

ASSESSEMENT OF SIGNIFICANCE

IN CONNECTION WITH REMOVAL OF INTERNAL KITCHEN WALL TO

THE DOWER HOUSE
PARK ROAD, GIBBURN
LANCASHIRE
BB7 4HT

FOR

320160757P

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



JOB REF: 4966, DATED: AUG 2016, VERSION: 1.01

INTRODUCTION

This document has been prepared by Sunderland Peacock and Associates limited on behalf of the applicants Mr and Mrs Cooley as part of an application for approval of details reserved by condition. It aims to satisfy condition no. 5 of the planning approval and listed building consent in connection with application nos. 3/2016/0108 and 3/2016/0121.

The condition reads as follows;

"The proposed removal of part of the existing kitchen wall (item 5.1.7 in the Design, Justification and Heritage Statement Incorporating Outline Schedule of Work) shall only be undertaken following the detailed assessment of the significance of this element of the historic plan form and fabric, the submission of clear and convincing justification for works and approval in writing by the local planning authority."

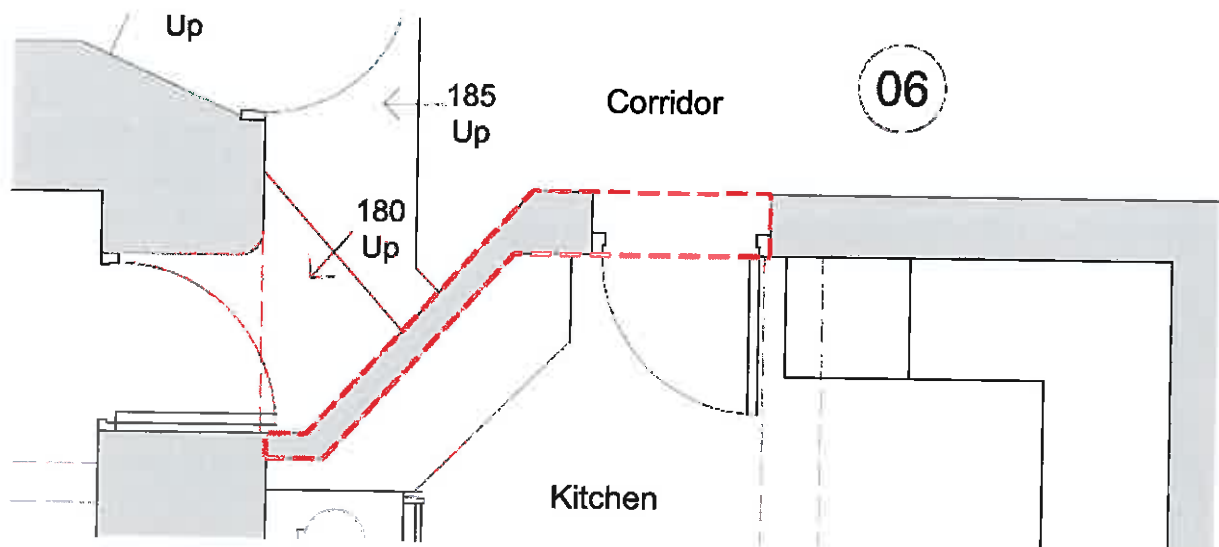
DESCRIPTION

The section of wall in question is located at ground floor level and currently provides a divide between the ground floor kitchen and the corridor. The wall is orientated in a north west to south east direction with the kitchen being located to the north east side of the wall and the corridor being located on the south west side. The wall also incorporates a change in direction which spans from north west to south east.

In terms of construction, the wall is of masonry construction, either brick or stone, and likely to have a plaster finish. The wall is lined with paper wall finishes with a further tiled finish within the kitchen. The widest section of the wall is approximately 320mm thick and appears to continue upwards through to first floor level where it is replicated. The thinner section of wall, at the change in direction, is approximately 150mm thick and is not replicated at first floor level.

PROPOSED WORKS

As described within the outline schedule of works (item 5.1.7) it is proposed that the wall is to be partially removed and a structural steel beam be installed at ceiling level in order to take the loadings from above. It had been previously proposed that the entire wall between the kitchen and corridor be removed however this has since been revised and only a section of the wall up to and above the doorway is to be removed so as to lessen any impact on the historic plan form of the building.



PL01 (above) showing extent of section of wall to be removed.

PL02 and PL03 (below) showing extent of sections of wall to be removed.



Sections of wall to be removed

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From looking at the physical evidence of the wall, it would appear that the existing wall has already been previously altered at some point in the past. It is likely that the splayed section of wall is not original to the plan form of the dwelling meaning that the existing wall has been previously altered to include this. This is indicated through the change in direction and the thickness of the wall when compared to the straight section of wall. The plan form above this area at first floor level is more reflective of what the wall at ground floor level would have been like, in that it would have simply consisted of a straight wall. It is possible that the splayed section of wall has been added at a later date to close off the link between the kitchen and dining room possibly due to the demands and preferences of past occupants. By looking at the plan form of the dwelling, the splayed section of wall appears to be incongruous when compared to another areas clearly stands out as being out of place providing a further indicator that it may not be original to the plan form.

The wall contains no features of architectural / historical interest or significance with wall being in existence merely as a means of the division of space within the building as well as supporting the walls and loadings present at first floor level.

From an assessment of the wall in question, the wall is not considered to be of high significance in terms of its heritage importance. The wall has no special significance in terms of its appearance and function and any level of significance that it might possess has been impacted upon through likely past alterations.

JUSTIFICATION

As already discussed, it was decided that the wall will now only be partially removed and the straight section of the existing wall is to be retained up to the door opening into the kitchen. The partial removal of the wall will allow for the necessary manoeuvrability for our clients' father, who is wheelchair bound and requires 24 hour care. This is an essential requirement for the end user occupying the property and our client hopes that by retaining a large proportion of the wall as opposed to removing it entirely is an acceptable compromise given that the wall is not of high historical / architectural significance.

The removal of this particular section walling can also be justified as it will remove an incongruous and out of place element of the plan form to this area, which is thought to have been a later alteration, and improve the plan form to make it more reflective of what it would have once been.

CONCLUSION

This document has identified that a section of wall between the kitchen and corridor is of little, if not any, significance in terms of function and appearance and that it is simply used as a loadbearing wall and as a means of appropriately dividing space. The removal of the wall is justified through the removal of what is mostly considered to be later alteration works that do not fit in with the nature and appearance of the plan form of the building.