COMBINED HERITAGE & DESIGN & ACCESS ASSESSMENT.

for

PROPOSED REMOVAL OF TWO SECTIONS OF INTERNAL WALLING, INTERNAL DOOR ALTERATIONS & INSERTION OF ROOFLIGHT IN REAR ELEVATION.

at

TYBROUGHTON HALL, TYBROUGHTON, WHITCHURCH SY13 3BB.

INTRODUCTION



Extract from 1900 OS Map showing Property.

Technical Advice Note (TAN) 24: The Historic Environment, paragraph 1.15, states the following:

'Heritage impact assessments should be proportionate both to the significance of the historic asset and to the degree of change proposed, and should include sufficient information to enable both the significance of the asset and the impact of change to be understood….'

This statement forms the proportionate Heritage Assessment required by TAN 24.

PROPERTY LISTING.

History

A late C18 house shown on the 1839 Tithe map, extended in the mid C19 when a parallel rear wing was added, which is shown on the 1873 Ordnance Survey. It was altered again, especially internally, when the original entrance was converted to a window and a new gable-end entrance was created facing the garden rather than the farmyard. Further extension was made at the rear c1900.

Exterior

A Georgian house of 2 storeys with attic, and 3-bay front, of pebble-dashed brick walls, slate roof on sawtooth eaves and end stacks. The entrance created in the C19 is in the L gable end, L of the stack. It has an open porch on wooden posts, a half-lit panel door and 3-pane overlight. Above the doorway is a replacement small-pane window. The main 3-bay front has a C19 canted bay window to the L (shown on the 1873 OS) with 12-pane hornless sash windows. In the centre is another 12-pane horned sash window (replacing the original entrance) and wider 16-pane window to the R. The upper storey also has a 12-pane central window and 16-pane outer windows, all horned sashes. Against the R gable end is a lean-to with half-lit door. Above it the wall is brick, has a casement on the L side in the upper storey and two 2-light attic windows. A parallel mid-late C19 rear wing has, in line with the gable end of the main range, a canted bay with 16-pane sash window, and two windows above replaced in original openings, with 12-pane top-hung casements. In the rear elevation is a 12-pane sash window to the lower R, and a projecting gabled bay on the L side with large small-pane windows. Its return wall is later, probably c1900, of brick with small-pane casement windows over lean-tos against the rear and gable end of the main range.

Interior

The house was originally symmetrically planned with entrance vestibule. The interior was remodelled in the mid-late C19 when the new entrance was created, which opens to a stair hall with simple straight stair. The interior has more recently been modernised. The interior retains part of a pulley system with trap doors, to an upper-storey cheese room, a feature once common in the district.

Reason for designation

Listed for its special architectural interest as a Georgian house retaining definite C19 character, and forming a strong group with the stable and cart house.

BACKGROUND.

The applicants desire a larger open kitchen / dining area, preferable a room that has provide good aspects both to the front but mor importantly to the rear. The property is substantial yet the kitchen area is reasonable but small in relation to the size of the property.

The two short sections of walls being removed have previously had sections removed.

Two other alterations are proposed; the addition of a rooflight to the rear roof slope to add addition light and changing the access from the kitchen into the pantry & utility areas.

PROPOSAL.

By simply removing two short sections of walling a large through kitchen dinner can be formed without the need to extend or alter the external appearance of the building.

It's proposed to alter the internal doors to access the pantry & utility areas separately from the kitchen.

In structural terms it is straightforward enough and steals can easily take the weight of the above structure; full structural details will need to be approved by building control prior to any works being undertaken.

IMPACT OF HERITAGE ASSET.

There is no impact to the external part of the structure and the impact to the interior is minimal as the two short sections of internal walls being removed are not a feature, and the walls have already been subject to modification.

The rooflight proposed will be of a conservation standard; see below.



Velux CC04