

**CH\_099-DAS01A**

## **Hodder Court**

### **Design, Access, and Heritage Statement**



*fig 1. Photograph of the frontage of Hodder Court*

#### **1.0 Introduction**

This design and access statement has been prepared in support of the application for the removal of the flat ceiling over the lounge and replacement with vaulted ceiling to follow the existing roof line and installation of air source heat pump as primary heating source.

#### **2.0 Listed Status**

*House, once a preparatory school for Stonyhurst College, now divided into flats. Late C18th with early C19th additions and later C19th extensions. Sandstone ashlar with slate roofs. The central section of the south front is of 3 storeys and 3 bays, with chamfered quoins, sill bands to all floors and moulded cornice.*

*The 3rd storey is probably added, as its stone facing has a pinker hue. The windows are sashed with glazing bars and plain ashlar reveals. The door has an architrave with semi-circular head, beneath and open timber porch. To the left is a 2-bay 2-storey portion of watershot stonework with chamfered quoins. The 1st floor windows have plain stone surrounds with semi-circular heads. On the ground floor is a single bay window with square sides, probably later C19th. Further left are 2 bays of punched ashlar with plain stone surrounds, with a door with plain stone surround to their right. To the right of the central portion are 2 bays with plain stone surrounds, having semi-circular heads on the 1st floor. To their right is a later C19th octagonal corner tower, open at cellar level to the east. It has pilaster strips with Tuscan capitals, moulded blank arches, 1st floor windows with semi-circular heads to ground floor windows with rounded upper corners and false keystones. The recessed central section of the east facade is of 2 storeys and 6 bays, of sandstone rubble with plain stone window surrounds and sill bands. At the north end of the facade is a tower which matches that to the south.*

*Listing NGR: SD7021539874*

### 3.0 Proposals

The proposed works involve the removal of the existing suspended ceiling to the lounge area which was originally installed when the building was originally converted into flats. The ceiling intersects the existing windows to the front and side facades (Elevations A and B on the submission documentation) at the position of the upper transom. The proposed new ceiling will follow the line of the original timber trusses and will expose the timbers to the room below. The finish will be new plasterboard.



*fig 2. Photograph showing the existing flat ceiling visible externally through the existing windows.*



*fig 2. Internal view of windows W01 and W02 and shown on elevational drawing.*

In accordance with the guidance set out in “Energy Efficiency and Historic Buildings – Heat Pumps”, the proposals also seek in installation of an Air Source Heat Pump as the primary heating source – shown as HP01 on the submission drawings. This will provide the opportunity for the installation of underfloor heating with the lounge area and obviate the need for electrically powered heating systems to this area which will provide a more comfortable environment and a more uniform heating distribution through the building fabric.

Given the prominence of Elevations A and B, the rear elevation (Elevation C) has been chosen as the most appropriate location for the external equipment and the rendered façade will provide a more suitable background to minimise the visual impact of the pump. Further details of the equipment have been submitted as part of this application.

#### 4.0 Structural Report

A structural inspection of the roof was undertaken by T&S Design Services Ltd to ascertain the implications of the works on the existing fabric and a copy of the report has been submitted as part of this application.

## 5.0 Bat Survey

Owing to the nature of the property and evidence from the neighbours and from within the loft space itself, ERAP (Consultant Ecologists) Ltd, were appointed to undertake a bat survey and a copy of their report "2021-241. Licensed bat survey and assessment and mitigation strategy" has been submitted as part of this application

## 6.0 Heritage Statement

The proposals seek the removal of the existing flat plasterboard ceiling which was installed during the conversion of the former preparatory school into flats. As noted in the accompanying engineers report, the existing roof structure is non-traditional in form and has been modified to include the installation of a new roof covering along with timber repairs. Additional timbers were also included at the time in order to suspend the existing ceiling with the new timber being clearly identifiable. The ceilings therefore are not original to the building and therefore are of little significance to the listed building.

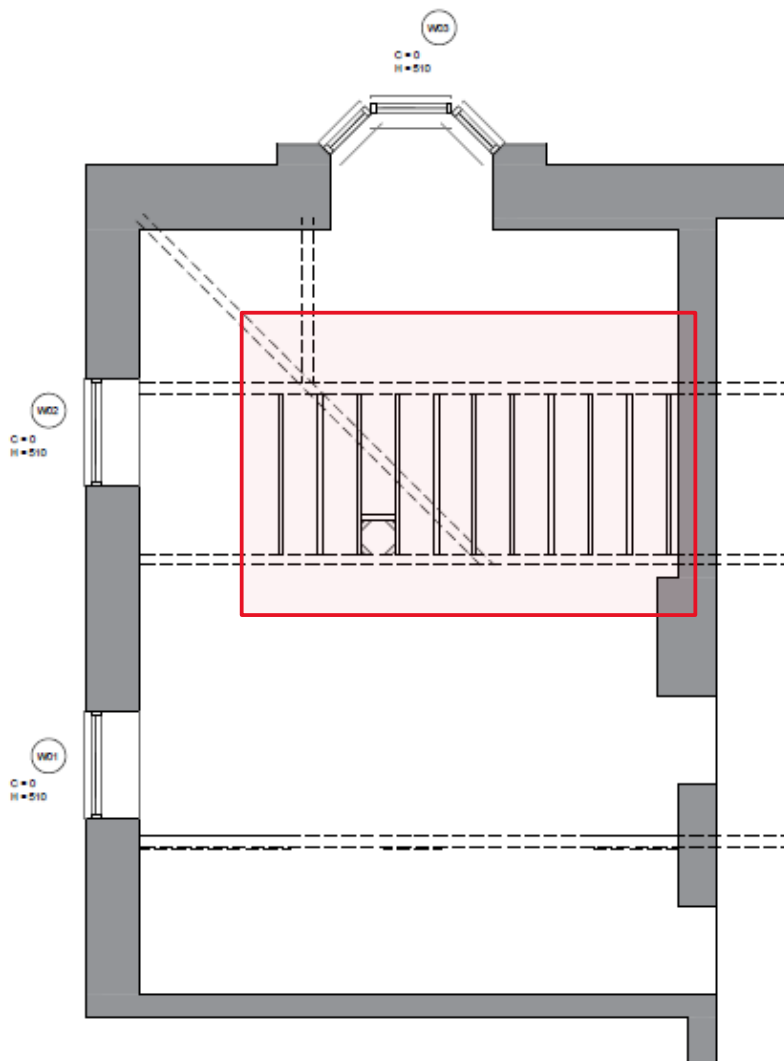


Fig3. Extract from drawing CH\_099-SK02 showing the location of evidence of a previously elevated ceiling.

The area highlighted in Figure 3 shows the location of transvers timbers offering no structural support to the main roof however there is evidence of a previously installed lath and plaster ceiling with original nails and/or evidence of rust deposits at very close centres.



*Fig4. Photograph of underside of transvers timbers showing evidence of previously elevated ceiling position*

It is therefore clear the ceiling position has previously been elevated within the lounge area, further reinforced by the position of the existing window heads.

The proposed design seeks the removal of the existing flat ceiling with no significance and to install a new elevated ceiling which better reflects the original proportions of the room.