

DESIGN, ACCESS AND HERITAGE STATEMENT



SINGLE STOREY REAR PORCH EXTENSION

WELLBROOK MANOR, STOCKLEY HILL,
PETERCHURCH, HEREFORD, HR2 0SS



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Appendix 1 - Historic England Listing Description

1 The Site and Surroundings

- 1.1 Wellbrook Manor is detached dwelling located on the west side of the C1195 known as Stockley Hill in the north eastern corner of Peterchurch.
- 1.2 The manor is Grade I listed dating back to the 14th Century and is described in Historic England list description as
'An extremely good example of a highly decorated hall house, with an original chimney stack - a rare survival'.
- 1.3 The manor is set within spacious curtilage of formal and informal gardens largely enclosed by mature hedges and trees. In the southern corner of the curtilage is a detached stone barn, which secured planning permission earlier this year for change of use from mixed residential/business use to a dwelling.



- 1.4 Vehicular access is located in the north eastern corner of the curtilage adjacent a neighbouring stone barn. This is currently defined by a combination of picket fencing and Leylandii hedge. Public footpath number PR8 runs near the southern boundary and through the rear garden.

2. The Proposal

- 2.1 During the C20 and C21, the manor has undergone various phases of alteration and repair works including a large brick and render extension constructed off the rear (north west) elevation and the re-construction of part of the original timber frame and infill panels in 2010/2011. However, the property has had little modernisation in terms of heating, electrics, kitchens, bathroom etc. for decades.
- 2.2 Listed building consent was approved on 21st December 2017 (ref 174186) for various renovations and alterations and these works are now largely complete.
- 2.3 In undertaking these works a well was discovered which it is believed could date back to the medieval period and pre-date the current building on site i.e. pre 14th century.
- 2.4 The proposal is therefore to create a small enclosed porch on the SE (rear) elevation of the 1920's brick extension to encompass this well and enable it to be revealed as a feature.

3. Planning Policy

The Development Plan

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Act 2010, this proposal must be determined in accordance with the development plan unless material planning considerations indicate otherwise.
- 3.2 In Herefordshire, the Development Plan comprises of the Hereford Local Plan Core Strategy which was adopted in October 2015. The criteria based policies of relevance are:
- **Policy LD4 – Historic environment and heritage assets** – Requires that heritage assets and their setting be protected, conserved and where possible, enhanced through appropriate management, uses and sympathetic design of any new development.
 - **SD1 Sustainable design and energy efficiency** – developments must make efficient use of land, maintain local distinctiveness, safeguard amenity, minimise pollution, utilise physical sustainability measures in the design and construction including the incorporation of on-site renewables, safe access and ensuring developments can be easily adapted in the future
- 3.3 The NPPF introduced a national policy framework centred on achieving a presumption in favour of sustainable development and a requirement that the planning system is geared towards ‘making this happen’. Paragraph 17 contains twelve core land use planning principles that should underpin decisions. Core Principle 10 requires that heritage assets are conserved in a manner that is appropriate to their significance.

Section 12 – Conserving and enhancing the historic environment

- 3.4 This chapter highlights the importance of the conservation and enjoyment of the heritage assets.
- Paragraph 128 requires that applicants describe the significance of any heritage assets and their setting affected by a development. The level of detail should be proportionate with the assets importance.

- Paragraph 129 explains that local authorities must take this information into account in order to minimise conflict between the heritage assets conservation and the proposal.
- Paragraph 131 sets the criteria to be considered including the desirability of sustaining and enhancing the heritage assets and putting them to viable uses.
- Paragraph 132 explains that the more important the asset, the greater the weight should be given to the conservation of the assets significance.

Neighbourhood Development Plan

- 3.5 Peterchurch Neighbourhood Development Plan area was designated on 6th December 2012 and the final plan was consulted on in September 2016. The plan has now been reviewed by the external examiner and following a referendum on 19th October, the community voted to adopt the plan. There are no specific policies that are applicable to this application.

4. Design and Access

- 4.1 Wellbrook Manor is a very large property that provides a challenge in providing comfortable and modern family living at a reasonable cost in terms of heating whilst maintaining the character and fabric of the listed building. The ongoing approach is a sensitive refurbishment of the house that minimises any changes to the original core of the building and proposes only a light touch re-modelling and changes of the later 1920's additions.

Amount

- 4.2 The is small scale single storey extension totaling only 5.5 square metres. In the context of the substantial manor house, the amount of proposed development is insignificant and will not compromise the character or architectural significance of the property.

Layout

- 4.3 The siting of the porch extension is informed by the desire to incorporate the existing well as a feature within the house. However, the proposed location is discrete being tucked on the inside of the gable wall of the later 1920's brick extension and the layout does not extend beyond the rear wall of this gable.



Appearance

- 4.4 The porch will have a simple lean-to roof and a design that harmonises with the host elevations. Through re-using the existing window removed from the kitchen alterations approved under the earlier renovation works, the features in terms of windows and doors will also replicate the remainder of this part of the property. The materials also to match, namely red brick and clay tile roof.

Landscaping

- 4.5 The existing external curtilage will remain unaltered and therefore no changes to the setting of the house will occur. No new planting is required as the house is already embedded into the landscape.

- 4.6 The design of the proposed works respects the character and distinctiveness of the building in accordance with CS Policies LD4 and SD1.

Access

- 4.7 Being located on the edge of the village, the site is readily accessible to the village facilities and the manor has level pedestrian access from the surrounding hardstanding leading on the local highway.
- 4.8 Adequate off street parking is available with storage space for bicycles, refuse and recycling wheelie bins within the curtilage.
- 4.9 The development is therefore considered compliant with the requirements of Core Strategy Policy MT1: Movement.

5. Heritage

- 5.1 Core Strategy policy LD4 and Paragraph 128 of the NPPF requires that applicants describe the significance of any heritage assets that may be affected by the development.

Significance

- 5.2 Wellbrook Manor is a multi-period house with medieval origins. It is believed the house originated as a late 14th century cruck frame hall house with later additions. It is one of the most important medieval houses in Herefordshire and its grade 1 status indicates it is of high national significance, being amongst the top 4-5% of listed buildings in England and Wales.
- 5.3 The Manor is a somewhat rambling complex made up of interconnecting elements of several phases although at its core is the remains of a fine medieval hall house. The most significant alterations were the removal of the cross wing and introduction of a floor to the main hall in the C16 and the large brick two storey extension to the rear constructed in the 1920's. Other works have included the use of modern material in the repair and reconstruction of the ground floor with the stone slabs re-laid on concrete. Works of repair to the medieval timber framing were carried out by the previous owners in 2011 following the removal of C20 roughcast render.
- 5.4 Whilst the C20 alterations and extensions have been less sympathetic to the buildings special architectural and historical interest, the property remains of national significance by virtue of its medieval origins.

Impact on Significance

- 5.5 The property was occupied until approximately ten years ago and whilst it has been in need of refurbishment, the recent occupation means the extent of recent and these proposed works are not significant.
- 5.6 In view of the buildings heritage significance, the strategy for recent renovation works has been to work with and/or reinstate original features and room configurations and minimise the new alterations.

- 5.7 The need for this extension is purely heritage led, the principle of which was discussed with the Herefordshire Council conservation and archaeology officers prior to the submission of this application.
- 5.8 The well was revealed whilst the works to install the new limecrete floor were being carried out. Whilst the well had largely been infilled with rubble probably associated with historic extensions and renovations to the house, it was clear that the well appeared old. This was verified by the Council's archeologist who confirmed that it was at least of a similar period to the original manor house and possibly older. Discussions then took place about how best to permanently reveal the well, which was problematic as it falls in the middle of the rear entrance doorway.
- 5.9 A modest extension was considered the best solution to allow the well to be displayed as a feature. The well is to be cleaned out and a reinforced glass cover installed within the floor. The extension is to be constructed off the 1920's extension, which is of low architectural and historical significance. There will be no impact on the original fabric. The scale, form design and materials all harmonise and assimilate with the host elevations and will be a subservient and inconspicuous addition.
- 5.10 As the need for the extension is heritage led, the proposal will have a positive impact on the building's significance in terms of assisting with understanding the evolution of the building and how it was used.
- 5.11 In summary, the works will not adversely affect the principal features that contribute to the building's significance. Thus, the requirements of CS policy LD4 and Section 12 of the NPPF are satisfied.

6. Summary

- 6.1 It is considered the proposal is well considered and based on a clear understanding of the features, evolution and historical significance of the building.
- 6.3 In summary, the works will not harm the principal features that contribute to the buildings significance. In fact, the revealing of an historical feature will have a positive impact on the significance of this asset. Consequently, the development is compliant with the adopted development plan and national policy.

Appendix 1 - Historic England List Description

Grade: I

Date first listed: 29-Sep-1952

Date of most recent amendment: Not applicable to this List entry.

Details

SO 33 NE PETERCHURCH CP

10/154 Wellbrook Manor

29/9/52 I

Farmhouse. Second half C14, altered late C16, restored in 1920's. Timber- frame with wattle-and-daub infill, externally mostly replaced by rendered rubble, stone slate roof. T-plan, formerly H-plan open hall house, service wing removed and cross-passage filled by late C16 chimney stack, hall of 2 bays and cross-passage, solar wing of at least 3 framed bays, with C14 stone chimney stack on north-east wall; 1920's extensions to rear (north-west). South-east front: one storey with attics, gabled solar wing projects to right, hall range to left, entrance through porch in angle with lean-to roof. Attic lit by two 1920's gabled dormers; 3-light casement to left of entrance; solar wing has a 3-light casement above a 4-light casement. The C14 stack to the solar has an octagonal shaft of ashlar, crenellated top probably restored. Interior: hall floor inserted in late C16, with brackets attached to earlier framing, at same time as stack inserted in cross-passage and removal of service wing. Upstairs shows that there is a spere truss to south-west of hall, central base cruck truss, dais end truss of aisled construction. The upper roof, above aisle plate level, has 2 raking struts, cusped to the spere and base cruck. The dais truss has exposed square framing with cusped angle braces producing quatrefoils and trefoils; ogee headed door to ground floor; cusped wind braces. The solar wing is difficult to interpret, with ceiling at level of lower purlin. C14 stack has stone hood supported on decorative corbels, which have been reset 100 mm back from their original position, jambs are triangular in plan with fillet to apex. An extremely good example of a highly decorated hall house, with an original chimney stack, a rare survival. (RCHM 1, pp 214/5, no 8; Bismanis 1975, PP 32/37, pl 8; BoE, pp 270/1.)

Listing NGR: SO3508638469