

HISTORICAL ANALYSIS AND JUSTIFICATION FOR ALTERATION

Erbistock Hall has been altered at various stages to the extent that it is hard to ascertain exactly how the building has evolved. The only certainty is that the building has been enlarged, remodelled and dismantled culminating in the 2nd floor level being removed entirely during the 1950s. Obvious clues are missing as few original features have survived post the drastic 1950s alterations, however the following summary is a useful guide to demonstrate that sound conservation practice has been used based on the ICOMOS principles.

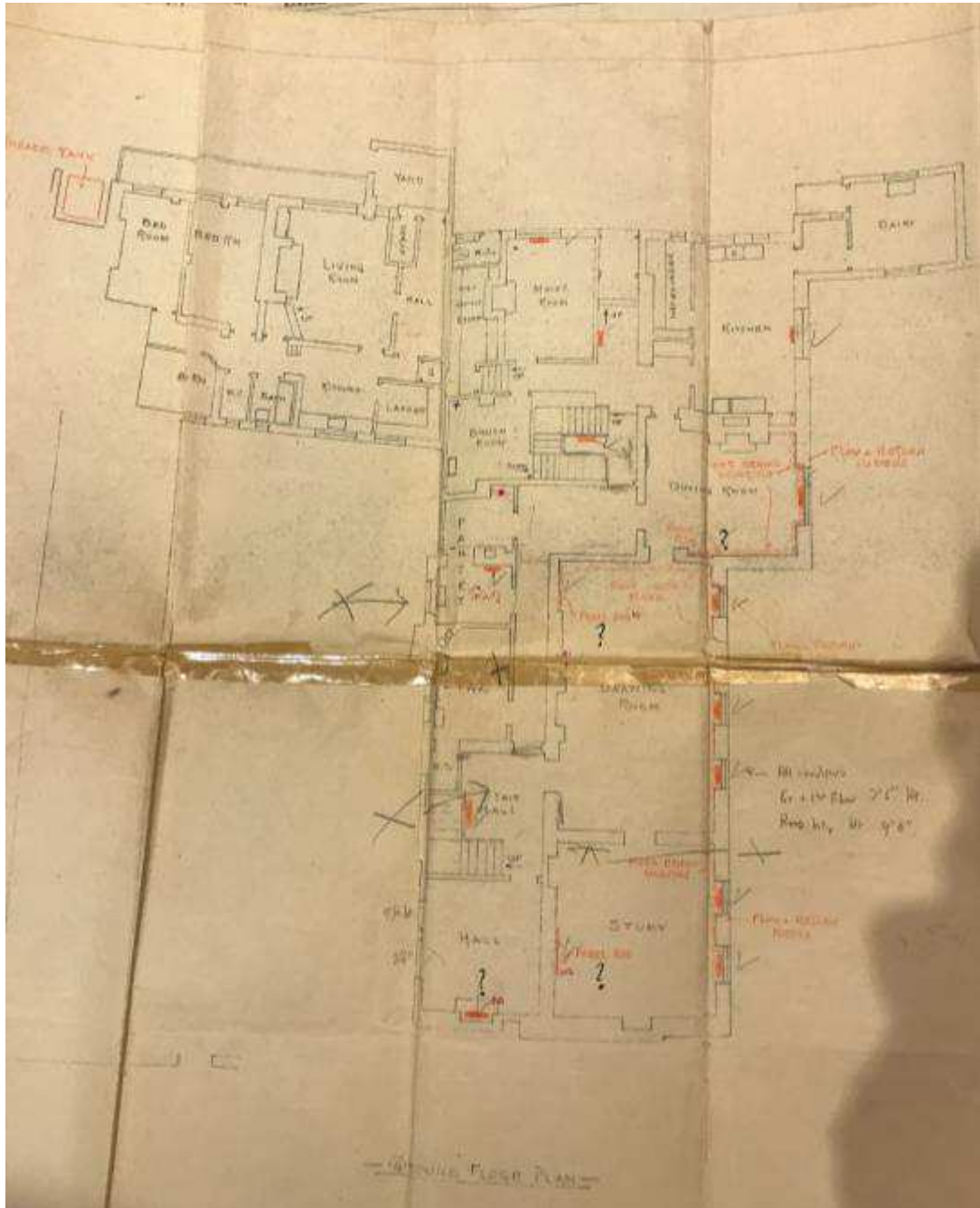
An existing plan from 1956 has survived, which shows elements of the layout prior to that date, however it is in a poor state and only fragments have been photographed. See analysis below.

The following however is clear:

- The interior layout bears some reference to the original plan however the central circulation has been manipulated at each major stage of development.
- The back staircase dates from 1950's. Its original position appears to be in a similar position although the layout has been altered (the stairs have been reversed as the previous brick steps up from the cellar currently lie under the first set of risers).
- The front door and present access dates from the 1950,s.
- The building did have a second upper level which was accessed from the central staircase. This top level was removed in the 1950s.
- The only room in the house with original fittings is the panelled bedroom above the present dining room and possibly the fireplace in the dining room. There remain no other internal fire surrounds, cornices etc.

The alterations have been designed to connect the rooms in a manner which allows the circulation through the building to flow more coherently. At present there are two parallel circulations (introduced by the Victorians but altered subsequently) which has created dark and awkward spaces. Whilst it is not desirable to undo the progression of the past, the scheme aims to carry out small alterations to bring light into the centre of the building and to correct some of the more awkward elements of the late 50's scheme, allow a clearer path through the building whilst maintaining the overall nature of the original structure.

ANALYSIS OF 1956 EXISTING GF PLAN



Existing GF plan 1956

- The plan clearly illustrates that the layout has been modified drastically post 1956 - *The layout here is not original and there is no particular conservation argument to propose its reintroduction, nevertheless it provides a level of certainty that the existing layout has been modified more recently which may provide for a reasoned argument in favour of alteration.*
- Both stair cases have been modified significantly post 1956. - *There is no consideration to alter the staircases nevertheless the plan helps to explain why few original features remain in the house.*
- The service areas have a different layout - *the proposal requires some modern partitions to be removed which are neither desirable nor historically significant.*
- The drawing room lobby is not present - *Whilst it would be desirable to introduce a larger room of better proportions as shown here in the drawing, the walls have been constructed to support the floor above. As a principal of the scheme is to keep alterations to minor interventions this element of the design has been withdrawn.*
- The central lobby is clearly visible - *the intention here to reintroduce it again in a slightly different configuration in order to allow a more coherent flow through the building.*

FURTHER JUSTIFICATIONS AND ILLUSTRATIONS OF ALTERATIONS



FORM NEW OPENING TO KITCHEN AND REMOVE 1950'S TIMBER BOOKCASE

The fitting is not original and fits incongruously with the bolection moulding fireplace (possibly original). The proposal is to reinstate a door to match the existing internal doors.



VARIATIONS TO THE PANTRY WALLS

JUSTIFICATION: The walls to the pantry are proposed to be modified in order to provide an inner lobby to connect the principal rooms. At present the flow through the house has been poorly constructed to allow for a larger butler's pantry. The walls are not loadbearing nor part of the original structure as can be seen from the overhead beam. The fenestration to the pantry door and sidelights are POST 1956 suggesting that that these modifications were carried out at that date.



REINSTATING THE DOOR TO THE OLD PANTRY

JUSTIFICATION: There is clear evidence that the window is not original, the opening has been modified possibly from an old door (see pointing) and it lies on a minor elevation in the central service courtyard. The door will allow access into the yard (at present none provided) which has led to the area being poorly maintained due to its underuse.



REMOVAL OF SERVICE LOBBY IN KITCHEN

JUSTIFICATION: This would reinstate the original proportions of the room, previously labelled 'dining room' on a 1930's plan. Whilst none of the original fittings/plasterwork/fire surround remain, the proportion of the room would be reinstated.



REPLACING EXISTING FRENCH DOORS WITH NEW DOOR WITH SIDELIGHTS

JUSTIFICATION: The doors have been modified from the existing. They do not correspond with any of the patterns of the existing windows. The proposal is replace with a pattern which more closely follows the pattern of the adjacent dining room. The cill is to be lowered (at present the cill levels do not match and the overall opening is larger). See drawing.



FORM SASH WINDOWS OUT OF THE MODIFIED OPENINGS (1950'S)

JUSTIFICATION: The proposal requires removing the brickwork from the larger window apertures and forming traditional sash windows to match existing.



REMOVAL OF WALL AT FF LEVEL TO FORM GALLERY WITH OPEN BALLUSTRADE AROUND BACK STAIRS

JUSTIFICATION: The proposal is to remove the wall which appears to have no function structurally nor visually. A much more improved and light circulation space will be provided by the gallery. No cornices survive. The wall does not correspond with the structure of the building. A beam over clearly suggests two separate stages of development. The beam relates to the previous staircase removed in the 1950's – most likely forming the opening up to the second floor – whereas the wall relates to the new stairs which were fitted at the same time as the demolition.



WIDENING THE PASSAGE UNDER THE STAIRS

JUSTIFICATION: Whilst it is not desirable to undo the layouts of the past, the central passage requires widening to provide a more coherent and comfortable passage through the centre of the house.



PRINCIPAL ELEVATION TO REMAIN IN TACT



FORM NEW DOOR OPENING TO MATCH
EXISTING ON NIB TO REAR OF HOUSE

JUSTIFICATION: The house has evolved in a series of stages all of which has meant that the interior of the building is uncharacteristically dark. The new door which will not be seen from the principal elevation will help to restore the balance and will provide much improved light levels to the interior.



VARIATIONS TO THE EXTERIOR LEVELS AND
GENERAL ARRANGEMENT ADJACENT TO THE
BACK DOOR

JUSTIFICATION: There are large concrete slabs around the building – these do not sit happily with the historic building. A simple new layout will provide a more domestic and much improved area focused on the dovecote.



NEW GARDEN GATES TO REAR GARDEN

JUSTIFICATION: The proposal will remove the asbestos roof lean-to open structure in favour of traditional piers and gates giving access to the rear gardens. This provides both a simple solution to restricted machinery access to the rear gardens but also allows for a significant visual improvement to the landscape and hard standing immediately around the back door.