



STANWORTH HOUSE
Design, Access and Supporting Statements

Planning Documentation
September 2017

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1.0 INTRODUCTION

1.1 Existing Context:

Stanworth House is a Grade II, two storey, mid C19 Gothic villa, with a plaque inset into the main front gable, dated 1887, although maps from circa 1844 appear to show a building in the same position.

The current house is located at the back of the plot, in the South West corner against high stone boundary walls and is accessed off York Street, via a gated driveway adjacent to Clitheroe Royal Grammar School's, Sixth Form Art Building.

The Property is currently vacant and shows the signs of both historic and more recent damage caused by water ingress, with damp affecting the ceilings and walls in several places. The external stonework detailing has also suffered from being decorated with a non-breathable paint, allowing water to be held in the stone, leading to erosion and spalling by the elements.

The house appears to have started out as a 'T' shaped plan-form (see 1890 map opposite), but has been altered and added to in it's lifetime, with a single storey rear extension up to the boundary wall on the West side, circa 1900 and a timber framed, glazed conservatory on the North side, in the early 1980s. There is also a semi-connected, rear lean-to Utility Room, WC and Garden Room / Workshop along the West boundary wall, a covered, lean-to passageway, between the South boundary wall and the South gable elevation and a detached double garage adjacent to the North boundary wall.

A small rear enclosed courtyard is formed by the ancillary buildings and the West boundary wall, with the majority of the garden being to the front (East) and side (North); the lawns, trees and shrubs are generally overgrown.

A heritage statement for the House has been prepared by Stephen Haigh Building Archaeologist and is included in the appendix of this report.

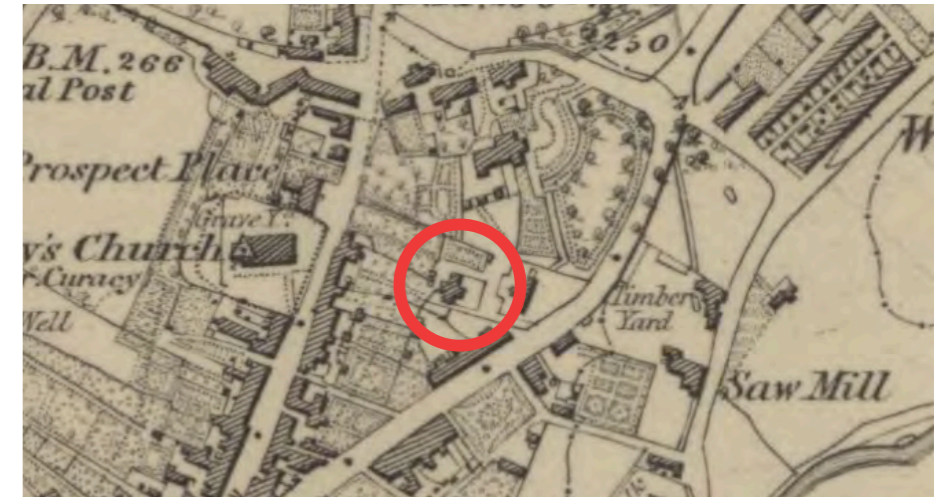
The listing for the property is as the Historic England - Listed Building Description below.

YORK STREET 1. 5295 (West Side) Stanworth House SD 7442 2/243 II GV 2. Mid C19 Gothic villa dated on plaque in gable end. 2 storeys, pebble-dashed, with slate roof. 2 windows with rectangular drip-moulds and slightly arched lights. Angle porch with columns, parapet and cornice. Gable to right has date stone and 3 finials. 1 window above canted stone bay with parapet and finials, arched lights. To the right a wing of 1-storey height with window of 2 lights beneath rectangular drip-mould. Parapet and cornice. Nos. 11 to 23 (odd), Stanworth House and Clitheroe Royal Grammar School for Boys form a group.

Listing NGR: SD7451342052

A comprehensive planning history search for the site has not been undertaken, but the RVBC website shows that consent was granted for the present conservatory in 1992 under application 3/1992/0456. An application for tree work was submitted in 2010 (ref 3/2010/0509), and listed building consent was granted for essential repairs to the kitchen wall, parapet and roof in 2012 (ref 3/2012/0645), with a subsequent application being made for discharge of attached conditions (3/2012/1036).

Images of the house are shown on the following pages and a repair schedule included in Section 4.0.



Historic Site Location Plan - Circa 1844, showing evidence of a property on the site.



Plan from 1890, showing possible original 'T' shaped planform.



Plan from 1938, showing current property.

1.0 INTRODUCTION

1.2 Existing Photographs:



View towards front (East) elevation from tarmac parking area, showing overgrown gardens.



Existing Kitchen area.



Rear courtyard area looking towards Sitting Room extension.



Overgrown ivy on East elevation and entrance porch.



North end elevation, showing conservatory and garden room against West boundary wall.



Existing front Dining Room.

1.0 INTRODUCTION

1.2 Existing Photographs:



Rear enclosed courtyard area, towards current lean-to outbuildings.



Existing full height front bay window.



Existing front Lounge



Overgrown detached double garage adjacent to North boundary.



Existing Amdega conservatory, circa early 1980s.



Existing infilled opening in rear Dining Room

1.0 INTRODUCTION

1.2 Existing Photographs:



Poorly fitting sash window in front Bedroom, with vegetation ingress.



Existing front Lounge.



Existing Sitting Room.



Existing door from Dining Room to Kitchen (to be infilled on Kitchen side, with recess or cupboard retained on Dining Room side).



Existing Bedroom 1.



Existing Bedroom 2.

1.0 INTRODUCTION

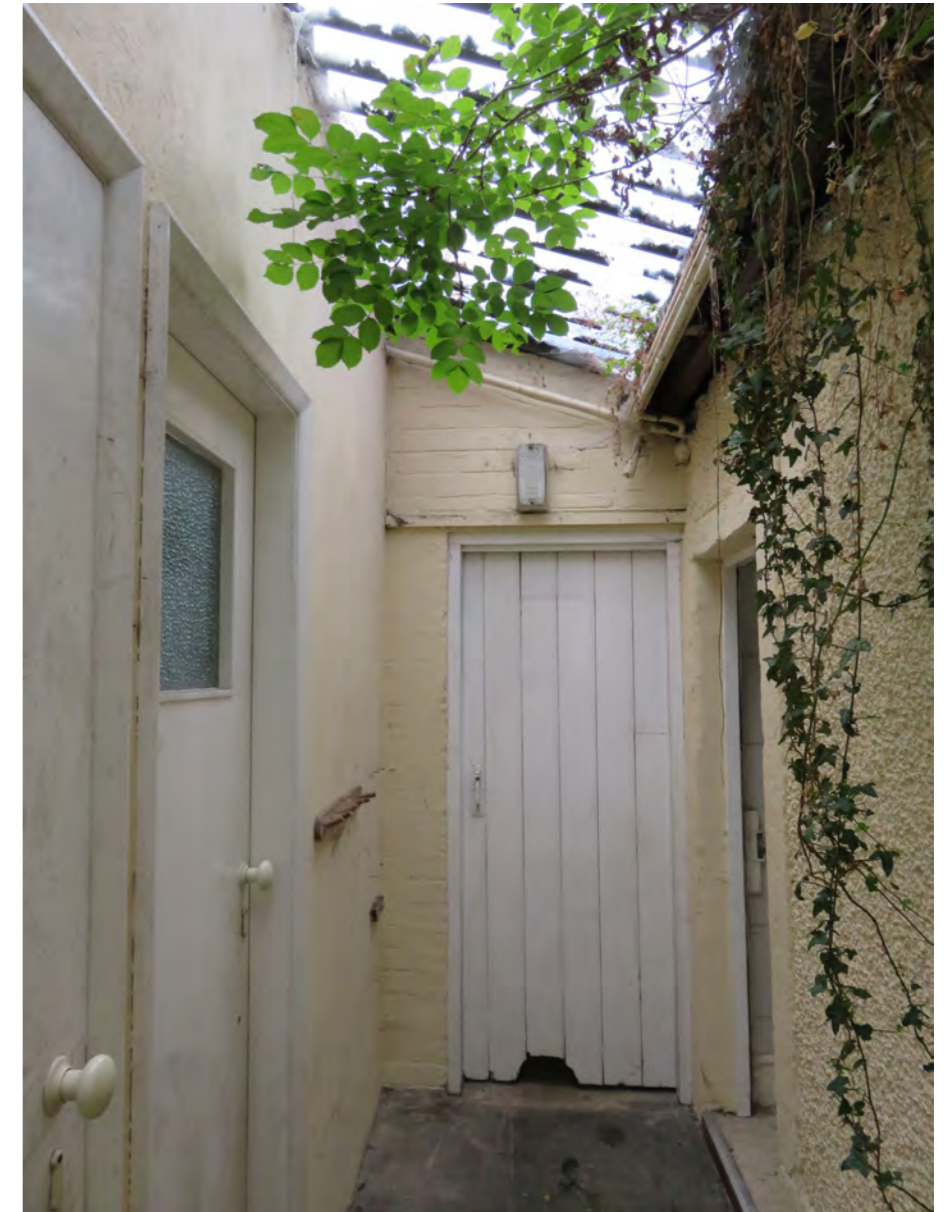
1.2 Existing Photographs:



Main staircase, looking down towards Hallway.



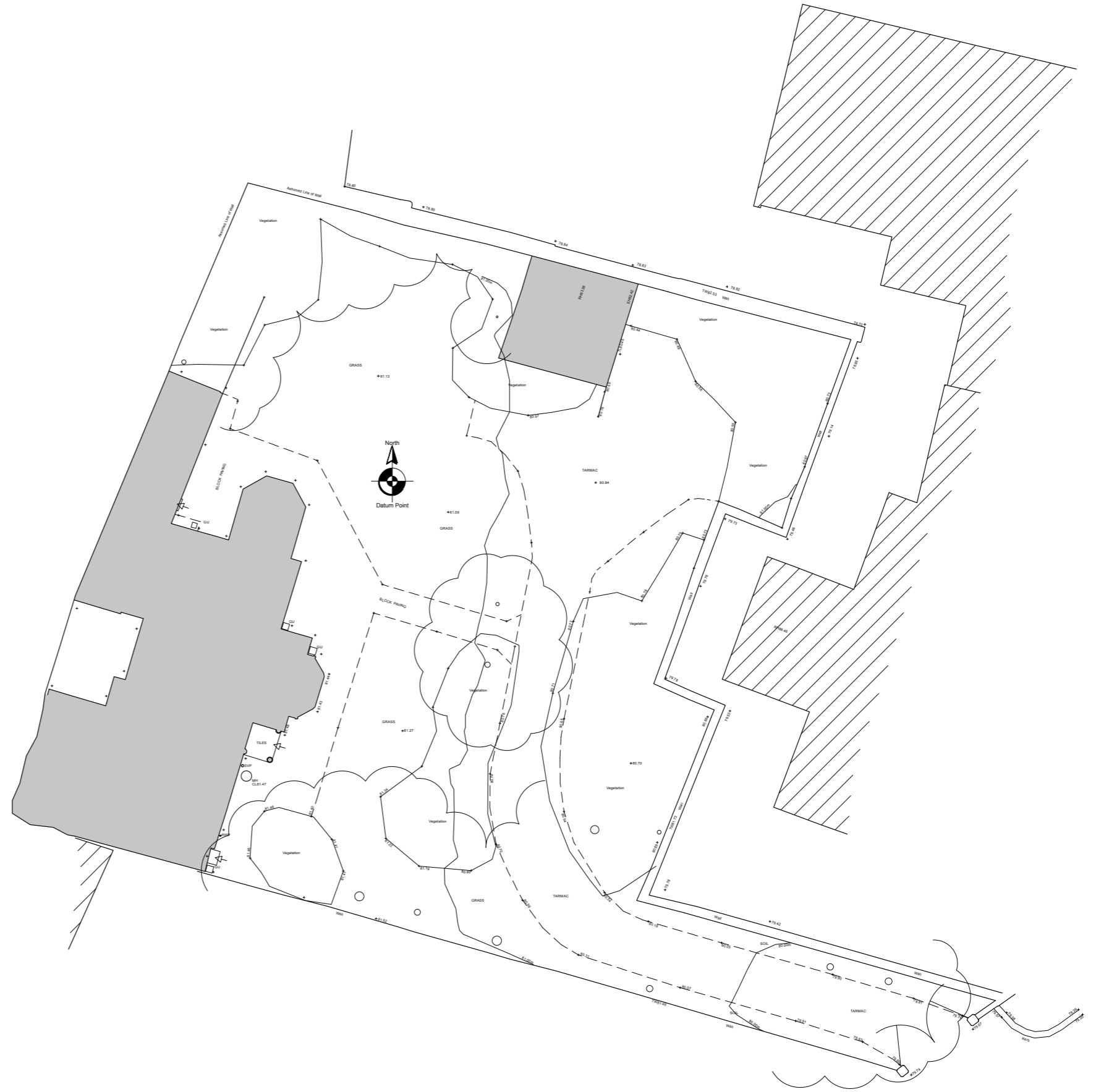
Covered storage area against South gable end of house.



Covered area between Kitchen and rear Utility Room, WC and Garden Room.

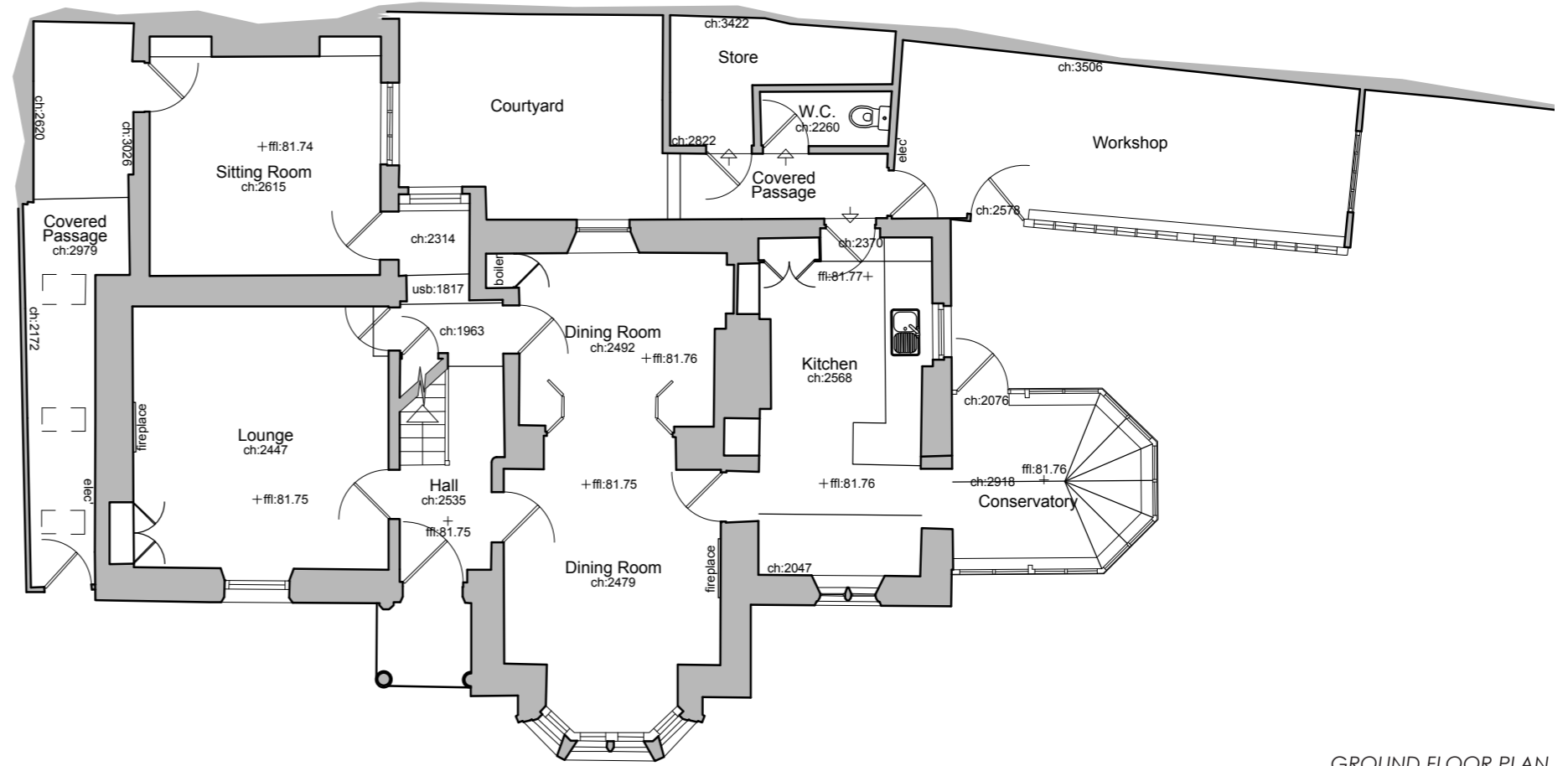
1.0 INTRODUCTION

1.2 Existing Site Plan:

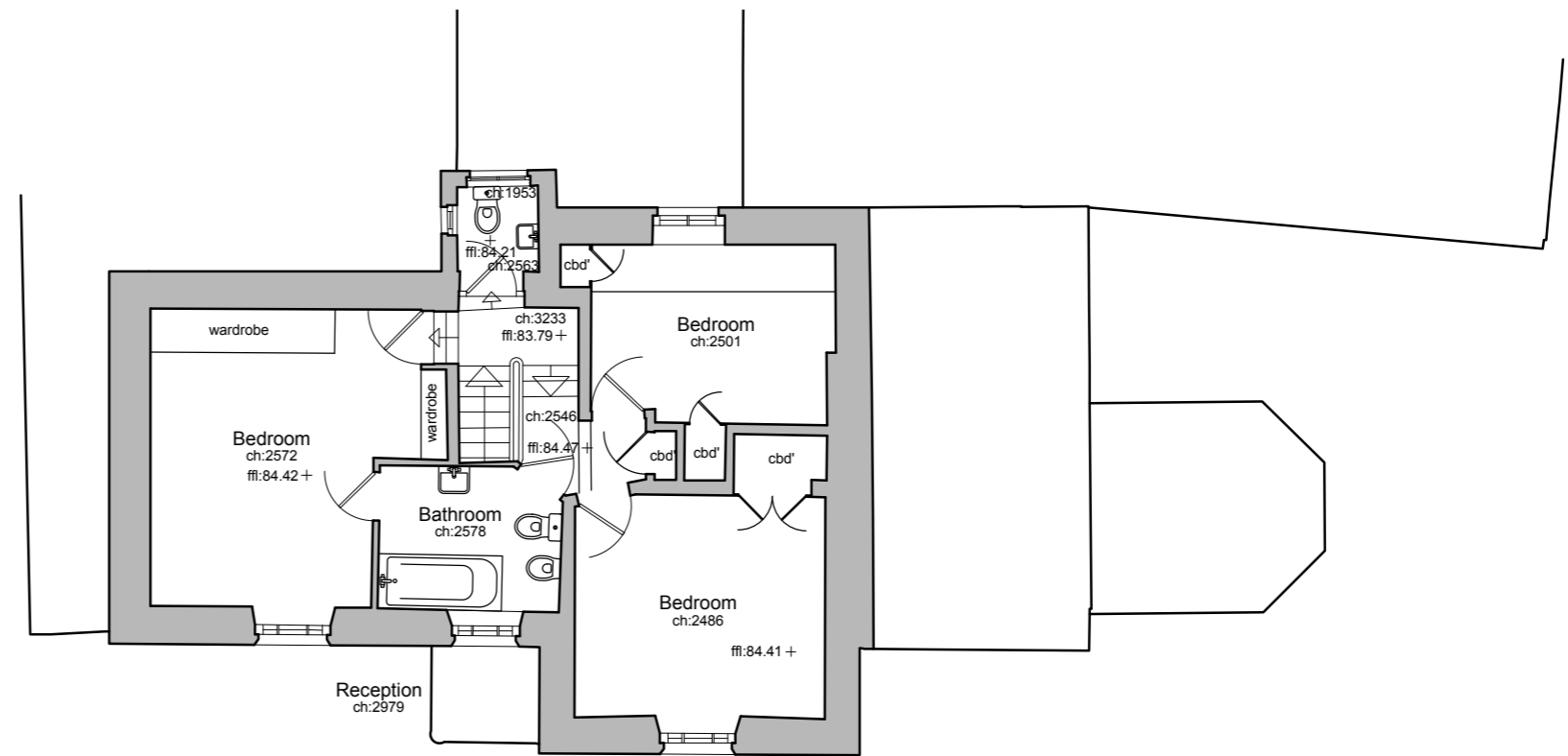


1.0 INTRODUCTION

1.2 Existing Plans:



GROUND FLOOR PLAN



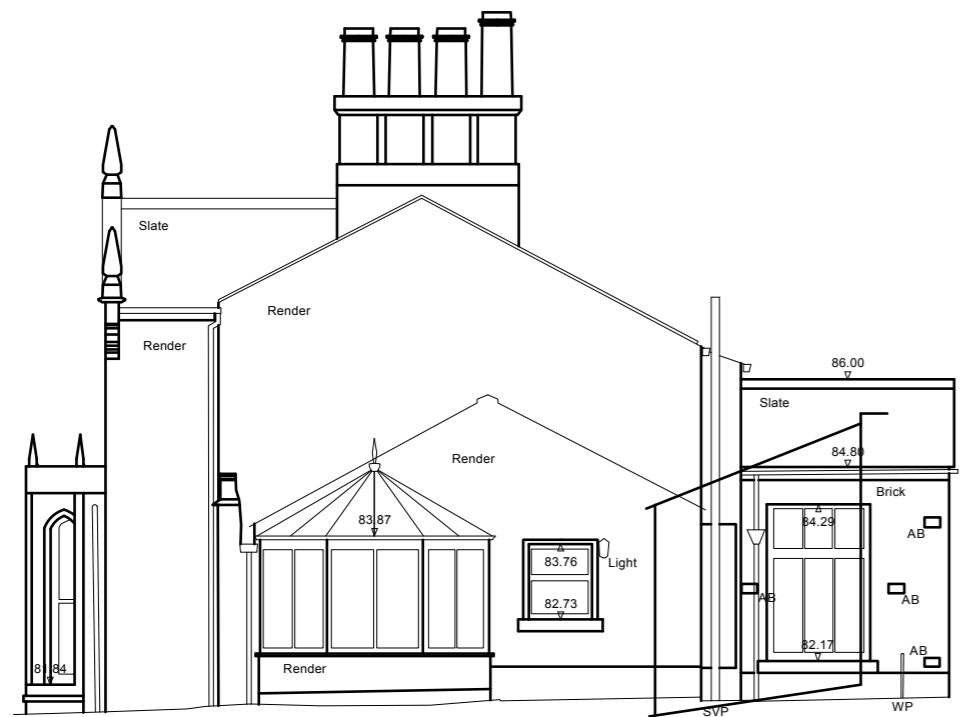
FIRST FLOOR PLAN

1.0 INTRODUCTION

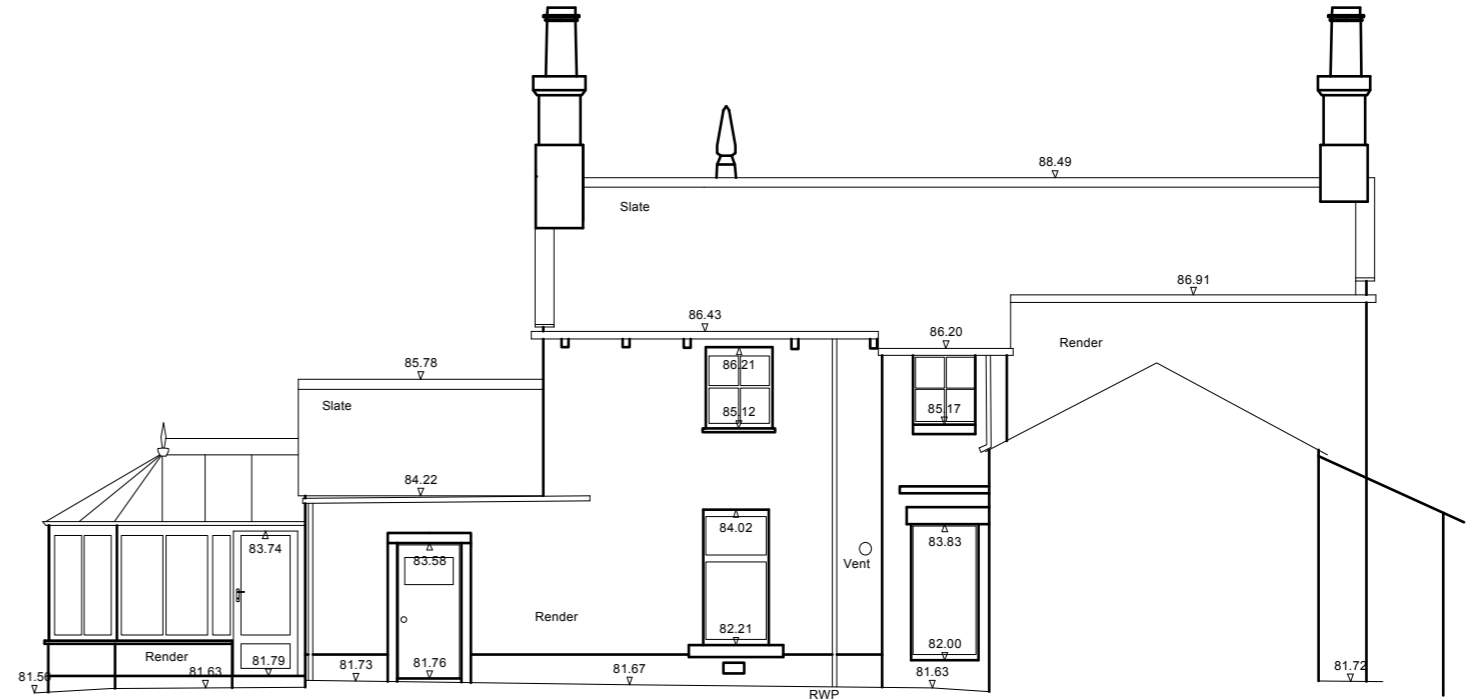
1.2 Existing Elevations:



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

2.0 SCHEME

2.1 Pre-Application:

The Clients, who have recently purchased the property, submitted a pre-application submission to the Planning Department to determine whether in principle permission would be granted for them to carry out the following works

- Remove the current conservatory
- Ground floor extension, - increasing the size of the existing Kitchen and providing a Garden Room opening on to a patio terrace at ground floor.
- First Floor Extension, - creating a Master Bedroom with En Suite accessed via a new staircase.
- Construct a first floor extension over the rear Sitting Room, to add another Bedroom / En Suite, accessed through an existing WC off the half-landing.
- Demolishing and rebuilding the current Utility Area, WC and lean-to Workshop allowing the new Utility and new Shower / WC to be integrated into the main house with a new workshop in the same footprint.

The drawings in appendix 5.1 were reviewed by Adrian Dowd and his report is also included. The following is a summary of the comments

- Listed building consent application for the repair work would be welcomed
- Re-installation of a door between the dining room and kitchen was welcomed
- Removal of the conservatory would have a beneficial impact
- The two storey element was 'prominent and incongruous' challenging the original 'L' shaped plan and form.
- The extension above the Sitting room may be acceptable following clear and convincing justification
- Sensitive reconstruction of the workshop structures is acceptable
- Removal of existing fabric would be considered as harmful.

Since the application was made in October 2016 our client has reviewed several options to address the comments raised as part of the pre-application advice and refused application. However in order for our client to consider the proposed renovation project worthwhile, and to create a viable family home for the future, the proposal will need to include the two storey additions.

Our client is keen to leave a legacy of a carefully restored building, of some local significance, and a home "to be enjoyed for its contribution to the quality of life for this and future generations". Considerable investment of money and time is required to restore the property and our client is only prepared to do this if they have security in the long term viability of the project and that it will not stand them at a loss over time.

For social and economic reasons, today's families tend to be geographically divided, often include frail and ageing parents together with two sets of accumulated children and increasingly provide the only affordable dwelling for young adults and a preferred point of care for the elderly. Our client is no exception to this model and need to future proof the provision with flexible and 'sensibly scaled' accommodation appropriate to 21st Century living.

Despite our clients excitement about the potential of the project, they are understandably fearful that over-investment and inadequate accommodation will result in an unsatisfactory home. Hence also making it an unattractive offer to other purchasers of the site, as our client would have to seriously review development of the site as a single storey alternative.

Our client is active in Listed building forums and associations and wish to highlight the following paragraph from Historic England's advice note on *Making Changes to Historical Assets*:

"The best way to conserve a building is to keep it in use.... Even recently restored buildings that are vacant will soon start to degenerate. An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential."

Our client considers that the scheme presented in this section is a reasonable and proportionate approach that "sustains and enhances its significance as a heritage asset" and request that this application is considered in terms of the sustainability of the project as a whole.

In response to the pre-application advice the repair works remain unchanged, the kitchen door, as welcomed, will be reinstated and the conservatory will be removed to the benefit of the asset.

The scale and roof line of the 2 storey element has been significantly reduced and a single window provides a subservient facade that is neither prominent or incongruous. The 'L' shaped plan, is challenged, however its form can still be easily appreciated as a record of the historical evolution. The significance of the 'L' shape as the historical context is in anyway questionable based on the amendments to the home over the years.

The rear storey extension over the sitting room is retained as the pre-application due to its impact on the asset and residential amenity. With the workshop sensitively reconstructed with roof lights removed.

Tree constraints have been dealt with under a separate application and the summer house has been omitted from the proposal presented.

The following section demonstrates the scheme and policy justification is given in section 3.0.

2.0 SCHEME

2.2 New Application Justification:

Following the submission of the full application in September our client was dissatisfied to receive a refusal of the scheme based on the issues identified below. These focus solely on the resulting 'harmful impact on architectural and historic interest' of the building:

- Loss of important historic fabric (including single storey wing gable wall)
- Prominence and dominance of 2nd storey extension to the single storey wing
- Kitchen extension because of scale, location and extent of glazing
- Formation of overtly modern and incongruous parking bay at the front of the house

Addressing the points in order, the justification for our resubmission is set out below.

Loss (Harm) of Historic Fabric

We agree that a proportion of historic fabric would need to be removed as part of the proposal, and the table opposite identifies the existing structure to be removed along with the square meter area, significance and importance to the client.

The officers report expresses concern that the single storey works are 'destructive of important historical fabric' and we believe that once the context of the existing structure is understood the harm to the asset can be sensibly weighed against the public benefits of the proposal, including securing its optimum viable use.

Item	Area (cubic meter)	Significance rating	Client Requirement
Ground Floor			
Removal of wall fabric below window looking into courtyard to provide a french door arrangement to courtyard.	0.27	Med - Alteration to main footprint – rear elevation	Med
Removal of wall fabric to chimney breast to provide a fire place to Kitchen and Reading room.	0.26	High - Alteration to main footprint	Med
Removal of wall fabric to single storey gable end to allow for an open plan kitchen space and first floor development	5.8	Med – Alteration to later addition	High
Rebuild of lean-to outbuildings	95	Low – Alteration to later addition	High
Garage outbuilding	65	Low – Alteration to later addition	Low
First Floor			
Removal of wall fabric to WC at the top of stairs to create access to new storey extension	0.15	Med - Alteration to main footprint – rear elevation	High
Demolition of later addition timber studs	2.6	Low – Alteration to later addition	Med
Removal of fabric to Gable end allowing for access to new side extension	1.6	High - Alteration to main footprint	High
Removal of single storey roof	Coverage 20sqm	Low – Alteration to later addition	High

Stephen Haigh our Buildings Archaeologist identifies that

'Stanworth House is a significant small villa (which has been) altered during its lifetime (and) externally it is principally the front, east elevation which is significant and merits listing of the building. On close examination the present overall form cannot be attributed to the coherent designs of an architect rather a whimsical and quirky fashion, as its stone mason owners felt desirable or practical.' and.....

'The external form of the present kitchen is unusual and this single storey gabled unit, set back from the front elevation and provided with a parapet, may have been an additional to the original building, or much altered in the nineteenth century.'

We believe these statements are sufficient evidence to suggest that the single storey is a later addition and in any case significantly modified. In essence the single storey side wing appears to have been cobbled together over the years with materials available to hand, admittedly with some craftsmanship, but little design or planning.

Based on the evidence above we believe the significance of this element is considerably less than that of the main house, and removal of parts of this should not hinder the long-term security of the 'Gothic Villa'. As identified in the table above, greater weight should be given to the villa itself, and as shown in the scheme, the single storey parapet wall which has been retained as a historical reference.

Prominence and Dominance of 2nd Storey

Following the receipt of the pre-application advice the proposal was deliberately scaled back. The roofline was lowered and the extension stepped back from the front elevation in order to demonstrate subservience to the original structure.

The proposal is obviously an addition to the original house, but does not challenge the existing structures prominence or make the existing building line unrecognisable. Unlike the existing single storey addition and conservatory, the proposal is designed to read as a coherent whole, demonstrating the layers of this buildings history and evolution as the requirements of this dwelling have changed.

The extension has no bearing on the York Street 'Street Scene' and does not significantly affect views of St Mary's church and Steeple. Considering both the extensions predominance and the visual impact on York Street, the resulting situation needs to be assessed against the benefits of the proposal, addressing the viability of the villa and its use as a modern home, to secure its future conservation.

The property has stood empty for many years prior to it being marketed by Honeywell in June of 2016. There were 40 viewings on the property with only three offers being made during its marketing period. One offer was far too low and was declined, one was higher than our clients but they also pulled out 'as the restoration works were too great', and the third was our clients accepted offer.

2.0 SCHEME

2.2 New Application Justification:

Having discussed the property with the vendor the following comments have been provided as a snap shot of consistent comments from their database and further emphasise the risk in terms of the buildings viability.

- "Too small upstairs and too much work needed"
- "The property was too small and he would struggle to do up the property"
- "Too much work needed for them and smaller than they thought"
- "Loved it, its a hidden treasure, his mistake but thought it was 4 bed so his wife was a little disappointed"

Considering the above, we would suggest doing nothing has a greater 'harmful risk' on the future of the building and should our client walk away from Stanworth House the building will yet again stand empty and fall into further disrepair.

Kitchen Extension because of Scale, Location and Extent of Glazing

The area of the extension results in an increase of just 16sqm, less than 10%, and due to its position on the existing footprint of the conservatory and outbuildings demonstrates a suitable location for the extension unchanged from the current situation.

The overall height of the single storey element has also been reduced from that of the glazed conservatory and the introduction of a flat roof section results in the lean-to outbuilding being reduced in its overall mass.

With regard to the extent of glazing the square meter area of glass, has been reduced by 6% when considering the walls and roof of the conservatory, which is justified, as the overall appreciation of the conservatory is that of a highly glazed element.

Formation of Overtly Modern and Incongruous Parking Bay at the Front of the House

We believe that comments made regarding the revised parking provision were justified. The visualisation misinterpreted our intentions for the driveway and as part of the revised application a review has benefitted not only the visual impact but also the impact on the tree roots adjacent to the drive.

Summary

Following the justification above, minimal change has been proposed from the refused application, however following meetings with the department and design amendments to the scheme, outlined below, we are confident that the proposal is in line with current policy and has the support of the department.

- A preference was expressed to introduce a window at first floor of the front elevation. With windows reconfigured to the side elevation.
- The scheme has been set back (with increasing steps in the elevation) to respect the existing.
- A contemporary approach to the architectural style has been introduced.
- Materials and forms have been simplified.

Going forward our client has requested that an urgent review of the application is carried out in order to obtain a decision as soon as possible. In March 2018 the building will have stood empty for 3 years with no heating and the fabric of the building is severely at risk.

Ideally our client would like early indication that the revised scheme, generally unchanged from the previous application and consultee input, will be approved.

This will then allow our client to carry out essential enabling work to repair the roof, windows and sections of weakened fabric securing the building over the winter months.

It is then our clients intention to start works as soon as possible in the new year to eventually confirm the house into a viable family home and secure its foreseeable future.

2.0 SCHEME

2.3 Description:

Stanworth House has over the centuries undergone substantial change in its footprint, from a single room deep property into its current form. An evolution one can only presume to be the result of social change and requirement. Despite the additions, with the exception of the conservatory, the elements sit well together and read as a consistent whole.

The scheme presented does not increase the footprint of the building significantly, though does add a new layer of history with the inclusion of first floor accommodation.

We view these additions as part of the buildings life-cycle and are consistent with the evolving nature of this home, and like the additions added to date, they do not aim to compete with the main structure but are a respectful addition.

We believe that the two key vista's for the property are that looking towards the house from the driveway and from the garden looking towards the Church in the West. Comments made on the additions are based on the impact on these vistas.

The storey addition to the rear of the property provides an additional bedroom and follows the footprint of the existing ground floor room. Access is gained by means of the space currently used as the existing WC at the top of the stairs. Beyond the impact of residential amenity, which we believe to be acceptable, we see no impact on the heritage asset.

At the top of the stairs the stud-work storage cupboards, a later addition, have been removed and provide space for a new ensuite and storage within the rear bedroom of the pair, and create a passage to the master bedroom suite in the extension. The change of use in this room also avoids overlooking of the neighbouring properties and vice-versa. For security reasons this is preferred by our client.

Bedroom 1 and associated en-suite contributes to the main impact on the heritage asset, along with the removal of the existing fabric to the gable wall. However its scale and sympathetic approach does not cause substantial harm to the significance of the main building and like earlier additions reads as a consistent whole. The aesthetic of the two storey addition draws on elements of the main building designed with a contemporary approach and allows for a clear distinction of the evolving nature of the home.

At Ground floor level there are a few amendments internally to the existing structure as listed

- Doorway from dining room to kitchen reinstated
- Doorway from East side of dining room adjacent the fireplace sealed
- Opening to window into Courtyard reduced to floor level and doors added.
- Fireplace between proposed kitchen and dining room opened up to serve both rooms
- Existing kitchen external wall removed, with the exception of the return to demonstrate the form externally.

Items 1-4 above are considered as minor items and on the basis of the significance of this particular asset and with its history of reordering don't believe there is substantial grounds for these items not to be considered acceptable.

The removal of the external wall to accommodate the kitchen has more of an impact but we believe this is justified to secure the long term future of the House. The historic context of this house is a major factor in its appeal to our client. The restoration, and a commitment to continual maintenance, of the property is a key priority for them. However as already expressed, above this is our clients desire to provide a 'family home' and living styles have significantly changed from the mid 19th Century. This is probably most evident in the desired kitchen size for a

modern home with even recent increases in requirements as below.

The square footage of the average kitchen compared to the total square footage of a home has increased by 25% (even) since 2010. Green, J; Daily Telegraph: Lifestyle and Interiors

We believe the views expressed by our client for this larger 'kitchen and family room' arrangement would be consistent with most purchasers of this site and that the loss of fabric is a sensible compromise for the long term protection of this asset. This aligns with the NPPF emphasis on creating a **viable** use consistent with the conservation.

Our client is keen to express the line of the existing structure at ground level using surface finishes and will look to retain the structure at high level (potentially expressing the window and door openings, though amended from the original to facilitate the conservatory) in order to reference the existing plan form of the kitchen.

Externally the aesthetic of this area is a reflection of the proportions of the existing in a contemporary style. The square form of the existing parapet wall has been retained and accentuated, with the new extension set back from the original.

The corner glazing provides a light connection to the existing and its contemporary form respects the proportions but doesn't compete with the existing architectural style.

The use of a smooth ashlar stone has been selected with a multiple height coursing and the fenestration and eaves are detailed using powder coated aluminium to emphasise the contemporary approach.

The lean-to structure has been rebuilt and accommodates the utility, part kitchen and boot-room with shower. The outbuilding concept has been retained whilst using the same materials as the kitchen extension. There has been a

2.0 SCHEME

2.3 Description:

slight increase in the footprint of the workshop to the North but the overall scale has been reduced from the existing by book-ending the structure half way along its length.

Beyond this a flat roof is proposed up to the 2 storey element reducing the workshop height and avoiding any uncomfortable detail clashes. The flat roof continues over the kitchen extension and a roof lantern is proposed. The use of a parapet and the 'book-end' wall result in the roof light being hidden from sight.

Demolition of the 27sqm garage frees up the garden space and a 23sqm workshop is proposed to the North corner of the Garden benefiting from the South facing facade. Designed to match the aesthetic of the extensions and lean-to, the workshop utilises the existing walls and sits comfortably in the corner, a representation of a greenhouse sat within a walled garden.

The final built elements are the additional terrace areas to provide patio space and the revised parking layout. This revision allows for a compact vehicular area rather than the sprawling tarmac existing route towards the garage.

2.0 SCHEME

2.4 Visualisation:



2.0 SCHEME

2.4 Visualisation:



2.0 SCHEME

2.5 Site Plan:

WORKSHOP

GARAGE REMOVED

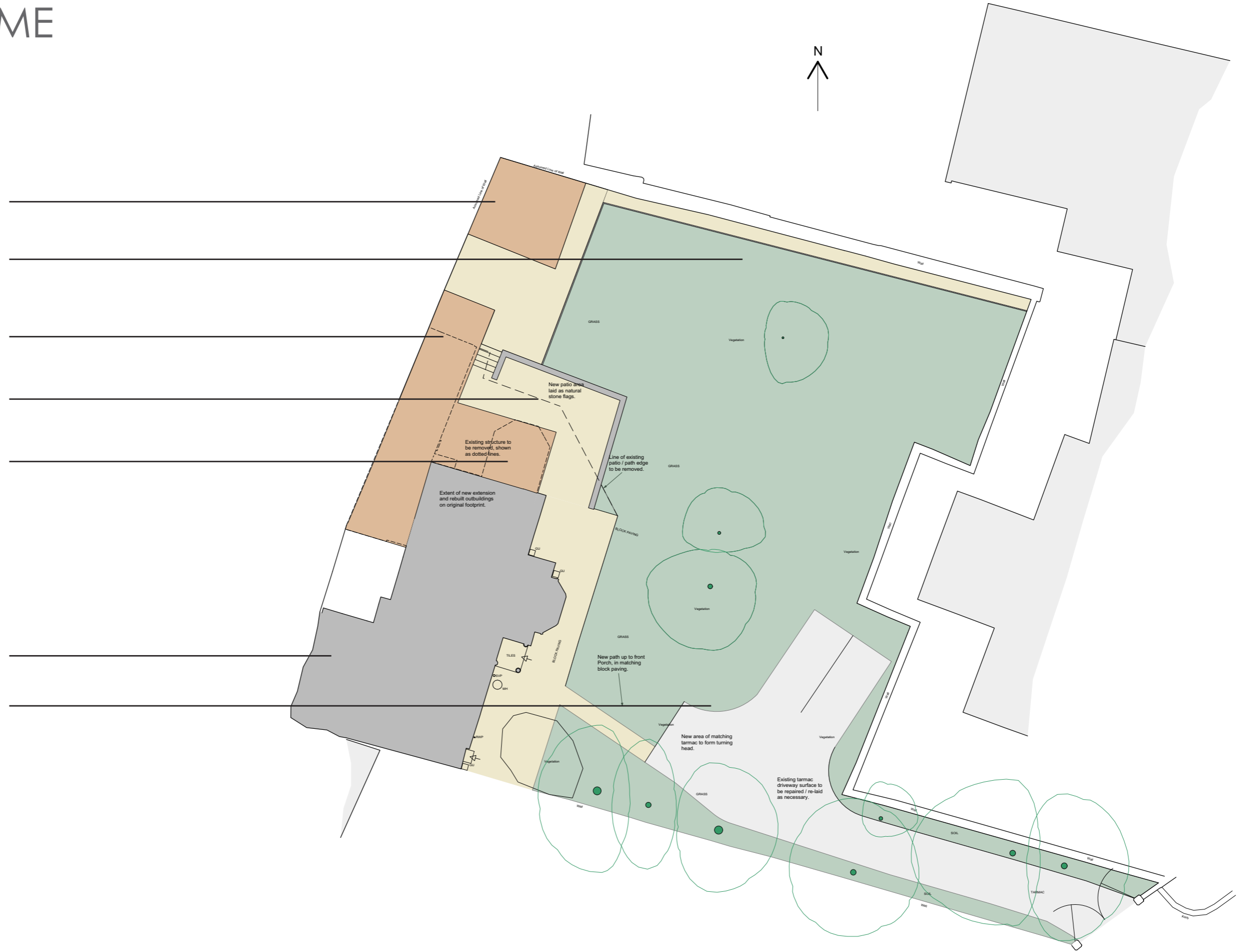
LEAN-TO

PATIO

KITCHEN EXTENSION

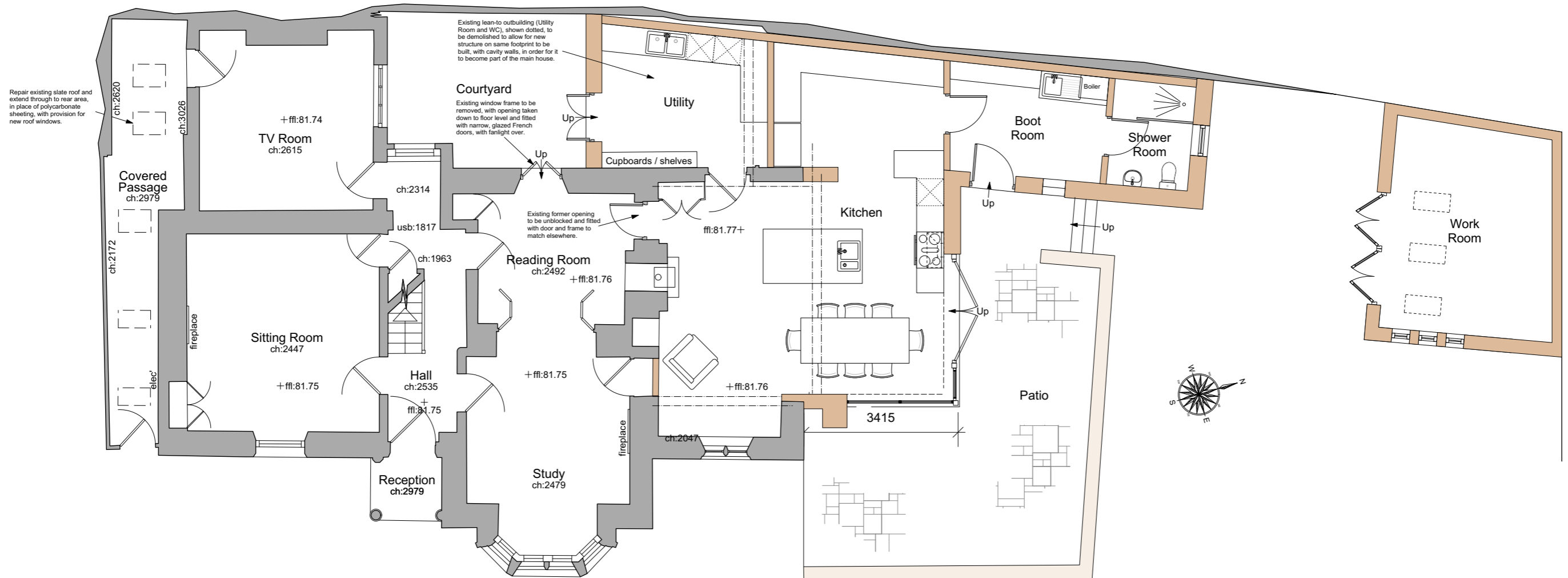
REAR EXTENSION

NEW DRIVE LAYOUT



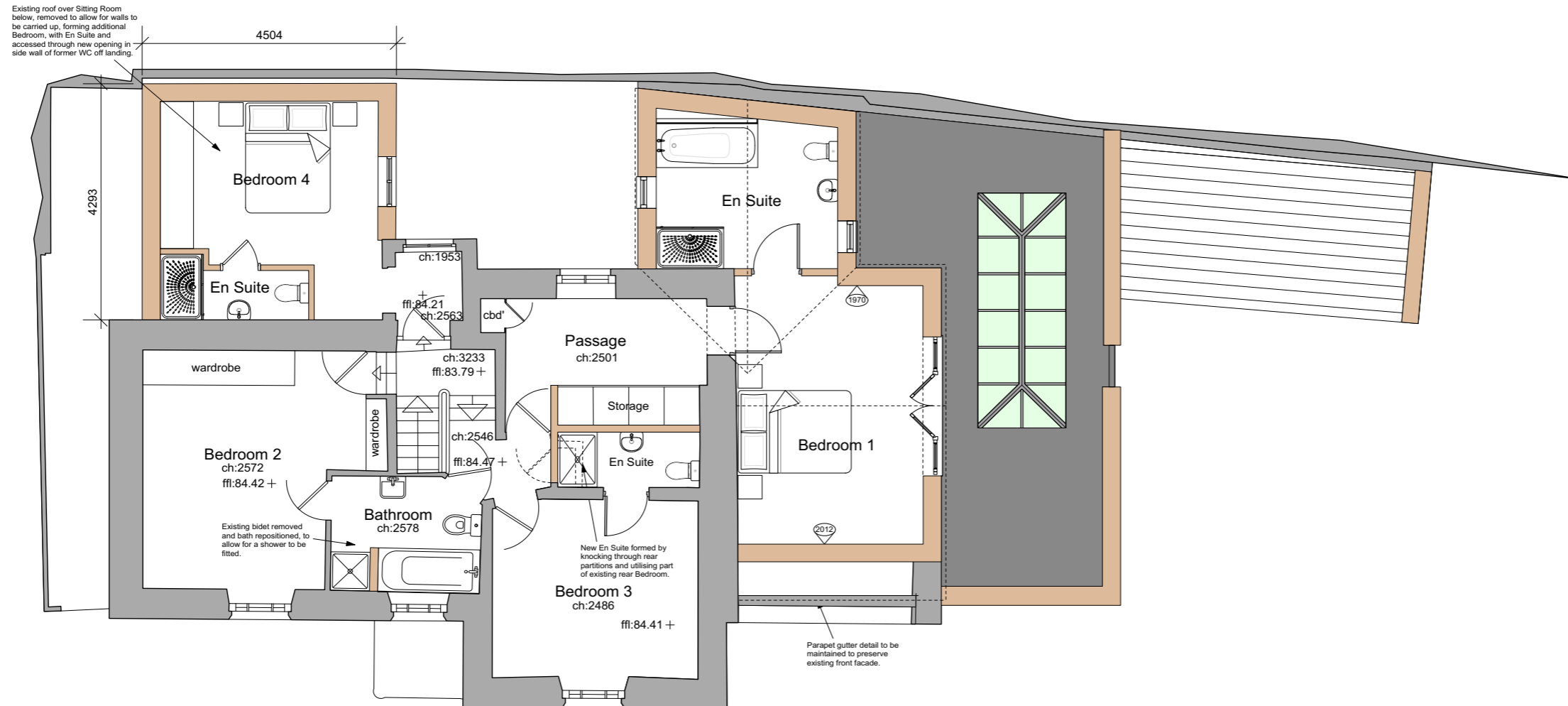
2.0 SCHEME

2.6 Ground Floor Plan:



2.0 SCHEME

2.7 First Floor Plan:



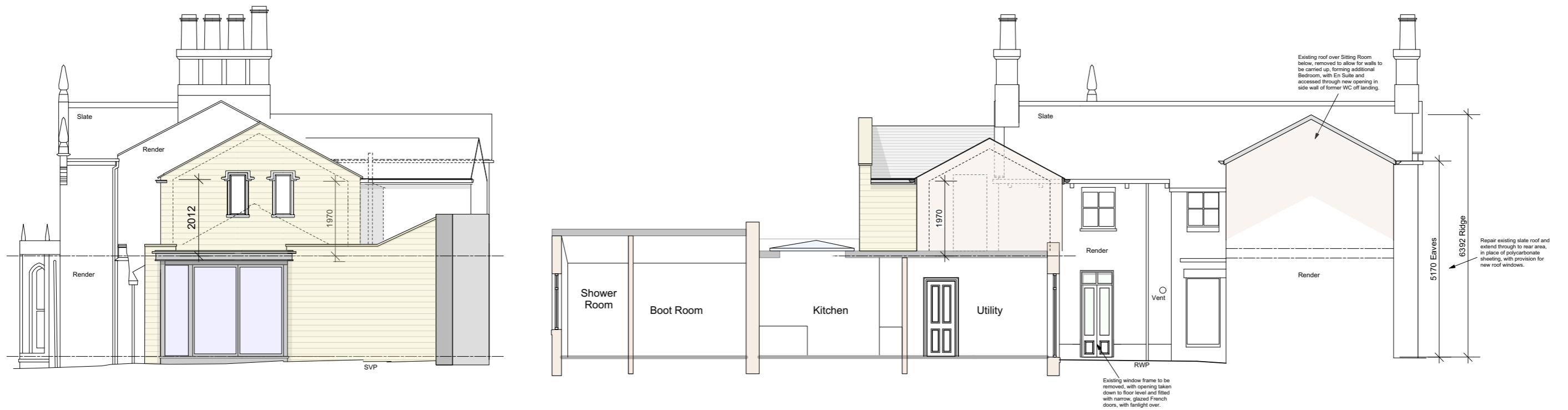
2.0 SCHEME

2.8 Elevations:



▼ 80.00m above OS Datum

East Elevation



3.0 DESIGN AND ACCESS

3.1 Process:

Over the past 6 months our client has followed an assessment-involvement-evaluation-design process to achieve a design which is informed by the wider context of the site.

The historical context of the site and characteristics of the building and curtilage are set out in the heritage statement with further study carried out by the client to understand the historical context of the site and its relationship to York Street and the Royal Grammar School.

Throughout the process our client has already experienced the affect that the scheme will have on the local community with people wandering into the grounds which have been locked down for some time. An application has been submitted to prune the trees on the drive, and approved, in order to open up the vista from the road to the house and beyond to the impressive view of the Church of St Mary Magdalene.

Our client has played an active part in the process and has joined the Listed Building Owners Association and have been made aware of the NPPF guidance related to listed buildings namely:

Para. 14	Presumption in favour of sustainable development
Para. 17	Core planning principles
Para. 56-68	Requiring good design
Para. 126-141	Conserving and enhancing the historic environment
Para.186-207	The Decision making process

Our client has sought good advice throughout the process gaining professional assistance on Architectural, Building Archaeology, Ecology and Arboricultural matters.

They have also had political support for the project from Nigel Evans MP, who has contacted them and the All Party Parliamentary Group on listed buildings, to express his interest.

3.2 Use

The Scheme will allow for the grade II listed heritage asset to be once again reoccupied as a home and aligns with paragraph 126 of the NPPF

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

and should take into account...

*The desirability of sustaining and enhancing the significance of heritage assets and putting them to **viable** uses consistent with their conservation.*

The conservation of Stanworth House provides a positive contribution to the economic vitality of the community, and along with the extensions make a positive contribution to the local character and distinctiveness.

Its use is consistent with the historical context and the benefits of the local amenities, proximity to local Schools Services, and transport links justify its use as a family home.

3.3 Amount

The scheme increases the footprint of the existing structures (house, conservatory and outbuildings) by less than 10% with only 16sqm additional footprint. The 27sqm garage has also been replaced with a 23sqm workshop reducing the impact of the garden structures.

In terms of a usable square meterage the additional totals 80sqm above the existing 250sqm (measured externally). The amount allows for an additional two bedrooms and a small increase to ground floor kitchen and amenity areas.

This increase is required for the property to be a **viable** family home for our client, allowing for current family needs but also the care of elderly relatives long term. The amount of additional space should be reviewed against the existing structure, and when done so, can be accommodated through good design without being prominent or incongruous.

The scheme does not cause substantial harm to the proposal and allows for its optimum viable use in line with paragraph 134;

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3.0 DESIGN AND ACCESS

3.4 Layout and Scale:

The Layout of the site aims to maximise the garden space by reducing the driveway, removing the garage and keeping all additions close to the boundary wall.

The additions work with the existing footprint to reduce the impact on the site and result in only a small increase in overall footprint.

The workshop has been separated from the main house to avoid the building having a sprawling aesthetic into the garden. This also provides a courtyard to the North surrounded by the workshop, lean-to and kitchen extension taking advantage of a Southerly aspect.

All additions are subservient to the main house and replicate its proportions.

3.5 Appearance

The scheme has been designed to respect the existing building with good design and a high quality material palette of ashlar stone, timber, and natural slate.

It draws on the influences of an 'outbuilding' concept and believe the design enhances the asset. We do not consider the scheme to be 'outstanding or innovative' but the proposal demonstrates good design and should be considered on this as paragraph 63 states:

In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

3.6 Access

Access onto the site remains unchanged with a reduced parking area and turning heads and bay sizes are consistent with highway guidance.

Level access into the building has not been provided due to the current requirement, however the scheme has been designed to accommodate access for a wheelchair user and the proposed WC has been sized to accommodate a part M WC should their be a requirement.

4.0 LISTED BUILDING

4.1 Repair:

Stanworth House has been unoccupied since 2015 and the affect that this is having on the structure is becoming increasingly apparent, especially with no heating being provided year round and a boiler that has been recently condemned.

The exterior of the property and grounds appears very overgrown and this suggests there has been a significant period of neglect and lack of maintenance. Closer inspection does reveal a significant number of key issues for concern to be addressed as soon as possible.

The masonry paint and bitumen paint on stone externally is blistering or breaking up and is not breathe-able. As a result it is causing damage to the stone which is very evident in the most exposed locations on the open porch and the upper sections of the projecting bay window construction. The paint needs to be removed and it is clear that a significant amount of stone repairs will be needed. The open porch is causing water ingress in two separate places. The lounge wall at ceiling cornice level and the hall wall on the latch side (right side of the entrance door) is quite wet. The Chimney on the north gable appears to be causing water ingress at that point internally.

Roof to wall abutments have been causing water ingress problems and this is evidenced in the sections of lead flashing being added to the failing rendered abutments. The rear out-shut toilet walls are water damaged at low level which could be a combination of water ingress and cold surface condensation causing black mould which is particularly apparent below the cills level at both windows.

The condition of rain water goods, downpipes and especially gutters, including lead valley gutters where concealed and difficult to access is a concern. A cast iron hopper at the rear is badly corroded where it is fixed to the wall. There are rusty joints to cast iron gutters and downpipes which suggests these will need to be replaced soon. Some rainwater pipes have upvc connections and others have

a capacity which is too small and has been blocking. The lack of any heating in cold and damp weather is causing further deterioration of the internal joinery. The windows and doors need a detailed schedule of repairs and in some cases replacement of the window frames.

The creepers are causing water retention problems and it is recommended that they are removed or severely cut back. The leaves over the summer period have been concealing the cement render and on close inspection there may be a need to undertake patch repairs to render when the creeper is removed. Cement render is not ideal for use on traditional stone buildings. Ideally in the future the cement render should be replaced with a breatheable render.

There appears to be the need to clean out the flues and fireplaces and it is likely that additional work will be needed. The active chimney flues and fireplaces need to be inspected by a specialist and an assessment made of the work needed. Before any of this work can be done a detailed schedule of work and specification will be needed and it will be subject to listed building consent. This will further delay essential repairs and further water damage is likely to occur over the winter period.

The acrylic translucent sheets to the rear covered canopy access to the utility wc and workshop is broken due to vandalism or theft. The timber support for this is rotten at the courtyard verge end of the canopy. The stone slate roof finish to the Kitchen roof is largely now missing and covered with a temporary tarpaulin. There is a need to make this roof water tight as soon as possible. The workshop has a significant water penetration problem along the retaining wall and the previous timber roof support repairs - the metal straps on the timber roof supports are rusty. Internally the house needs complete redecoration and it is likely that this will involve significant re-plastering - especially so where plaster has been water damaged and the wall needs time to dry out first after the source of the problem has been dealt with.

The kitchen area needs to be completely refurbished and new kitchen units and appliances installed with associated changes to the services and wall and floor finishes and decorations.

The heating system is presently not in use and has been inspected by a plumber who condemned the boiler. Further testing will be required to the electrical installation. The incoming water main is located in the Dining Room in the front corner and is very visible in the room. It is recommended that a new incoming water mains and meter is taken to be located at a new kitchen installation and water services run from there. The driveway and paths are becoming almost completely overgrown and again significant work is needed to restore the garden and the hard surface access areas to a state of good repair. The garage has not been inspected as it is overgrown but from what can be seen it is likely it will need to be demolished and replaced

It is intended that the above work will be carried out on the property and a detailed schedule of repair will be provided as part of a listed building application following approval of the scheme.