



# NEWTON HALL

NEWTON IN BOWLAND, NR CLITHEROE, LANCASHIRE  
BB7 3DY

## DESIGN AND ACCESS STATEMENT

Job No.5270  
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# 1.0 INTRODUCTION

Sunderland Peacock and Associates Ltd have been commissioned by Mr and Mrs Bentley to prepare this Design and Access Statement as part of applications for planning permission and listed building consent.

The applicants, Mr and Mrs Bentley have proposed the above works which require both planning permission and listed building consent.

This report assesses the design proposals and intentions as well the impact and potential mitigation of the works. It is a supporting statement to be read in conjunction with the Heritage and Planning Report and all other supporting documentation and drawings. The proposals are also reviewed in respect to the positive pre-application advice and discussions which have been carried out with both Historic England and The Georgian Group in order to gain their comments on the proposals and to provide a basis on which any concerns can be addressed and inform the design development of the proposed scheme.

This application relates to the following works:

Extend and re-roof garage, replace asbestos roof to garden store with slate, demolish existing summer house and shed, form pavilion to tennis court, insert three roof lights to the rear pitch, rebuild chimney stacks with lead trays, reinstate part of the boundary wall. Internal alterations and conversion of second floor roof void. General repairs as specified in application no. 3/2017/0045.



Newton Hall

## 2.0 LOCATION AND EXISTING

Newton Hall is located within the village of Newton in Bowland in Lancashire. The building is sited at the south entry point into the village and is accessible via the B6478 Hallgate Hill when approached from the south.

Refer to the Heritage and Planning Statement for a comprehensive existing analysis.



Map showing location of Newton Hall Site



## 3.0 PROPOSED DESIGN STRATEGY AND DEVELOPMENT

3.1 The motivation for the proposals are to allow Newton Hall to be used in a 21st Century manner as well as to re-establish the traditional and quality fabric of the building which was altered as part of the 1960's harmful renovations. The proposals include the use of quality design, materials and aesthetics to ensure that they amendments enhance the setting and historical context of Newton Hall.

The main design amendments fall into the following sections:

Section A. Internal alterations and works to master bedroom

Section B. Conversion of the existing attic space and replacement staircase.

Section C. Works to the existing garage - extension to form a new garden room to echo proportions and materials of the existing house whilst reflecting a quality modern extension inclusive of re-roof existing.

Section D. New external pavilion and existing store renovations.

Section E. External repair works

### 3.2 Section A - Internal alterations and works to master bedroom

The internal works propose a sensitive general refurbishment to bring up to 21st century living standards.

Excluding works highlighted in Section B, the alteration consists of the removal of the existing 1960's fixed wardrobes and installation of a 1.8m high wall and infill of an existing hallway internal door. This low impact alteration will allow the partial separation between the master suite dressing room and the en-suite. The proposal allows for three internal steps up to a higher platform to the rear of the room which will be occupied by the en-suite and will form a service void underneath for the sanitary ware. The design intention of this it to maintain the overall room proportions, scale and retention of natural light and feature from the existing windows whilst dividing the room use.

The plan of this space is minimally effected as the internal wall height will be 1.8m high with the remaining 1m height retained to the existing ceiling.

The infill of the internal door from this room will further clarify the division to the hallway and the location of the revised staircase which is examined in Section B.

The proposal also includes the formation of 3no en-suites to meet the needs of the client and allow the dwelling to function more coherently. One is formed through the alteration of an existing bathroom to create an en-suite to bedroom 3. An existing door is in-filled facing the corridor with a new door opening formed from the bedroom to create access. This bathroom was formed in during the 1960's alterations and so the proposal has minimal impact on the existing structure.

A corner en-suite if formed in bedroom 4 which is sensitively incorporated within the layout as well as considering the proposed link to the existing drainage which is a minimal link to the external soli stack.

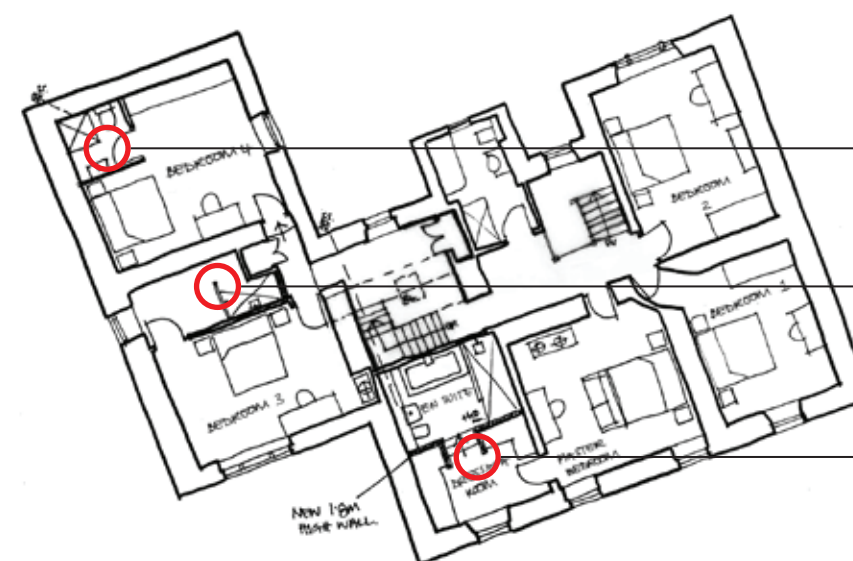


Existing First Floor Level Scan

South west bedroom to become master bedroom dressing room an en-suite. Existing fixed wardrobes to be removed.



First Floor- South West Bedroom and existing door to be in filled.



Formation of en-suite to bedroom 4.

Formation of en-suite to bedroom 3.

Master bedroom dressing room an en suite proposed drawing.

The final en-suite is formed above the bedroom 4 proposal within bedroom 5. The largely proportioned room is intended for use by the client’s parents and therefore an en-suite on the same level as this is required. Again the proposal is a minimal impact and sensitively designed.

Relevant Pre-Application summary comments:

- Welcomes the intentions to repair the harm caused as a result of the 1960’s intervention.
- Internal alterations are considered to be acceptable due to their limited nature and the fact that most relate to the alteration of modern fabric.
- The current scheme is well considered and responds appropriately to the significance of the building.

PROPOSAL	IMPACT SCALE		
	LOW	MEDIUM	HIGH
A.1 - Installation of new 1.8m high wall and in fill of internal door with associated works.	X		

MITIGATION	IMPACT OUTCOME		
	NEGATIVE	NEUTRAL	POSITIVE
A.1 - Quality design and materials to be used. Work to be carried out carefully and under supervision to prevent harm to historic fabric.		X	

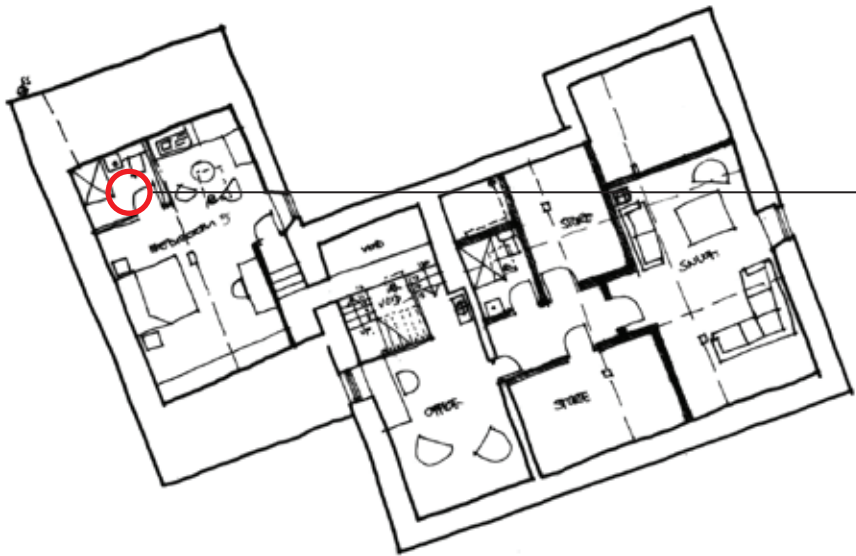
3.3 Section B - Conversion of the existing attic space and replacement staircase.

This section involves the extended conversion of the second floor attic space and replacement staircase. The installation of the existing staircase, window alteration and loft conversion was granted listed building approval in 1989 (application number 3/1989/0109) and is believed to have been implemented at this approximate time. The staircase, although practical and serving the second floor, is a dominant feature within the existing space with a central post dividing the natural flow in what is a ‘corridor space’ into the bedrooms 3 and 4.

The existing second floor space is an open space office area with a single door access in to the remainder of the attic space.

The previous design intention was to remove this staircase and propose to continue the main staircase up into the new converted attic space. A sensitive and comprehensive design was proposed and discussed at Pre-application stage and was deemed acceptable given the careful design consideration required to implement this.

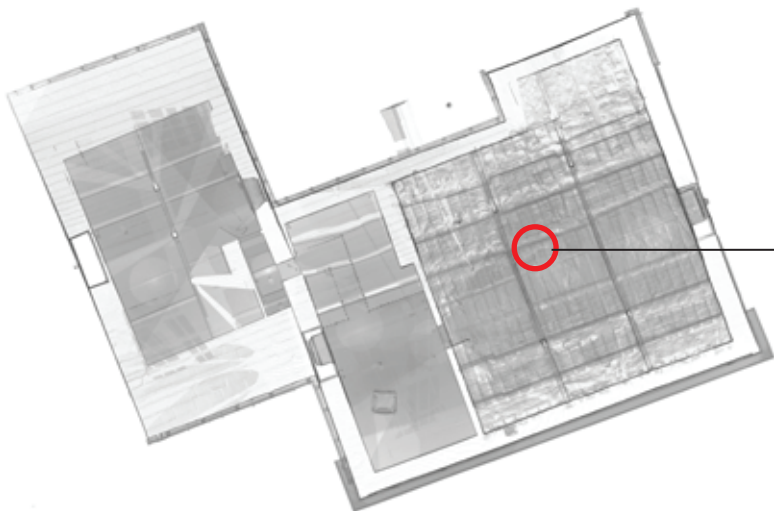
However, on further reflection and review it was decided to maintain but re-design the existing access point. This is what the proposal illustrates along with design considerations given to allowing the hallway through to the other west bedrooms on both the first and second floor. The revised staircase design locates it to the perimeter of the landing and allows a higher level walkway to access the existing office space and the bedroom 5. The design will allow the hallway to be clear of any central posts and eliminate any low level height restrictions which will enhance the proportions and scale of the double height space. The installation of a conservation rooflight will create additional light to the space with minimal external impact.



Proposed Second Floor Plan



Existing First Floor Level Scan



Existing Second Floor Level Scan



The conversion of the remainder of the attic seeks to enhance the quality and use of the building whilst having a low impact of the historic fabric and features of the space. The proposal is to continue the use of the existing door access from the open plan office and form a new shower room, two stores within the roof eaves and low head height as well as the creation of a new snug room.

The living space created is the snug to the east of the building which utilises and retains an existing window on the east elevation. The ceiling will follow the pitch of the existing roof with all of the existing timber purlins and trusses retained as features to the spaces and use of the eaves space to the south will be retained.

The formation of the proposed internal walls have been sensitively located to reduce the impact on the existing roof structure and fabric of the building. The other room uses are for storage and shower room which will service the remainder of the dwelling. A conservation roof light is proposed to allow natural ventilation to the shower room which will have a minimal external impact.

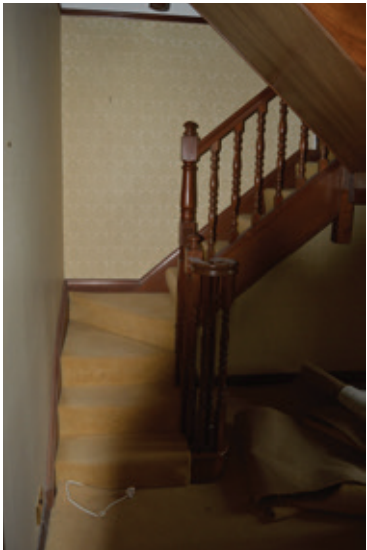
It is intended that the floor construction will be reinforced with thin and efficient layers of insulation and internal finishes proposed to the existing roof whilst retaining all of the existing historical fabric.

Relevant Pre-Application summary comments:

- Welcomes the intentions to repair the harm caused as a result of the 1960's intervention.
- Internal alterations are considered to be acceptable due to their limited nature and the fact that most relate to the alteration of modern fabric.
- Consideration should be given to the design of the new first floor staircase.
- Expresses no objection to the idea of continuing the main staircase up to the roof void but acknowledges that the proposal should be carefully formulated.

*[Item relates to a design proposal raised at this stage to create an additional staircase access to the second floor to be from the main staircase. Following this discussion and further review the new proposal is to remodel the existing second floor staircase in the current location.]*

- The current scheme is well considered and responds appropriately to the significance of the building.



First Floor Staircase



First Floor Staircase



First Floor Staircase

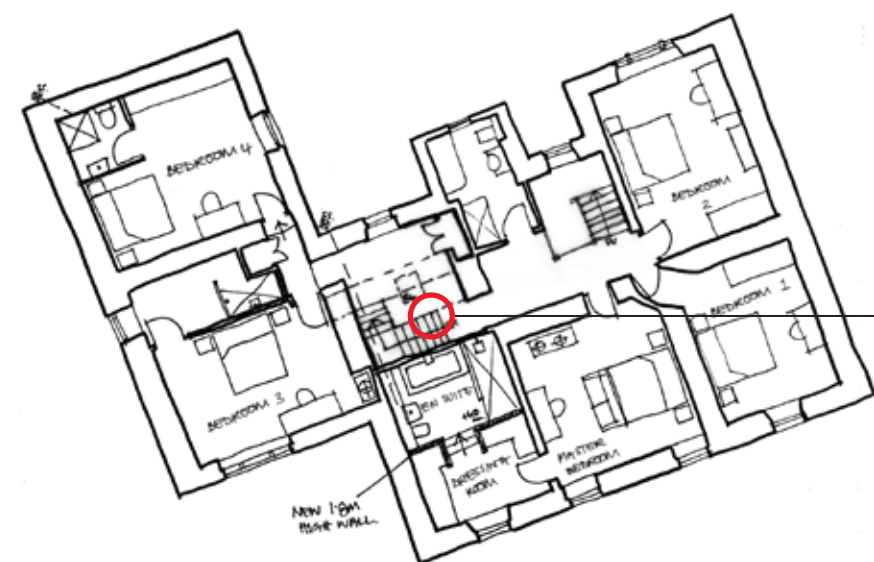


East Roof Void



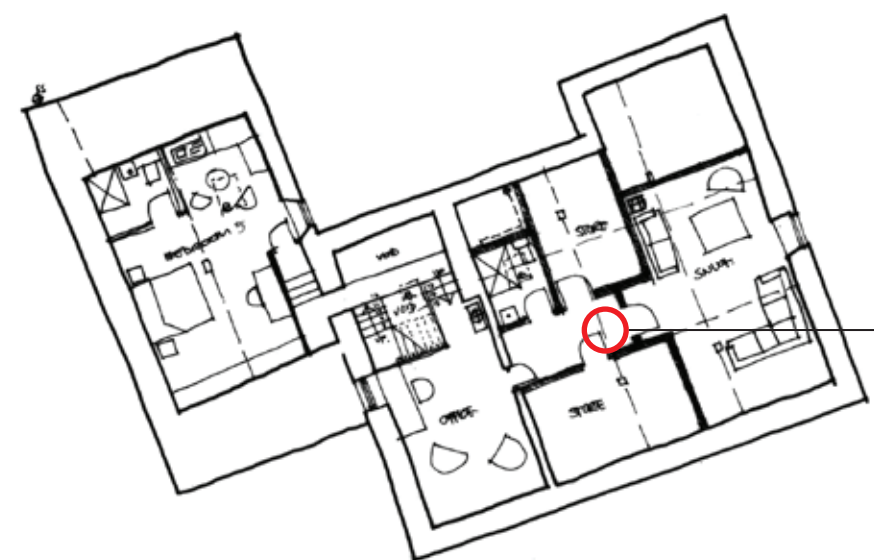
PROPOSAL	IMPACT SCALE		
	LOW	MEDIUM	HIGH
B.1 - Installation of new replacement staircase and conservation roof light.	X		
B.2 - Conversion of attic space to form two stores, shower room, snug and bat roost void.		X	

MITIGATION	IMPACT OUTCOME		
	NEGATIVE	NEUTRAL	POSITIVE
B.1 - Quality design and materials to be used. Work to be carried out carefully and under supervision to prevent harm to historic fabric, conservation roof light detail proposed reducing impact.		X	
B.2 - Quality design and materials to be used. Work to be carried out carefully and under supervision to prevent harm to historic fabric, conservation roof light detail proposed reducing impact.			X



Proposed First Floor Plan

Proposed re-modelling of existing staircase location



Proposed Second Floor Plan

Proposed conversion of existing attic space



3.4 Section C - Works to the existing garage - extension to form a new garden room to echo proportions and materials of the existing house whilst reflecting a quality modern extension inclusive of re-roof existing.

The existing garage is a further addition of the 1960's alterations and extensions which were carried out at Newton Hall to reflect the architectural trends of the time and change in status from a farmhouse to the home of a gentleman and his family, all of which was a common occurrence of the time.

It created a new opening and extension in height to the existing boundary wall and addition of a garage with associated stores WC and canopy in fill to the west 'courtyard' area.

The proposal seeks to demolish a section of the east elevation and propose a increased garage space with an external access door along with the formation of a garden room and terrace. The external aesthetic introduces a modern and quality addition through design and use of materials to replace the a low value existing structure. The structure consists of a poor constructed flat roof system, tired external render and poor proportioned windows with no architectural connection with the historic dwelling and grounds.

The design lines are a continuation from the existing house whilst maintaining a hierarchy step from the corner of the utility room wall to which the new external terrace is extended to. The north facing garage wall position matches the existing wall to be replace with the impact of this view being reduced through the reinstatement of a 2m long section of the existing boundary wall.

The elevation design aesthetic proposes a quality random stone to with large clear window openings designed to enhance the connectivity with the garden area. The windows are a modern interpretation of the architectural vernacular design to be simple and unobtrusive with also reflected in the grey aluminium materials proposed. The flat roof follows the same design intention through the introduction of a quality grey zinc roof material with associated rooflights to provide a modern replacement to the existing roof structure.

Relevant Pre-Application summary comments:

- Welcomes the intentions to repair the harm caused as a result of the 1960's intervention.
- Proposals to remodel the existing 20th century rear garage are welcomed as at present the garage does not enhance or sustain the significance of the building. The contemporary approach to which is considered to be acceptable and is welcomed.
- The current scheme is well considered and responds appropriately to the significance of the building.
- Highlights that there are very few issues of concern.
- No issues identified regarding the approach taken to the remodelling of the rear 20th century garage.



Side (West Facing) Elevation Of The Garage



Side (West Facing) Elevation- Boundary Wall & Garage



Location of  
existing garage

Existing Ground Floor Level Scan





3.5. Section D - New external pavilion and external store alterations.

The proposal includes the re-roofing and removal of a non-original internal partition to the existing external building to be used as a garden store. The proposal will allow the existing aesthetically tired and weathered building to be utilised whilst maintaining the existing structure and historic fabric.

The building is located to the east of the main house and linked to it via a single storey wall which continues to form the south elevation. It is currently split into two spaces by a non-original partition wall which is proposed to be demolished.

The existing corrugated roof will be replaced with a more in keeping traditional natural grey slate and roof structure including two glass slips as well as the existing openings will be retained.

The proposal will allow the rejuvenation of the tired existing building with the impact of the proposals being low, however it will allow the structure to become an integral part of the enhanced external site.

An external pavilion is proposed to the south east of the existing tennis court which is designed to provide an additional space and character to the site. It is designed as a single space on the corner of the tennis court positioned to encompass view to the south of the main house. The external aesthetic reflects proportions, scale and details of the external store combined the quality and use of materials of the proposed garden room area.

It is the intention to remove two external summer houses and thus improving the external quality of the site. The proposed pavilion is a positive addition to the site to which the aesthetics of the house and grounds can be enjoyed as well as enhanced.

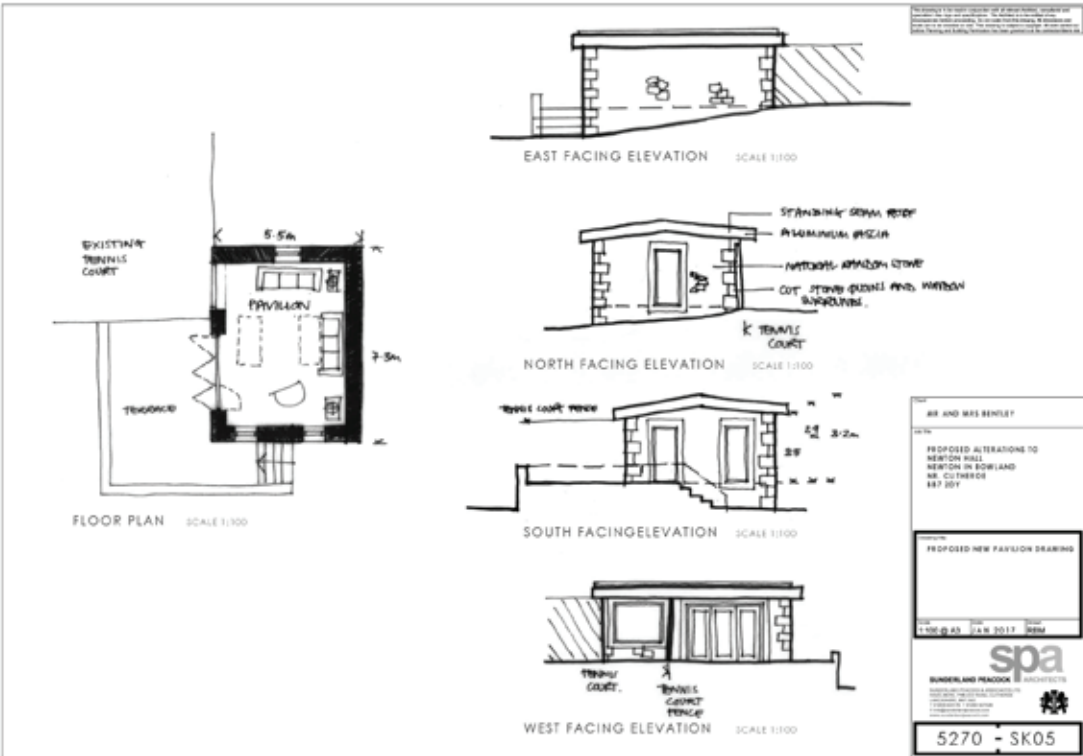
Relevant Pre-Application summary comments:

- Welcomes the intentions to repair the harm caused as a result of the 1960’s intervention.
- The proposed pavilion is considered to be sensitively positioned and and of an appropriate scale. Due to this, the proposed pavilion is not considered harmful and is acceptable in principle.
- The current scheme is well considered and responds appropriately to the significance of the building.
- Highlights that there are very few issues of concern.



Existing North west view of the external store

Existing internal view of the store



Proposed pavilion drawing

PROPOSAL	IMPACT SCALE		
	LOW	MEDIUM	HIGH
D.1 - Proposed refurbishment of existing store		X	
D.2 - Proposed new pavilion	X		

MITIGATION	IMPACT SCALE		
	NEGATIVE	NEUTRAL	POSITIVE
D.1 - Quality design and materials to be used. Work to be carried out carefully and under supervision to prevent harm to historic fabric, conservation roof light detail proposed reducing impact.			X
D.2 - Quality design and materials to be used. Work to be carried out carefully and under supervision to prevent harm to historic fabric, conservation roof light detail proposed reducing impact.		X	



### 3.6 Section E - External repair works

The inclusion of a list of repairs follows an Application for a Certificate of Lawfulness of Proposed Works to a Listed Building which was refused and subsequently appealed which is currently on-going. The reason for including these items as part of this application is to ensure a rounded list of works although it is still believed that these can be carried out lawfully which is being examined by the Planning Inspectorate.

A list of the required repairs are as follows:

- Re-roof main house re-using existing slate, replace existing timber battens and renewal of lime torching where required. Existing bitumen hessian felt underlay to be replaced like for like.
- Like for like repairs to chimney stacks including leadwork, pots and flaunching.
- Re-point external boundary walls removing non-original cement pointing and re-bed stone copings.
- Repair . make good existing rainwater good including testing falls, re-seating joints, replacing damaged and corroded brackets (like for like) and testing for asbestos containing materials (ACM's).
- Isolated like for like repair of cracking to render wall finish to the east gable end.

A full Repair Proposal report is attached as appendix F.

A certificate of lawfulness application was made in January 2017 application number 3/2017/0045 but was subsequently refused by one item only relating to the removal of cement pointing and render and that it will affect the character of the building. It is demonstrated that the itemised pointing is non-original with the replacement to be an in keeping replacement which will be carefully constructed on site. The refusal certificate is attached as appendix G.

Through this application and lack of response relating to the other items which were raised during this application it is viewed that they are important and lawful requirements in order to sustain the historic fabric and wellbeing of this important building.

## 4.0 PRE - APPLICATION ADVICE

A significant part of the design, research and planning process has been through the pre-application consultation process with Historic England and the Georgian Group. A comprehensive list of information was issued to them prior to the site visit including the heritage report, existing and proposed drawings which took place in November 2016 and followed by a full site visit and review of design information.

The response from the two consultees was very positive with the full responses in appendix D from Historic England and appendix E from the Georgian Group.

A summary of the comments made by Historic England and how these items have been responded to are as follows:

- Welcomes the intentions to repair the harm caused as a result of the 1960's intervention.
- Proposals to remodel the existing 20th century rear garage are welcomed as at present the garage does not enhance or sustain the significance of the building. The contemporary approach to which is considered to be acceptable and is welcomed.

- Internal alterations are considered to be acceptable due to their limited nature and the fact that most relate to the alteration of modern fabric.
- Concern was expressed regarding the removal of the existing truss post within the western converted roof void.

**Response: truss has been retained in bedroom 5.**

- Consideration should be given to the design of the new first floor staircase.  
**Response: This item relates to a design proposal raised at this stage to create an additional staircase access to the second floor from the main staircase. Following this discussion and further review the new proposal has been amended to remodel the existing second floor staircase in the current location.**
- A window survey is recommended in order to influence the approach taken towards the repair / replacement of the existing windows and to determine the age and presence of historic glazing.
- The proposed pavilion is considered to be sensitively positioned and of an appropriate scale. Due to this, the proposed pavilion is not considered harmful and is acceptable in principle.
- The current scheme is well considered and responds appropriately to the significance of the building.

A summary of the comments made by The Georgian Group follows:

- Highlights that there are very few issues of concern regarding the proposal. Expresses no objection to the idea of continuing the main staircase up to the roof void but acknowledges that the proposal should be carefully formulated.
- No objection to the removal of the poorly designed 20th century attic staircase.
- It is recommended that the truss post within the western converted roof space be retained.
- No strong justification for the replacing of the windows to the front elevation. It is recommended that the windows be retained and repaired where possible.  
**Response: All windows are to remain in situ and have been omitted from the scope of this application.**
- No issues identified regarding the approach taken to the remodelling of the rear 20th century garage.
- Likely that the front elevation of the building was once rendered and more detailed exploration of the evidence is suggested and the re-rendering of the facade is encouraged by the applicant.  
**Response: Consideration has been given to the re-rendering of the front elevation however insufficient evidence can be found to inform this such as render mix, colouring and pattern.**

The dialogue and responses received have provided a very positive view on the design proposals providing a substantial basis for progressing into this listed building and planning application.

## 5.0 ACCESS

Newton Hall is sited at the south entry point into the village and is accessible via the B6478 Hallgate Hill when approached from the south. Off street parking is located on a cobbled area to the south west of the site along with 2/3 further spaces located in front of the garage door and within the garage itself.

The main pedestrian access is via the west or south elevations as well as other locations to the north part of the site close to the tennis court but within the boundary wall.

## 6.0 CONCLUSION

As illustrated in the Heritage Report, Newton Hall and the associated outbuildings and grounds possess a significant heritage value as illustrated through the building listing. However, these proposed works intend to reinstate and enhance the historical value much of which was carried out in the 1960's which is deemed to have caused more harm than good.

This submission for planning and listed building consent is supported by a comprehensive set of documentation which has included intensive investigation and investment by the client. It addresses the design proposal and impact on the existing house to allow it to be sustained and enjoyed for generations to come. The client does not seek to over-develop the property but sustain the optimum viable use of the building as a functional family home in the 21st Century.

Positive pre-application advice from Historic England and the Georgian Group, forms an important reflection on the proposals and that they are deemed to be acceptable and welcoming of the proposed alterations following the 60's intervention. The advice has been fully responded to with each recommendation reflected in the revised proposal in order to ensure that the values of the building and its historic fabric are not unduly harmed.

The appearance of Newton Hall and associated buildings will be greatly improved and enhanced as well as having a positive implication on its prominent position and setting, the village and the conservation area.

The proposals seek to reverse the harm that has already occurred to the buildings and the benefits of the works should be seen as outweighing any negative impact which would be very minimal. Therefore the proposals and application should be looked upon as favourable to the conservation of this nationally important heritage asset.





# NEWTON HALL

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## DESIGN AND ACCESS STATEMENT