

The Site: ISCOYD PARK
Whitchurch
Shropshire
SY133AT

The Client: Philip Godsall Esq

PHOTOGRAPHS, JUSTIFICATION, AND METHOD STATEMENT

AMENDED: 30.03.2011/B GLAZING BAR REFERENCES ALTERED



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PLANNING HISTORY

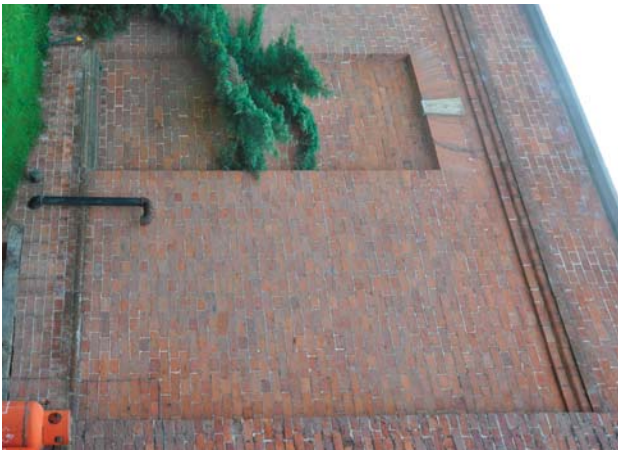
Iscoyd Park has recently completed a two year restoration programme where forty percent of the ground floor area was brought back into use having not been lived in since before the second world war. Listed building Application number P/2009/0128, planning application number P/2009/0127. It represents a continued effort by the family who have completely restored the house from virtual ruin over the past fifty years.

The works carried out over the past two years have been extensive, thorough and important in securing a future for the life of the building. These minor alterations ensure that a level of privacy and security will be afforded to the family, whilst ensuring the program of restoration and improvement continues.



JUSTIFICATION

The proposed alterations are minimal. Two openings occur on a minor elevation, and only affect existing openings. The third opening is on the principal NW elevation (see drw. no. 131).



The proposed window uses an existing bricked up opening, and does not require any further alteration to the aperture, other than inserting a stone cill.



The proposed new door opening uses an existing window opening, and therefore it is only the lower section of brickwork which will be affected. Evidence of previous alteration is visible as there is a marked variation in brick type. This careless infill can now be removed. Previously, the window pattern has also been altered in an awkward manner, and the pattern does not conform to the norm. This proposal allows the opportunity to introduce a more sympathetic solution.

Gas bottles are stored here at present, and rubbish collects in the lowered section of ground between the path to the cellar and two brick walls. A redundant oil vent pipe sticks out of the wall, ancient cabling and unsightly post war fixtures are all visible. These would all be removed in this proposal.





The existing retaining walls down to the cellar are collapsing. They are not concurrent with the principal building fabric, and have been formed in a location which reflect a pattern of use rather than any serious attempt at placing them within their context. It is proposed to alter the access down to the cellar in order formalise the layout.

The external ground level is not uniform, and again reflects a pattern of use rather than any formal attempt at landscaping. The new steps layout will allow the levels to be rationalised.

This section of the garden at the front of the building, albeit set back, is in a prominent position, but is not overlooked, and has no real function. It has consequently developed over time into a secondary service yard, which is not appropriate. The proposal looks to remove the service element and provide semi-formal access into it. This will ensure that this section of garden is properly defined, and as such will be more readily maintained.

These alterations give rise to the upgrading in stature of the area, and its position in the hierarchy of spaces around the building. The Works are not



extensive but will serve to dramatically improve the overall appearance of the approach to Iscoyd Park.

USE OF MATERIALS & METHOD STATEMENT

All work will be carried out using hydraulic lime/sand mortar mix, colour as approved by the local authority.

All brickwork will be faced with existing salvaged bricks, made up with reclaimed bricks to match. No cut bricks will be visible on arises and reveals.

All cills, steps and copings will be sandstone, colour and pattern to match existing. The steps down to the cellar will reuse the existing solid sandstone treads, with 2no. additional to match. The opening to the cellar is to remain as existing.

The ground will be backfilled with clean limestone, min 40mm to aid drainage with min. 200mm topsoil, laid over Terram.

The new window will be painted oak timber sliding sash. Pattern and glazing bars to match existing.

The new door will be painted half timbered oak glass door, with traditional gunstock full mortise and tenon joints. The glazing bars are to match the existing 22mm bars as these relate to the Victorian extension. Please note that the remaining house has glazing bars of 44mm (see drw. no 131).

The window and door heads are to remain as existing.



Further illustrations of the condition of the steps. The site has now been temporarily cordoned off for Health and Safety reasons pending a decision on this Listed Building Application.





EXTERIOR



INTERIOR

Existing window internally and externally to be copied exactly to form new window



terrace walls to be replicated for new cellar steps