

CONSTRUCTION OF STABLES following DEMOLITION OF EXISTING AT KNOLTON HALL



GARDEN WALL HERITAGE STATEMENT



DEMOLITION OF EXISTING STABLES

The existing stables/garden wall is not listed but is within the curtilage of the listed building. The stables date from the first half of the C20th with the garden wall early C19th.

The stable building provides for 2 stables including associated areas for feed, store and tack room and is constructed from brick with a slate roof.

The proposals are to demolish the stable building attached to the outer face of the walled garden, leaving the wall as it was originally constructed.

The stables were attached to the garden wall structure in such a way that their removal would not involve any further alteration to the earlier structure, thereby causing no coincidental harm to the character of the walled garden.

The historic structure of the walled garden be will more easily legible without the addition of the stables removing the adverse impact on the earlier structure which will be to its benefit.

The stables are easily decipherable as a much later addition and constructed in a no more than perfunctory fashion, most likely in the middle of the C20th.



The Gardener's Cottage, with adjacent stables to be demolished but retaining garden wall

The walled garden has not survived as a complete entity and much of the south side has gone. There are remains of greenhouses, but all other ancillary structures have disappeared. The walled garden appears to be early to mid C19th, a period when walled gardens as adjuncts to country estates were extremely popular. The enclosure at Knolton Hall is typical, except it straddles a south facing slope and has a taller than typical wall to its northern side. The bricks are probably local, but the stone coping may have been brought in from the local quarries.

The stables are a C20th construction against the envelope of the walled garden and do not form an element that the integrity of the walled garden is dependent upon. Removal of the later stables would simply leave the original form of the walled garden. No further demolition is intended or implied.

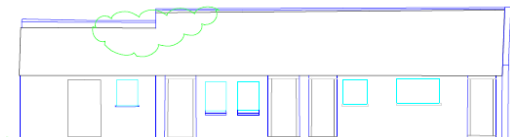
The eastern bay of the stables is an integral part of the later stable construction and is not backed up against the historic garden wall. The original wall has a short north facing return and finishes against the back of the new stables. The return is to be retained so that no part of the remaining garden wall structure is lost.

The Gardener's cottage is entered on its north side and as it is essentially a service building it has no special amenity area provided. Parking is presently also on the north side but is intended to make this further round with provision made for access from the south, so that vehicles might be screened away from the stable yard.

SCALE

The height of the garden wall is approximately 4.9metres.

APPEARANCE



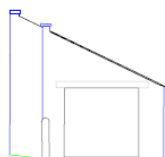
Existing north elevation



Proposed north elevation of remaining wall

The tall flank wall to rear of the stable building is likely to have been part of the walled garden and it is intended that this wall will be preserved.

Flanking wall to be retained



Existing east elevation

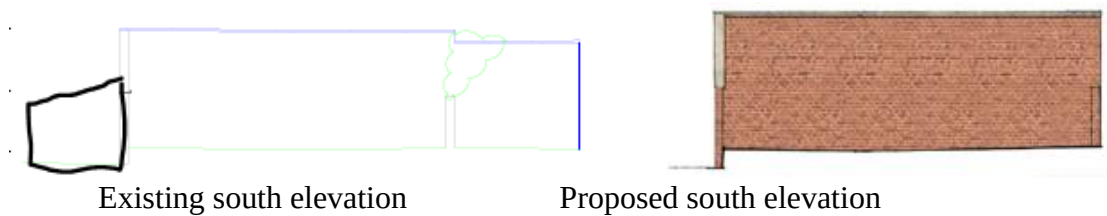


Proposed east elevation

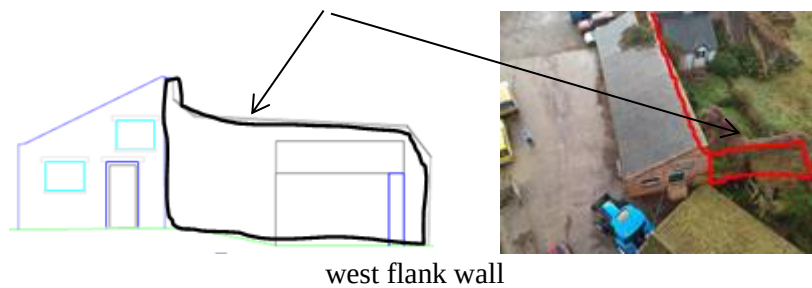
The existing flank wall to the south elevation which was approved to be removed in the previous applications P/2019/0397 and 0535 is to remain.



Existing south elevation of walled garden



The existing flank wall and store to the west elevation which was approved to be removed in the previous applications P/2019/0397 and 0535, is to remain.



west flank wall

wall to be retained



Proposed west flank wall

LAYOUT

The existing layout provides for 2 stables including associated areas for feed, store and tack room.



Existing layout

All that will remain will be garden wall structure



Proposal showing wall remaining

Dotted line denotes
demolition of the stable
Walled garden to be retained



Dotted line denotes
demolition of the stable
Walled garden to be retained



Overall site plan