

DESIGN AND ACCESS STATEMENT

THE DYMOCK ARMS PENLEY, LL13 0LS

NOVEMBER 2022



FULL PLANNING AND LISTED BUILDING SUBMISSION

The proposals comprise of four elements.

- The demolition of the rear 20c buildings completely.
- The repair and restoration of the left-hand section of the listed asset and formation of a single residential unit.
- The complete reconstruction of the right-hand section of the listed asset and the formation of a single residential unit.

GEOMETRA

- The construction of three detached dwellings.

Currently the building is in an extremely poor state of preservation due to a fire and partial exposure to the elements over a prolonged time.

The thrust of these proposals aims to retain, repair, and protect the listed asset and to create a viable use for the buildings are retained and or rebuilt.

See Heritage Statement and Impact Assessment from Andrew Shenton, Andrews Building Conservation Ltd dated 17 October 2022.

Consideration has been given to the following proposals.

- Total demolition of the existing buildings and the construction of five new dwellings, the conservation officer considered this not acceptable.
- Partial demolition and redevelopment of the existing asset and new build, this was considered as a possible solution by the conservation officer, but it would have to respect the siting of the listed asset and the proximity of the site to open countryside.

It requires a pragmatic approach to the retention of the specific elements of the listed asset, and the proposals presented in this submission is a sensitive but practical way of creating a development that respects the remaining historic elements whilst giving a vehicle to achieve a result that is economically viable.

The proposals comprise of four elements.

- The demolition of the rear 20c buildings completely.
- The repair and restoration of the left-hand section of the listed asset and formation of a single residential unit.
- The complete reconstruction of the right-hand section of the listed asset and the formation of a single residential unit.
- The construction of three detached dwellings.

It is considered that the rear section of the building does not add any value to the historic listed section of the existing building and can be demolished.

It is considered that the front right-hand section of the asset is so severely damaged that rebuilding is the only option, and the proposal include for

rebuilding following the lines of the existing building, the detail being taken from the remaining structure and photographic evidence.

A rear extension is also proposed, and this will create a new dwelling offering good accommodation for the future.

Following the demolition of the rear buildings and before any rebuilding works to the right-hand section the works to the historic section of the listed asset will comprise of the following.

- Placing of the steel portals and ridge beam.
- Placing of new roof structure over the retained existing roof as far as is practical to do so.
- Placing of new roof finish in reclaimed handmade blue tiles and integral insulation.
- Checking existing brickwork fabric, replacing perished and cracked brickwork and defective lintels and all work to be undertaken with lime-based pointing.
- Following detailed inspection of all internal elements the retention of all timber elements that are worth retention but taking away all loads from roof and walls other than retention, or repair of existing floor joists.
- Replacement of existing ground bearing floor with conservation floor, see detail comprising Ty Mawr lime screed, Geotextile, Geogrid, Clip rails for underfloor heating, Glapor RFG, Geotextile, there will also be provided an external base wall drainage system in accordance with Ty Mawr guidelines. Ty Mawr lime screed, Geotextile, Geogrid, Clip rails for underfloor heating, Glapor RFG, Geotextile, there will also be provided an external base wall drainage system in accordance with Ty Mawr guidelines.
- The existing quarry tiles are to be carefully taken up and re-laid following construction of new conservation floor.
- Repair and overhaul/replace as far as is possible and practical like with like existing windows, linings and glazed with Slim Lite double-glazed units comprise low emissivity glass and inert gas providing a very high U Value of 2.00 or 1.6, depending on construction. As a guide, a U Value of 2.00 offers a 170% insulation improvement over single glazing and a U Value of 1.6 offers a 240% improvement." They also comply with Buildings Regulations

Document L for England and have been approved elsewhere by English Heritage.

- A rear extension proposed, and will be primarily glass, the rear block providing a room and ground floor and an apex gallery at first floor.
- Take off existing wall finishes and replace with lime plaster, to external walls with the following specification
Premix 3mm topcoat plaster with vapour permeable paint finish on 6mm Ty Mawr basecoat for boards, 50mm wood fibre board fixed to brickwork with insulated fixings and adhesive, 10mm scratch coat lime plaster to internal face.
- Overhaul and replace as required like with like all internal timber architraves, skirting and doors as required.
- Overhaul all external rainwater goods, replace with cast gutter, and down pipes.

The thrust of this section of the work is to retain the existing structure and its historic elements whilst providing a future use for the building.

The final stage of these proposals is the construction of three new dwelling houses.

ACCESS STATEMENT

The proposals comprise of two elements.

- The total demolition of the rear elements of the listed asset.
- The rebuilding of the right-hand section to form a single semi-detached dwelling.
- The retention and repair of the left-hand listed asset.
- The construction of three new dwellings

The existing building is in an extremely poor state of preservation due to a fire and partial exposure to the elements over a prolonged time and following advice of

our structural engineer it is considered that the elements of the listed building, i.e., the 16c oak framing, no longer are viable. See *Heritage Statement and Impact Assessment from Andrew Shenton, Andrews Building Conservation Ltd dated 17 October 2022*.

The thrust of these proposals aims to create a mixed development ranging from two smaller dwellings to three larger dwellings.

The detailing of the proposals follows detail and materials that are part of the vernacular elements of Penley.

The proposals presented in this submission is a sensitive but practical way of creating a development that respects the history of the site whilst giving a vehicle to achieve a result that is economically viable.

In the process of building the design of the three new units will be fully in accordance with the current building regulations as far as access to the buildings from the exterior and full access and use of the ground floor facilities providing positive access for disabled uses to all ground floor areas.

The method of achieving this is as follows.

- All main entrance doors will have ramped access with a maximum threshold at the door of 25mm.
- The main entrance door will be a 935mm door set allowing wheelchair access.
- The internal ground floor doors will be min opening of 800mm.
- A toilet facility will be provided at ground floor with an outward opening door of 800mm clear opening and an internal pace of 1000x1700mm.
- Consideration will also be given to the allocation of a floor area to allow future provision for a small self-contained domestic lift structure.

GEOMETRA/DYMOCK/2022