

LISTED BUILDING CONSENT FOR ALTERATIONS TO CORNISH HALL INCLUDING THE INSERTION OF A WINDOW TO THE FRONT PORCH, LIME RENDERING OF THE CHIMNEY STACKS AND DEMOLITION OF SINGLE STOREY STORES

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Proposals

Insertion of Window to Front Elevation

Works are ongoing for the repair of the external masonry which has included the removal of a cement based render to expose the brickwork and stone dressings behind and re-pointing in lime mortar. These works are almost complete but a section of rebuilding is required to stabilise the wall structure to the front storeyed porch. Removal of the render has exposed the position of a former window which is evident to the exterior by straight joints within the brickwork. Inspection of the interior has revealed the remnants of a timber mullioned and transom window embedded within the brickwork.



Consideration has been given to reinstatement of this window but this is deemed inappropriate on the basis that the extent of repair would be considerable resulting in the construction of an almost entirely new frame. Secondly the window would no longer sit comfortably within the later phases of development which predominate the façade. It is therefore proposed to carefully remove and record the frame.



In its place it is proposed to install a new timber framed casement window to match exactly that as adjoining in order to enhance light within the inner space and restore greater balance to the frontage.

Lime Rendering of Chimney Stacks

The chimney stacks have been reconstructed in a Ruabon red brick which appears incongruous against the recently exposed soft red brick of the main wall structure. It is therefore proposed to render the stacks in a lime render to soften their overall appearance as well as offer greater weather protection in their more exposed location.



Demolition of Single Storey Stores

The outbuildings are located to the west elevation of the hall. They have been built from Ruabon red brick and appear as an incongruous and unplanned addition to the building. The condition of the structures is poor and beginning to have an impact upon the condition of the principal building. It is therefore proposed to demolish the buildings to the extent shown on the attached plans and make good the brickwork and roofs structure of the remaining adjoining elements.



Accessibility

The proposals will have a limited impact upon accessibility around the building and site, however removal of the stores will have benefits to health and safety and the functionality of the space within their immediate vicinity.

Environmental Sustainability

Removal of the stores will reduce potential problems with damp and deterioration in the condition of the principal building allowing for the proper repair of the wall and roof structures. Natural lime mortars and renders will be used throughout for repairs, making good and the rendering of the chimney stacks.

Character

The proposals are considered to enhance the character and appearance of the building by removing dilapidated later additions and concealing the brickwork to the later chimney stacks which detract from the appearance of the building now the original brickwork has been exposed. The addition of a new window to the front porch will achieve a greater balance to the fenestration of this elevation.

Community Safety

Demolition of the stores will enhance health and safety within the site.

Movement to, from and Within the Development

Removal of the stores will create safe movement around and within the site.