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Hernon Associates

Architects & Structural Engineers

The Old Shop
Kingcoed
USK
Monmouthshire
NP15 1DS

Pontrilas Court, Kentchurch

Design and access statement, March 2011

in support of a Listed Building application for the renovation of the bakery as ancillary domestic accommodation and internal alterations to existing leisure room.

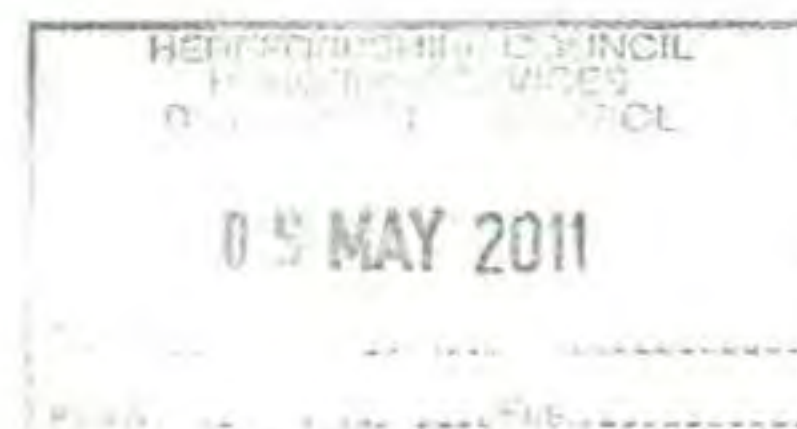
Context

Pontrilas Court is Grade II* Listed.



1. The front of Pontrilas Court

The main section of the house runs North East to South West with a service wing to the north East at right angles. Beyond the service wing is a range of outbuildings including the leisure room and bakery. These are not of significant historic or architectural value and are only Listed by association with the main house.





2. Aerial view showing the leisure rooms in relation to the main building



3. The North West frontage, with the bakery to the left

The bakery is a single storey stone-built structure attached to a large two storey barn which is no longer in the same ownership. Attached to the bakery is a half-timbered leisure room which has already been renovated, but requires further internal work to make it useable.

Design Process

The lack of insulation and services means that the leisure room is only of limited use at present. It is proposed that the building will be insulated and provided with new floor and ceiling.

An opening will be formed through to the adjoining bakery which will be brought back into use as an ancillary room providing a toilet and cloakroom for the leisure room.

The bakery will be re-roofed in slate and the former window opening will be opened up and a casement window installed.



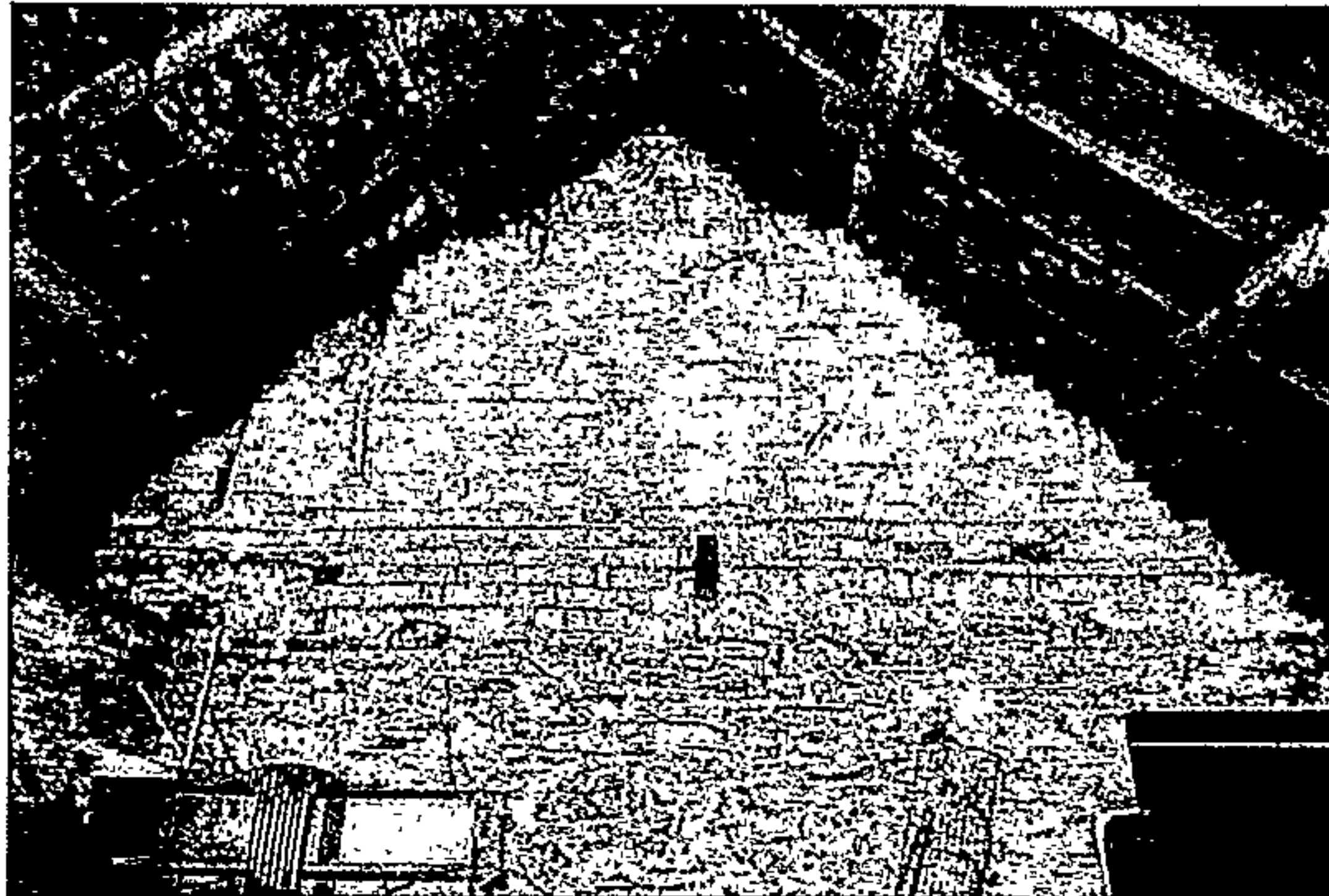
4. The only change to the elevation will be providing a window in the former window opening in the bakery

Use and layout

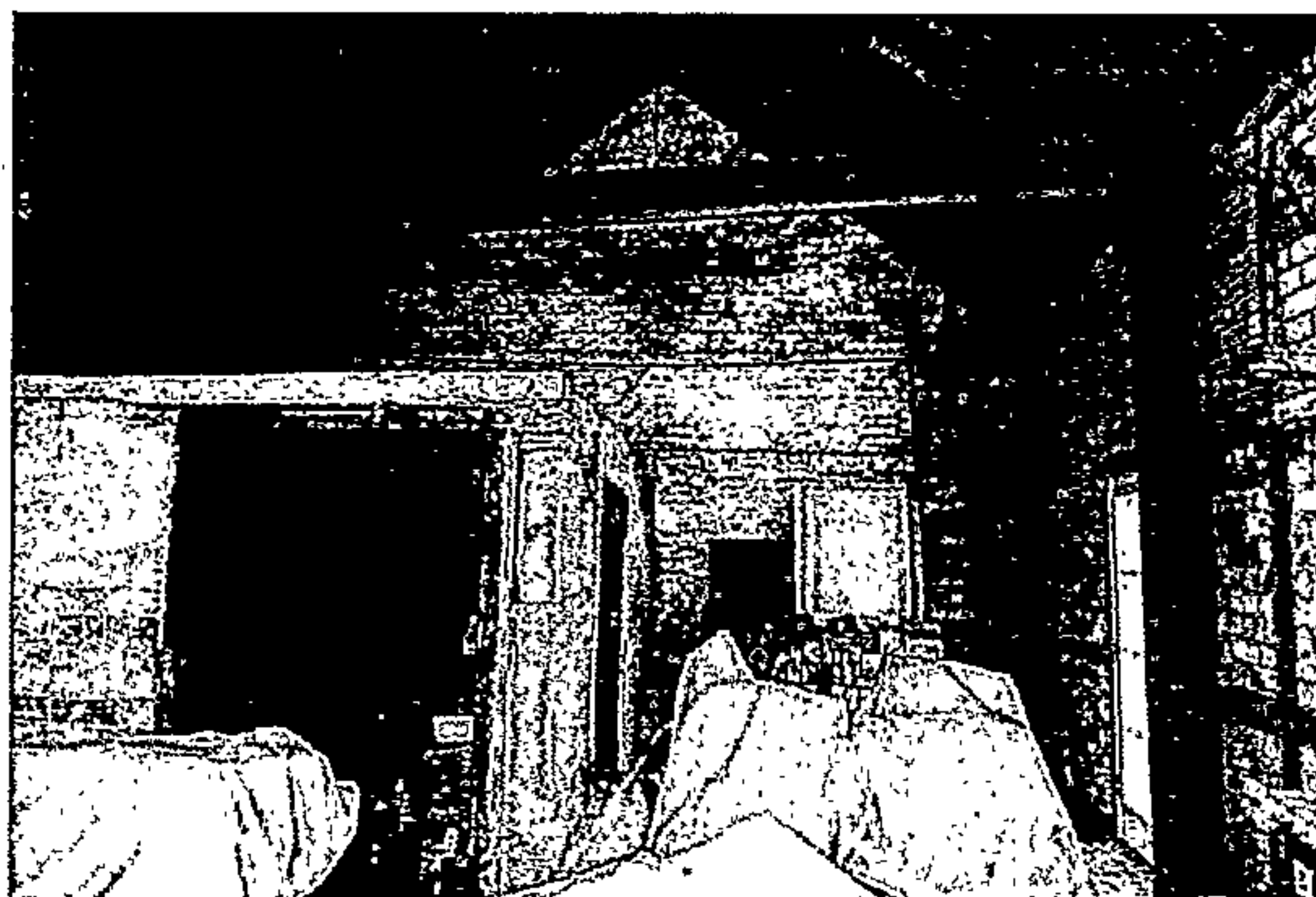
Pontrilas Court has precious interiors with fine decorative ceiling plasterwork and moulded beams.

The leisure room will provide for casual entertaining when the owners prefer not to open up the whole house to guests, as well as normal family use.

The bakery roof is in poor condition and will be renewed and the fireplace and bread oven will be restored as decorative features of the room.



5. A ceiling will be inserted at purlin level



The leisure room would have its ceiling at upper purlin level to emphasise its airiness. Rooflights would provide additional light to the area below.

The external walls to the front and to the garden are only single skin brickwork and need to be thermally insulated and lined for the room to be viable for more than occasional summer use.



The door at the back which opens into the adjoining property would be left in place and the opening infilled on this side. The end and rear walls would be lined and insulated.



Sustainability

Ecological value of the barns

A bat scoping survey has been carried out by Ace Consulting Ltd and further surveys will be carried as the bat season gets under way.

Local skills and materials

It is anticipated that a local contractor who is experienced in this type of work will carry out the contract. So local expertise will be utilised and where possible materials, such as lime products and fsc-certified timber will be sourced locally.

Landscape and Amenity

Pontrilas Court is a private property not open to the public, but its gardens are being restored and enhanced. The garden includes features which may date from the 17th century, including terracing and a canal.



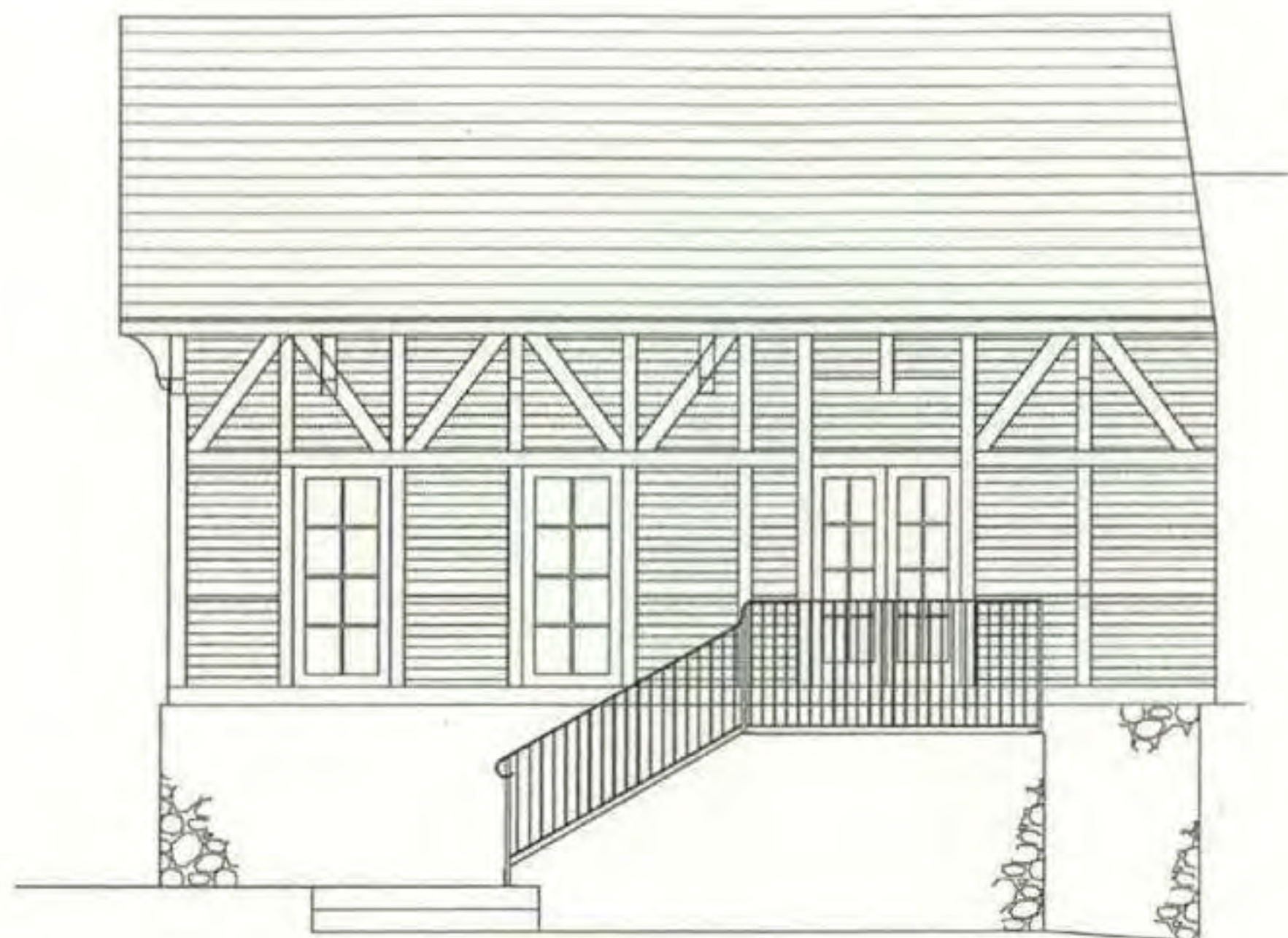
6. Aerial view of the grounds

Accessibility

The hard paved area in front of the leisure room will be renewed in flagstones to provide a safe level access into the building.

The relative floor levels of the two buildings means that steps are inevitable between the two, but these will be 250mm wide with max 170mm going to provide ambulant disabled access.

A platform landing and steps down to the garden have already been provided outside the leisure room. The drop is 1650mm so, for safety reasons, a balustrade will be provided. This will be black painted metal in a simple design, as detailed, to suit the style of the building.



7. A balustrade will be added to the landing and stairs on the South West side

The existing steps down to the rear terrace are a shallow pitch and the provision of a balustrade will ensure that safe access is possible from the leisure room to the garden.

Summary

The bakery and leisure room are not of significant historic or architectural value and are only Listed by association with the main house. Their renovation will enhance the setting of Pontrilas Court and ensure a viable use for these ancillary buildings.

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Pontrilas Court, Kentchurch

Heritage Statement, March 2011

in support of a Listed Building application for the renovation of the bakery as ancillary domestic accommodation and internal alterations to existing leisure room.

Pontrilas Court is an attractive gabled house dating from the mid to late 17th century. It is Grade II* Listed (155562) Its grid reference is SO 3957327496.



1. The front of Pontrilas Court





2. Aerial view showing the leisure rooms in relation to the main building

The main section of the house runs North East to South West with a service wing to the north East at right angles. Beyond the service wing is a range of outbuildings including the leisure room and bakery. These are not of significant historic or architectural value and are only Listed by association with the main house.



3. The North West frontage, with the bakery to the left

The bakery is a single storey stone-built structure attached to a large two storey barn which is no longer in the same ownership. Attached to the bakery is a half-timbered leisure room which has already been renovated, but requires further internal work to make it useable.

Context

Extensive restoration work has been carried out to the main building.



4. The rear elevation of Pontrilas Court with the kitchen extension

This work included the restoration of the elevation of the leisure room facing the terrace at the rear of the Court, but no internal work.

The lack of insulation and services means that the leisure room is only of limited use at present. It is proposed that the building will be insulated and provided with new floor and ceiling.

An opening will be formed through to the adjoining bakery which will be brought back into use as an ancillary room providing a toilet and cloakroom for the leisure room.

The bakery will be re-roofed in slate and the former window opening will be opened up and a casement window installed.



5. The only change to the elevation will be providing a window in the former window opening in the bakery

Historical appraisal

The main building is unaffected by the proposal which relates to the north east portion of the ancillary buildings which are Listed by association with the main house.



6. The North west elevation of the bakery and leisure room

Pontrilas Court is L-shaped with wings to SW and NW. The original SW wing was built c 1630-40 and NW wing towards end of C17. It was the seat of the Baskerville family for 150 years.

Although the house is largely unaltered, there have been modern additions to both wings and complete Victorian re-fenestration.

The dovecote close to the leisure room is Listed in its own right as a square 17th Century dovecote in good condition

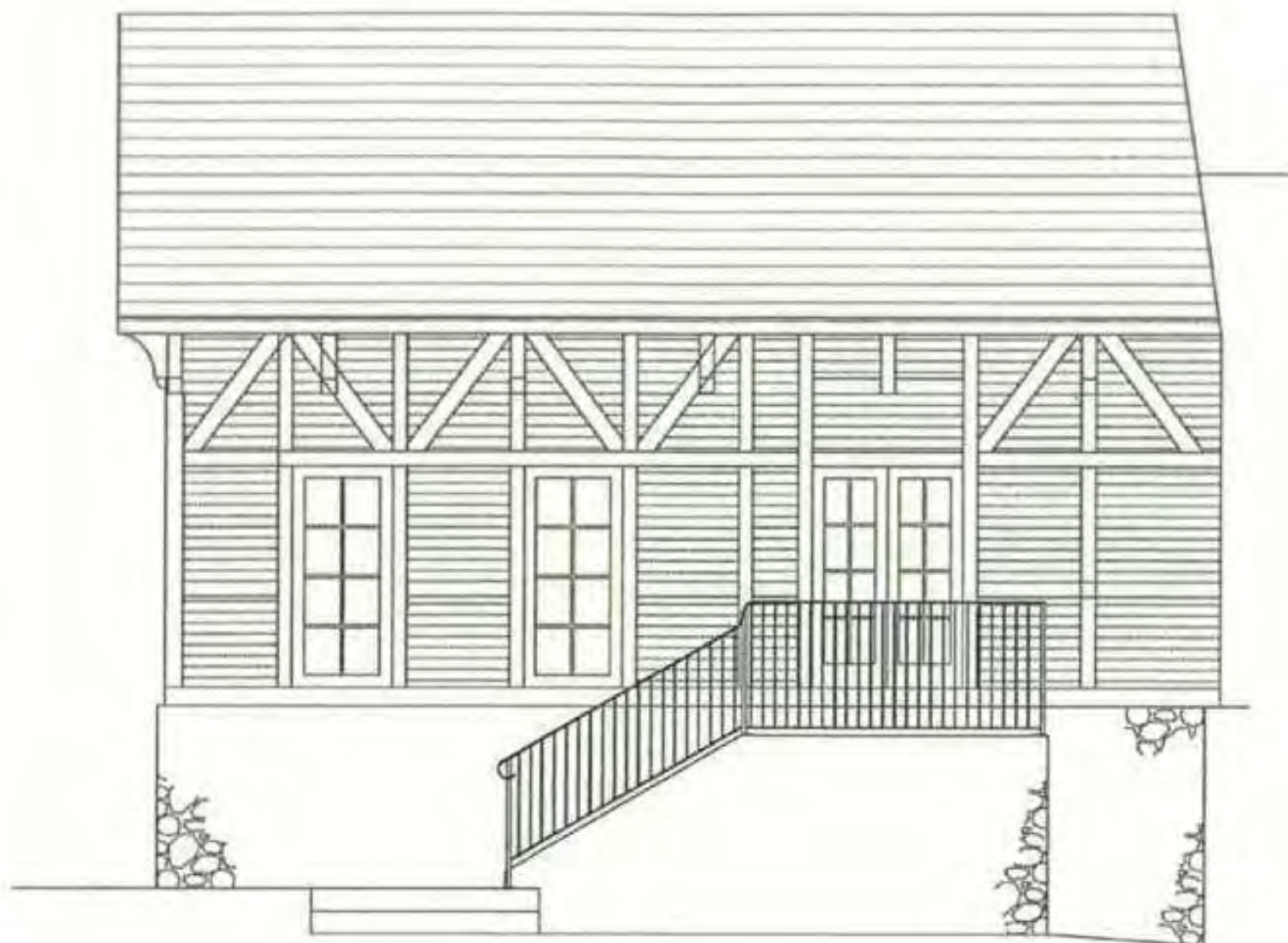
Design Process

The external appearance of the buildings has been retained with only the reopening of a former window and the insertion of a single glazed casement window. The window is a simple traditional style – see detailed drawings.



7. the former window opening in the bakery

A platform landing and steps down to the garden have already been provided outside the leisure room. The drop is 1650mm so, for safety reasons, a balustrade will be provided. This will be black painted metal in a simple design, as detailed, to suit the style of the building.



8. A balustrade will be added to the landing and stairs on the South West side

Use and layout

Pontrilas Court has precious interiors with fine decorative ceiling plasterwork and moulded beams.

The leisure room will provide for casual entertaining when the owners prefer not to open up the whole house to guests, as well as normal family use.

The bakery roof is in poor condition and will be renewed and the fireplace and bread oven will be restored as decorative features of the room.



9. A ceiling will be inserted at purlin level



10. The 19th century water boiler in front of the fireplace would be removed to allow the fireplace to be opened up



11. There is a bread oven under the stone lintol at the side of the fireplace. It appears to be intact.



12. The leisure room would have its ceiling at upper purlin level to emphasise its airiness. Rooflights would provide additional light to the area below.



13. The windows and door would be retained and refurbished.



14. The external walls to the front and to the garden are only single skin brickwork and need to be thermally insulated and lined for the room to be viable for more than occasional summer use..



15. The door at the back which opens into the adjoining property would be left in place and the opening infilled on this side. The end and rear walls would be lined and insulated.

Landscape and Amenity



16. Aerial view of the grounds

Pontrilas Court is a private property not open to the public, but its gardens are being restored and enhanced. The garden includes features which may date from the 17th century, including terracing and the line of a canal.

Accessibility

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Summary

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