present. A new wing of the dwelling has also been built to the north of the original dwelling incorporating the existing greenhouse/conservatory. The plan shape of the original part of the dwelling also appears to differ as it appears to be squarer than rectangular and when compared with the previous and following maps, it is possible that the above map shows that the dwelling has been extended at the rear. The outbuildings to the north are now also evident on the above map.

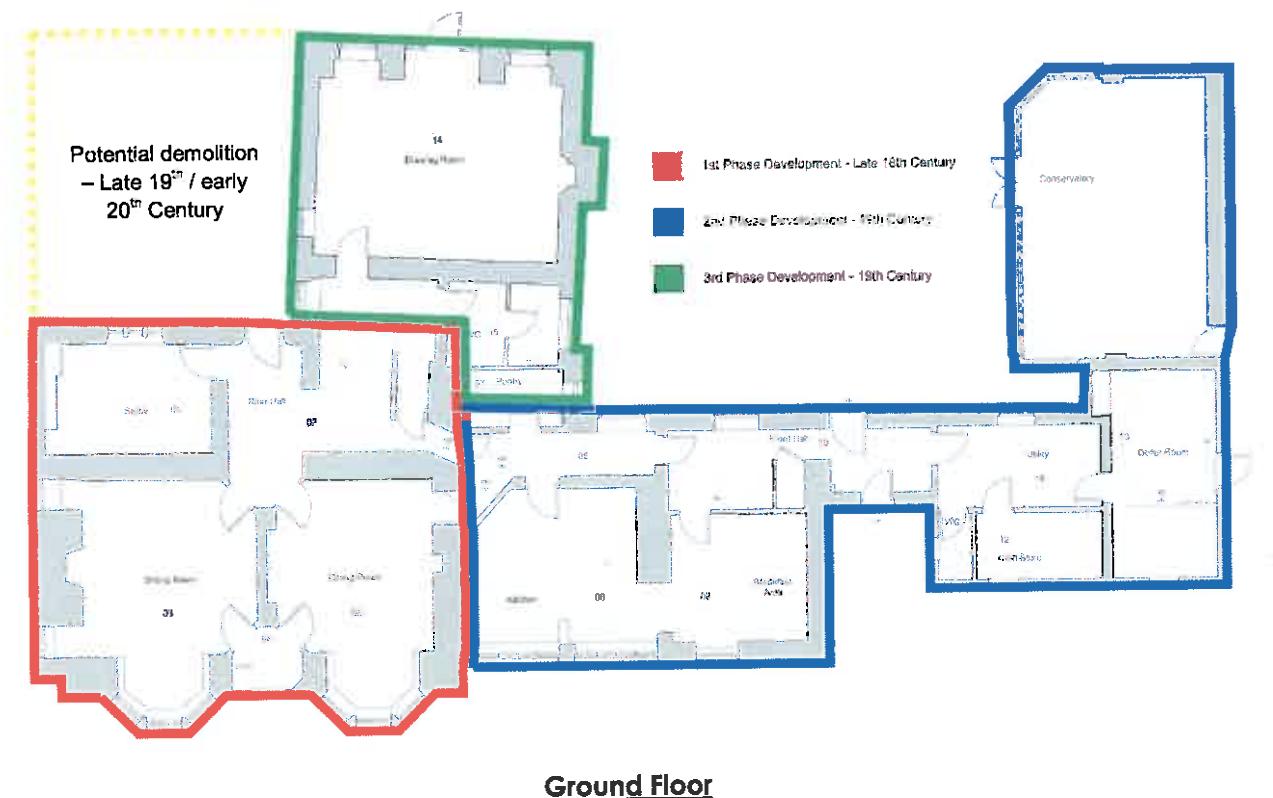


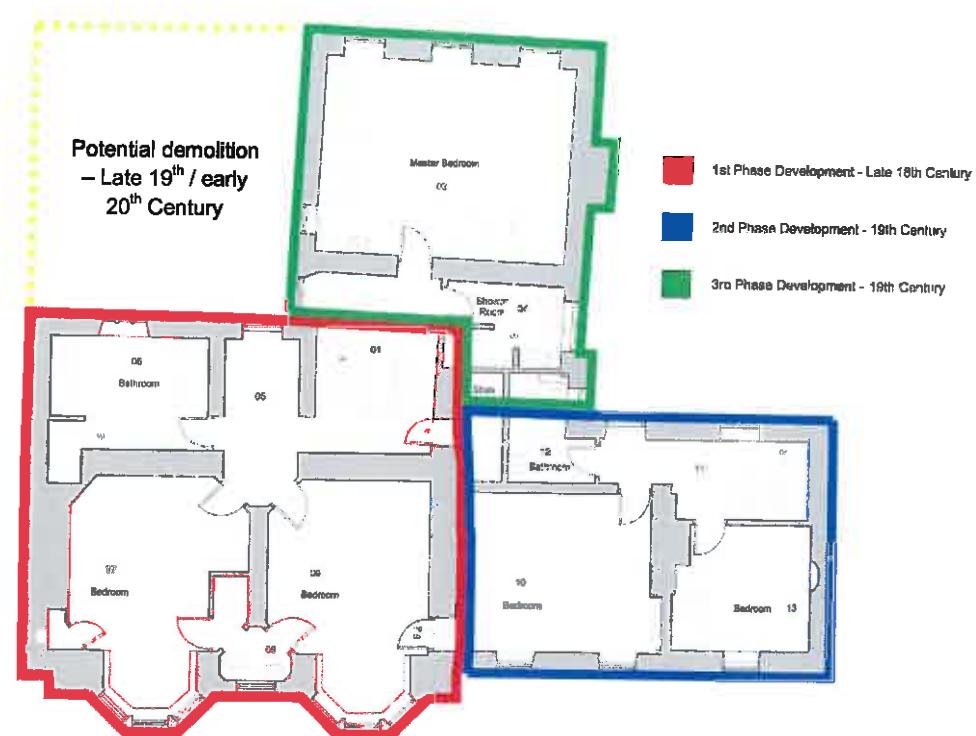
PL18: OS Map of 1907

The previous map from 1907 further reinforces the fact that the original house may have been extended to the rear at some point after its initial construction. The map from 1907 shows that some of this potential rear extension has been demolished in order to provide space for the existing wood store / workshop outbuilding to the rear, therefore creating the rear wing that still currently exists. This building shown on the map is the closest to resemble what is currently in existence today.

1.8 Development and Phasing

From an analysis of the previous historic OS maps, they all clearly show that the Dower House has evolved significantly since its construction and as such the following diagrams illustrate the likely phasing of past developments. Please note that these are theories and assumptions based on an analysis of OS maps and the layout and appearance of the existing plan forms and elevations and should not be taken as an exact and accurate guarantee.





First Floor

Phasing Analysis

The plans previously have been used in order to determine the potential phases of development that have occurred to the building since its construction. It is likely that the first phase (in red) is what was originally constructed in the late 18th century. This is indicated due to its symmetrical front façade and double piled plan form to the ground and first floors, all of which is indicative of this period. The next phases are most likely to have occurred during the 19th century, but it cannot be determined at what particular point in time. It also cannot be determined if both phase 2 (blue) and phase 3 (green) were built at the same time, similar times or at completely different times. It is also possible that the 3rd phase of development may have once covered the extent of the rear of the original building, with part of it being demolished (shown in yellow) to allow for the construction of a new outbuilding in the late 19th or early 20th century.

A date stone of '1948' is present to the rear of the property to the ground floor external door to the rear hallway and will have been inserted when the door opening was formed, likely to be after a phase of demolition works (highlighted in yellow) and could highlight the time period that this took place. The stonework is likely to originate from an earlier time and could have been taken from another building and later inscribed with the date.

1.9 Heritage Asset Designations

The Dower House is a Grade II listed building which is listed under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This listing therefore classifies the Dower House as a Designated Heritage Asset as defined by the National Planning Policy Framework 2012. The listing Description for which is as follows;

12/75 The Dower House 16-11-1954 GV II

House, late C18th. Sandstone ashlar with slate roof. 2 storeys. Facade has 2 2-storey canted bay windows, and a central 1st floor window with plain ashlar reveals. All are either sashed with glazing bars or fixed with glazing bars, and have sill bands. Above the 1st floor windows is a moulded band and a cornice with blocking course. Above each projecting bay are 2 urns, with a further urn at each end of the facade. The central door has an architrave, console brackets, and a moulded pediment. End chimneys. At the rear are 2 3-light mullioned windows, that on the ground floor being of C17th type, the 1st floor one of C18th type.

Other than being a listed building, the Dower House is also located within the boundary of the Gisburn Conservation Area as defined by Ribble Valley Borough Council and designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The special interest of the Conservation Area is derived from the following as described within the Gisburn Conservation Area Appraisal 2005;

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Its medieval church and churchyard;
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;
- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls.

The Dower House is also located in close proximity to the grounds of Gisburne Park which is registered as a grade II listed historic park and garden under the Historic Buildings and Monuments Act 1953. The reasons for designation are as follows.

This C18 formal garden and deer park, overlain by a landscaped park is designated at Grade II for the following principal reasons:

- * Historic interest: the integrity of the early C18 formal garden and deer park phase is preserved and is highly visible
- * Historic interest: despite some loss of character in parts, it is a good example of a mid and later C18 landscaped park in the English natural style, and sufficient of its original landscaping survives to reflect its original design
- * Design influence: some elements of the landscaping appear to reflect the influence of a proposed early C18 design by Lord Robert Petre on subsequent generations of the Lister family
- * Group value: it has strong group value with a number of listed buildings including the Grade II* gate lodges and the Grade I Gisburne Hall
- * Tree nursery: the presence of the 'Great Nursery' on Coppy Hill is a striking and unusual feature

1.10 Planning History

In order to determine the existence of a planning history in relation to the Dower House an online search of the Ribble Valley Borough Council planning application database was conducted as was the carrying out a physical search for a potential planning history for this particular site (documents located at the council offices). As a result of both searches, no planning history for the Dower House site can be currently found.

1.11 Planning Policy

National and local planning policy will be used within the decision making process and the proposals should be seen as being in accordance with the following planning policies.

Ribble Valley borough Council adopted Core Strategy

POLICY DME4: PROTECTING HERITAGE ASSETS

10.15 IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.

1. CONSERVATION AREAS

PROPOSALS WITHIN, OR AFFECTING VIEWS INTO AND OUT OF, OR AFFECTING THE SETTING OF A CONSERVATION AREA WILL BE REQUIRED TO CONSERVE AND WHERE APPROPRIATE ENHANCE ITS CHARACTER AND APPEARANCE AND THOSE ELEMENTS WHICH CONTRIBUTE TOWARDS ITS SIGNIFICANCE. THIS SHOULD INCLUDE CONSIDERATIONS AS TO WHETHER IT CONSERVES AND ENHANCES THE SPECIAL ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL. DEVELOPMENT WHICH MAKES A POSITIVE CONTRIBUTION AND CONSERVES AND ENHANCES THE CHARACTER, APPEARANCE AND SIGNIFICANCE OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES WILL BE SUPPORTED.

IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

ALTERATIONS OR EXTENSIONS TO LISTED BUILDINGS OR BUILDINGS OF LOCAL HERITAGE INTEREST, OR DEVELOPMENT PROPOSALS ON SITES WITHIN THEIR SETTING WHICH CAUSE HARM TO THE SIGNIFICANCE OF THE HERITAGE ASSET WILL NOT BE SUPPORTED.

ANY PROPOSALS INVOLVING THE DEMOLITION OR LOSS OF IMPORTANT HISTORIC FABRIC FROM LISTED BUILDINGS WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT EXCEPTIONAL CIRCUMSTANCES EXIST.

The above extract from the Ribble Valley Borough Council Adopted Core Strategy is in relation to Policy DME4: Protecting Heritage assets. The proposed works will conserve and improve the appearance of the dower house and its outbuildings and will also therefore enhance the character and appearance of the conservation area. The proposals will also not cause any undue harm to the significance of the listed building and as such should be seen as being in accordance with the above local planning policy.

National Planning Policy Framework

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

The above extract is from policy no 17 of the NPPF which the proposal should be considered to be in line with as the proposals seek to conserve and safeguard the existence of the grade II listed Dower House.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The proposals should be seen as in accordance with the above policies of the NPPF as the works seek to sustain and enhance the existing dwelling and ensuring is continuation of this original building function as a dwelling. The proposals will enhance the character of the building and the conservation area.

1.12 Assessment of Heritage Values

An assessment of the heritage values associated with the property and area has been carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings significance could be affected by the works that are proposed as part of this application for planning approval and listed buildings consent.

Evidential Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity"

The Dower House and its associated outbuildings offer physical evidence of the type of dwelling enjoyed and afforded by members of the upper classes. It is a dwelling that still maintains its use as a dwelling albeit for different purposes compared to the times of the Barons of Ribblesdale. From the analysis of the buildings development, it has shown that the dwelling and outbuildings have been altered over time to reflect the changing needs of the occupants and shows how it has evolved in order to do so therefore offering limited evidential value. The property is also an example of a mixture of both 'polite' and 'vernacular' architecture.

Historical Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present"

The historical value of the Dower House is derived from its past function as a 'Dower' House and through its associations with Gisburne Hall and Lister Family / Barons of Ribblesdale all of which is of local importance and significance. However, some of this value is lost as the Dower House is no longer under the ownership of the Gisburne Estate and has very little remaining of its past relationship and it is unlikely that the dwelling is interpretable as once being part of the estate. It is evidence of the status and wealth enjoyed by upper class families within society at that time and how they operated and it also provides some evidence of the lives of those who may have resided within the dwelling.

Communal Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"

Even though the property is currently vacant, its past and present use has always been as a private dwelling and as such offers no communal value. However communal enjoyment can be gained from the buildings for their contribution to the street scape of the village and conservation area and from the prominent roadside position on entry into Gisburne Park via the gatehouses.

Aesthetic Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"

The aesthetic value of the Dower House is primarily derived from the 'Polite' nature of the original part of the dwelling through its dressed stone ashlar façade and its interesting Georgian features, embellishments, symmetry and proportions. This example of 'polite' architecture would have likely been designed by an architect and would have been designed so as to display the wealth and status of its owners. This façade adds to the character and distinctiveness of the site as a whole and also to the conservation area and enhances the setting and local vicinity especially with the building being closely situated to the prominent entrance into Gisburne Park. Owing to past alterations, its aesthetic value is somewhat detracted from by addition of further phases of development which appear to be of inferior quality and design in terms of appearance and material finishes. Areas of the dwelling and the outbuildings are also beginning to dilapidate which will also lead to a negative impact upon the dwelling, out buildings and ultimately the conservation area, with the aim of the proposed works being to repair and enhance the value of these assets.

1.13 Statement of Significance

The Dower House is a late 18th century dwelling which was once part of the Gisburne Park Estate and was likely to have been resided in by the various widows / dowagers of the Barons of Ribblesdale. The dwelling carries with it a number of heritages values and is intrinsic part of the setting of the local area and also the character of the conservation area. The heritage values associated with the property establish its significance which is sought to be conserved.

In terms of evidential value, the Dower House is an example of a medium sized mansion type dwelling which could be easily afforded by wealthy and powerful members of upper class society. The house and its outbuildings are an example of a mixture of both polite and vernacular architectural styles. The building still maintains its original use as a dwelling and does provide a small insight into the lives of the people that would have once lived there. However, the property no longer has any relationship with the Gisburne Park Estate and Gisburne Hall which detracts from its evidential value. Its historical value is derived from its relationship and history in relation to the Barons of Ribblesdale and its relationship with the

Gisburne Park estate as well as its historic use as a Dower House. Unfortunately, none of these relationships are maintained as the Dower House is no longer part of the Estate which is also under different ownership therefore affecting this value. However this historic relationship with the park and the Barons of Ribblesdale will not be affected by the proposals. The communal value of the property verges on non-existent as the building is that of a private residence which serves no communal or public purpose, except communal enjoyment as part of the local area and also the conservation area. The aesthetic value of the building is derived from its 'polite' ashlar façade and its typical Georgian architectural features and aspects which would have been designed to represent the 'polite' architectural trends that were emerging at that time. The building has been developed over time and its additions and associated outbuildings are inferior in terms of quality, appearance and design, therefore detracting from its aesthetic value; however they do make the original part of the dwelling stand out clearly. Areas of the Dower House and its outbuildings are also suffering from dilapidation which also detracts from its aesthetic value, something which the proposed works will address through careful repair of the affected areas both internally and externally. The proposed works seek to carry out internal alterations and refurbishment of the property and the outbuildings which will provide the necessary living and ancillary spaces required by the applicants as well as carrying out essential repairs to these necessary areas of the buildings. This will ensure that they do not fall into further disrepair and therefore their existence will be safeguarded.

2.0 Design Objectives

As part of the proposed works to Dower House, the client has highlighted that they wish to have the following matters addressed.

- Reinstatement of the original front door as main access into the property.
- Necessary structural repair works to the south external gable wall of the property.
- Remedial damp works throughout the property as recommended by Specialist independent historic building damp surveyor.
- Removal of existing wall between kitchen and corridor to provide larger kitchen area and direct access into the pantry from the kitchen. This will also allow for better manoeuvrability and access within this space with regards to the clients father who will live at the property and use a wheelchair.
- New kitchen to be installed.
- Wall between existing utility room (11) and existing cold store (12) to be removed to create a new larger laundry / utility room.

- Door opening to be created between existing master bedroom and shower room to create ensuite. Wall between master bedroom and shower to be cut back to create more space. Shower cubicle walls to be removed.
- Existing first floor bathrooms to be remodelled throughout with new sanitaryware and decoration / re-tiling.
- Construction of a new hardwood feature walkway / platform in order to provide level egress through the boiler /plant room and conservatory by wheelchair. A new utility room is to be incorporated into this area with a further platform constructed above to provide extra storage space.
- Erection of new glazed link, carport and conservatory roof structure / covering.
- Conversion of the existing wood store / workshop building to study / office.
- Conversion of existing garage building into guest accommodation / annex.
- Associated repairs to dilapidated outbuildings in co-ordination with conversion works.
- Upgrading of the existing old and inefficient electrical installation.
- Upgrading of the existing old and inefficient heating and plumbing installation.
- Re-use of existing stable block into garages, chicken coop, potting shed and storage for gas and oil tanks.
- New Victorian style wooden lean – to greenhouse to be erected against the south facing wall in the rose garden adjacent to the back of the existing garage block.

3.0 Design justification.

By reinstating the main front entrance of the original property back into use, this allows for a more direct access point into the properties more habitable spaces i.e. sitting rooms etc. This is unlike the existing access to the front of the property which provides direct access to the main area of ancillary rooms. The toilet to the ensuite directly above the original entrance to the property will be removed along with the existing soil vent pipe (or possibly re-directed) in order to allow for this.

The main house is currently uninhabitable by modern living standards and the outbuildings are disused with some elements which are becoming dangerously unsafe. Various repair works will be required, as described, to both the main dwelling and outbuildings in order to allow the property to become more habitable to modern day living standards whilst also ensuring that areas of disrepair do not worsen further causing further dilapidation. The required remedial measures will assist in ensuring the safeguarding and survival of the property.

Internal alterations are desired by the applicants and are considered to be a necessary requirement of the proposals for their families use. Such proposals are minimal consisting of the removal of the existing wall between the ground floor kitchen and corridor, and also the alterations required to change an existing first floor bathroom into an ensuite that will be associated with the master bathroom. Such alterations are required in order to provide the standard of living that is desired by the applicants especially with regards to the kitchen, were the proposed removal of the necessary wall will help to accommodate better manoeuvrability for the applicants farther who currently uses a wheelchair and will move into the property on completion of this work for assisted living purposes. The alterations regarding the proposed ensuite are relatively minor and involve the blocking up of the existing opening, forming of a new door opening and the removal of the shower cubicle walls.

The sanitaryware, fixtures and fittings within the various bathrooms and the kitchen are dated and require upgrading. The kitchen is to be remodelled in order to meet the needs of the applicants and to improve and enhance the internal appearance and appeal of this space whilst adding a contemporary feel to the interior.

Also, areas of decoration will also have to be carried out due to internal decorative damage have been previously caused by areas of damp which is also proposed to be rectified by the proposed remedial measures recommended by an independent historic building specialist.

A new hardwood timber platform / walkway structure is proposed so that a level access can be created when traveling through the plant / boiler room into the existing rear greenhouse conservatory. Vertical access ladder to be provided in order to access the boiler system. Existing raised area to be retained.

A new glazed link will be constructed within the existing courtyard and between the existing conservatory / greenhouse and the proposed guest accommodation / annex. This will provide an internal circulation route between the existing dwelling and the guest accommodation whilst also providing external access to the proposed carport area located directly in front of it. The existing tiled roof covering and structure to the conservatory / greenhouse is to be removed and a new glazed roof structure constructed which will incorporate the conservatory, glazed link and the carport. The use of glazing throughout these proposed elements will lessen the visual impact of these elements.

The existing wood store / workshop outbuilding is to be refurbished and made good where required for its existing use. The condition of the building is relatively sound and it is only

proposed that a suitable method of heating be installed to improve the internal environment of the space within.

The existing garage annex is to be converted for use as a single storey guest accommodation with the necessary spaces i.e. kitchen, bathroom, living space and bedrooms etc. This conversion makes use of what is to become an obsolete building as this particular formal garage will no longer be required due to the creation of a new carport parking area and the conversion of the existing stable building. This will allow for the accommodation of the applicants guests as well as allowing for increased privacy due to it being situated away from the main house.

The existing stable building is to be converted for use as 2no garages, a chicken coop, potting shed and storage space for oil and gas tanks. These proposed uses bring back to use what would be an otherwise obsolete building. The existing dilapidated asbestos roof covering is to be removed and replaced with a new corrugated metal sheet roof covering in an attempt to match the existing and reduce the visual impact. A new Victorian style lean to timber greenhouse is to be erected to the south facing wall within the rose garden adjacent to the back of the stable block and will also be supplied with the necessary heating.

The existing internal heating, plumbing and electrical systems are out dated and are no longer suitable and efficient enough for use. No modern safety features exist as part of these systems, especially the electrics, and are considered to be unsafe for use within a family home. The existing systems do not comply and are not in accordance with the necessary current standards and regulations. These systems are to be improved throughout the property and extended to the outbuildings as and where required and will provide a greater aspect of safety and efficiency.

4.0 Access Implications

Access to the site is still to be maintained from Park Road and will lead up to the existing driveway entrance into the site. The existing driveway will provide access to the new carport located between the existing greenhouse / conservatory and the proposed guest accommodation and also the garages.

The existing door access into the building, located to the front elevation, is to be maintained. The original front entrance to the dwelling, located to between the bay windows, is to be

reinstated and will provide direct access to this area of Dower House, as well as reinstating what is an important historical element of the building.

The existing external door leading into the boiler / plant room is considered to be obsolete and will be blocked off. This will also allow for the construction of the new timber platform structures / mezzanines.

The existing external door opening out of the existing conservatory / greenhouse (to the rear) is to be blocked off. 2no. new door openings are to be formed within the masonry wall to provide access between the conservatory and the proposed glazed link and car port structure. A further door opening is to be formed within the masonry wall to allow for completely covered access between the conservatory and the guest accommodation via a new glazed link / corridor, which itself will have its own external access leading to the car port.

The garage door will become obsolete due to conversion of the building and will be replaced with a new feature area of timber cladding and glazing. The 2no. remaining doors are to be retained.

No further access implications have been foreseen as part of the proposed works.

5.0 Outline Schedule of Work

5.1 Existing two storey Main Property (The Dower House)

(See proposal drawing 4966-P02 and 4966-P03)

External Works:

Ref	Item
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5.1.1 • Full refurbishment of timber windows and doors throughout. Detailed joiner's report to be obtained illustrating full extent of remedial work necessary and submitted to Local Authority for approval prior to commencement.

5.1.2 • Supply and installation of structural steel ties to South gable resin fixed into inner stonework and fixed/bolted through steel plates in order to restrain outer stonework to ensure long term structural stability of this building element remains. All in

accordance with structural engineers specifications and recommendations – see Report Ref: W/15/113/PGW/LAW and sketch Ref W/13/113/SK01.

5.1.3 • Electro – osmosis DPC system to be installed externally to the affected areas. Existing render and stone pointing to be carefully removed from the point of installation. Installation to be carried out by specialist. The render is to be cut back from the ground to one metre and replaced like for like using a lime based render (NHL5) the replacement rough cast render ideally should be terminated 150mm above the ground levels to further allow evaporation of moisture at low level. The patina of the new rough cast render could be, if desired, toned down using a natural dye. Render and pointing to be made good on completion of installation and are to match existing. All is to be in accordance with surveyors recommendations – please see report produced by Mr Trevor A. Harling – Specialist independent historic buildings surveyor of damp timber and building fabric (report dated 10th December 2015)

Internal Works:

Ref **Item**

5.1.4 • Electro – osmosis DPC system to be installed internally to the affected areas. Carefully remove existing dilapidated timber skirting boards where necessary. Areas of plaster to be carefully removed where required allowing for installation. Electro-osmosis system to be installed by specialist. Affected walls are to be re-plastered using a natural lime product i.e. NHL 3.5.

5.1.5 • Remove existing timber cabinet and soil vent pipe from ancillary room between the ground floor sitting room (03) and dining room (05). Supply and fix a smaller waste pipe (concealed) for discharge of foul water from shower and wash hand basin located to ensuite directly above. Original front entrance to be reinstated as main entrance into the property.

5.1.6 • Existing kitchen (08) to be stripped out and replaced with a new contemporary kitchen. Existing Aga to be retained. New kitchen to be designed by specialist kitchen designer to client's requirements. Walls to be decorated / re-tiled to client's specification.

5.1.7 Existing wall between kitchen (08) and corridor (06) is to be removed and new steel support to be installed to the first floor / wall structure above – to be advised by structural engineer.

5.1.8 • Construction of a new hardwood timber (oak) platform structure within the existing boiler / plant room (13) to provide level access from the existing utility (11) through to the conservatory with new hardwood / glass balustrade system. Vertical access ladder to also be provided to provide access to the boiler system.

5.1.9 • Existing fitted wardrobes are to be removed from first floor Master Bedroom (03) and are to be replaced with new fitted wardrobes, to be designed by specialist to clients requirements.

5.1.10 • New door opening to be formed between existing Master Bedroom (03) and existing shower room (04) to create new ensuite bathroom. Existing door opening to be blocked up and existing shower cubicle walls are to be removed. Existing services to be disconnected and capped off. Existing sanitaryware to be completely stripped out and replaced with new sanitaryware to client's specification.

5.1.11 • Existing services to be disconnected and capped off. Existing first floor bathroom (06) to be stripped out and replaced with new fittings, all to clients specification. Walls to be decorated / re-tiled to client's specifications.

5.1.12 • Existing services to be disconnected and capped off. Existing first floor bathroom (12) to be stripped out and replaced with new fittings, all to clients specification. Existing services are to be stripped back and capped off. Walls to be decorated / re-tiled to clients specification.

5.1.13 • Existing WC services and outlet to be removed from first floor ensuite (08) located to front of the property between bedroom (07) and bedroom (09). Walls to be decorated / re-tiled to clients specification.

5.1.14 • Existing dated electrical wiring / installations to be entirely stripped out and replaced with upgraded electrical wiring and fittings in accordance with current IEE standards. Affected plaster work to be reinstated with natural lime product (NHL 3.5) throughout.

5.1.15 • Existing dated heating and plumbing systems are to be entirely stripped out and replaced with new upgraded heating and plumbing system and fittings i.e. radiators. New oil fired boiler System to be advised upon by specialist heating engineer at detailed design stage. Affected plaster work to be reinstated with natural lime product (NHL 3.5) throughout.

5.1.17 • New door opening to be formed in wall between existing boiler/plant room (13) and existing conservatory / greenhouse. Existing external door opening to the conservatory / greenhouse is to be blocked off.

5.1.18 • Existing roof to conservatory / greenhouse to be removed and new dual pitch roof to be built over existing greenhouse and courtyard. Existing masonry wall to be built up and made good were required. Roof to be designed by specialist.

5.1.19 • New glazed link to be constructed between existing conservatory / greenhouse and the proposed guest accommodation - to be designed by specialist.

5.1.20 • 2no door openings to be formed within existing external masonry wall to existing greenhouse / conservatory wall to provide internal access to the glazed link and external access to the car port area.

5.1.21 Existing wall between the existing ground floor utility room (11) and cold store (12) is to be removed and new steel support to be installed to the first floor / wall structure above – to be advised by structural engineer.

5.2. Existing single storey Workshop and Wood Store

(See proposal drawing 4966 – P05)

(South West of the main property)

Existing workshop and wood store outbuilding to be refurbished and made good for existing use.

External Works:

Ref Item

5.2.1 • Full refurbishment of timber windows and doors throughout. Detailed joiner's report to be obtained illustrating full extent of remedial work necessary and submitted to Local Authority for approval prior to commencement.

Internal Works:

Ref Item

5.2.2 • Specialist heating engineer to advise on extending of existing heating / plumbing provision to allow for the installation of 2no. radiators. Should this not be possible 2no standalone electric storage heaters could be an alternatively solution.

5.3. Existing single storey Garage, Fuel Store, Wine Store and Garden Store

(See proposal drawing 4966-P05)

(North of the main property)

Existing garage outbuilding is to be converted for use as guest accommodation.

External Works:

Ref Item

5.3.1 • Repairs / making good to be carried out to existing timber roof structure and stone flag covering to the location where by the roof has begun to collapse. Defective timbers to be replaced / spliced where necessary.

5.3.2 • Full refurbishment of timber windows and doors throughout. Detailed joiner's report to be obtained illustrating full extent of remedial work necessary and submitted to Local Authority for approval prior to commencement.

5.3.3 Existing garage door to be removed and replaced with new hardwood timber cladding and glazing panel.

5.3.4 New timber double doors with double glazed units and timber frames to replace existing single leaf timber door to front of garage.

Internal Works:

Ref **Item**

5.3.5 • New kitchen to be installed and designed by specialist to clients specification. Bathroom sanitaryware to be installed to clients specifications. Associated decorative / tiling works to occur throughout the building.

5.3.6 • All existing and dated services are to be removed including electrical and heating / plumbing services and are to be renewed with upgraded systems. Systems are to either be extended from the main house or are to be standalone systems. Electrical and heating/plumbing specialists to advise.

5.4. Existing single storey Stables

(See proposal drawing 4966-P06)

(North West of the main property)

Existing stable structure to be converted into garages and storage spaces as well as providing space to accommodate proposed oil and gas tanks.

External Works:

Ref **Item**

5.4.1 • Existing dilapidated asbestos roof covering is to be removed and replaced with a lightweight corrugated metal roof covering. Isolated slate repairs to be carried out where missing covering / roof leaks present (slates to match existing).

5.4.2 • Opening to be created leading into proposed new greenhouse structure to the rear of the existing stable building.

5.4.3 • Existing timber double doors to be removed and replaced with new electrically operated timber double doors.

5.4.4 • 2no. openings to be created to side elevation of existing building and 2no timber sliding hatch type doors are to be installed to provide access into chicken coop. 2no. ramps required to provide access.

Internal Works:

Ref Item

5.4.5 • Proposed oil and gas tanks to be installed within existing building. To be advised on by specialist heating engineer.

5.5. External Works, Structures and Landscaping

Ref Item

5.5.1 • Existing hedge to be removed from the front of the building and new stone flag paving to be laid leading from the reinstated front door to the area of paving to the south. Isolated slate repairs to be carried out where required.

5.5.2 • New timber greenhouse structure with brickwork plinth to be erected against the existing stone wall to the rear of the stable building. To be designed by specialist. Heating provision also to be installed – to be advised by heating specialist. Existing stone wall to be made good and built up where required. Valley gutter detail to be formed between the roof of the stable building and the roof of the proposed greenhouse – Detail to be determined and agreed as part of detailed tender documents.