



## **Design & Access Statement including Heritage Impact Assessment**

Nupend Farmhouse, Woolhope, Herefordshire HR1 4QH



- East Elevation -

## **1.0 Site Details**

- 1.1 Nupend Farmhouse is a Grade II Listed building situated between Woolhope and Fownhope. Access to the property is via a drive from the Woolhope Road.
- 1.2 The timber framed farmhouse consists of the principal residential dwelling and two small lean-to constructions to the north and west elevation of the house.
- 1.3 The proposed works are indicated on the drawings and described within this Assessment.
- 1.4 Pre-application advice was sought for alterations to the timber framed farmhouse with the Herefordshire Council. Reference 180384, Principal Building Conservation Officer: Matthew Knight - Date 9th February 2018.

## **2.0 Listing**

The building is listed Grade II as follows:

Nupend Farmhouse

List entry Number: 1099885

FOWNHOPE CP - SO 53 NE 5/19

Nupend Farmhouse GV II Farmhouse - C17 with mid-C19 additions, altered C20.

Timber-framed with rendered infill, sandstone plinth and stacks with brick shafts, later brick additions at rear, slate roof. Three framed bays aligned north-east/south-west, facing south-east, with end stacks and left of centre entrance, later brick parallel range to rear. South-east front, two storeys, three windows, 2-light C20 casements, two windows set closely in square panelling giving one window to left and two windows to right of ledged door. Framing, altered though fairly complete, formerly three square panels from sill to wall-plate but raised roof- line, now giving four.

Listing NGR: SO5819135310

## **3.0 Proposal**

- 3.1 This application falls into separate entities. Firstly, it is proposed to remove a relatively modern internal wall to allow better ergonomic use of the ground floor and to construct one conservation rooflight within the existing roof of the farmhouse above the proposed library adjacent to the garden room.
- 3.2 The proposal also involves replacing the entire pantile roof of the single-storey brick lean-to used as a utility area, with slate to match the main house and to construct 3no. conservation rooflights one in the main dwelling and the other two in the roof of the Utility.
- 3.3 In addition to this, it is proposed to replace the 20<sup>th</sup> century fenestration of the farmhouse as indicated on the joinery details and to demolish an existing lean-to including a brick chimney stack at the north end of the building and replace it with a timber-framed structure.

- 3.4 It is understood that most of these aspects have been discussed through a pre-application enquiry with Hereford District Council and a favourable response was given by the Conservation Officer.

## **4.0 Application Details**

This application consists of the following documents:

1236-01 Site and Location Plan – Rev 1  
1236-02 Existing and Demolition  
1236-03 Proposed Plans and Elevations - Rev 3  
1236-04 Joinery Details 1 – Rooflights  
1236-05 OMITTED  
1236-06 Joinery Details 3 – Internal timber door - Bathroom  
1236-07 Joinery Details 4 – Internal timber door - Lounge/Kitchen  
1236-08 Joinery Details 5 – Internal timber stable door  
1236-09 Joinery Details 6 – Timber casement windows – Rev A  
1236-10 Joinery Details 7 – Timber casement windows / door - Rev B  
1236-11 Joinery Details 8 – Timber casement window Scale 1:2  
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## **5.0 Design & Access Elements**

- 5.1 There is only a marginal increase in the footprint to the size of the extension, as noted on the drawings. This is not considered to be significant in planning terms and does not alter the access to the building, scale nor fundamental layout.
- 5.2 There are no landscaping details proposed with this application other than a minor extension to the built footprint of the building in a northerly direction as noted on the drawings. The terrain, immediately to the north, rises sharply and there will have to be a re-arrangement of the immediate ground level although not to the extent that this could be deemed “engineering”.

## **6.0 Historic Impact Assessment**

- 6.1 The removal of the internal wall involves the demolition of a modern airing cupboard (dating from the late 20<sup>th</sup> century), the removal of a modern oak door frame (of similar age) and a brick partition, of late 19<sup>th</sup> century origin. It is not considered that removal of this wall will alter the historic significance nor character of the building as the main farmhouse structure (confirmed within the Listing as being 17<sup>th</sup> century) remains untouched by this element of the works. The justification for the proposal is that it will open up the building very slightly on the ground floor, remove an unsightly and incongruous airing cupboard and allow a better flow through this west side of the building.
- 6.2 It is proposed to demolish the lean-to stone built structure including a brick chimney stack to the north side, that was a later addition to the dwelling, and replace it with a timber framed single-storey extension as noted on the drawings. The current lean-to

is in very poor condition with significant stone collapse on the north side, and irreparable crack on the north east side and a softwood timber roof clad with rusting crinkly tin. The existing brick chimney is a later addition to the Farm as the main house would have had only one chimney within the lounge which is to remain. The new chimney stack will be smaller and allow for a better layout within the proposed Garden room. Both lean-to and chimney are of no historic nor architectural significance although, admittedly, has a degree of rustic charm.

- 6.3 It is proposed to replace the building on a slightly larger footprint (although not exceeding the current width) with a contemporary structure as indicated on the drawings. In terms of impact upon the historic fabric, the two door frames and doors themselves will be re-used as part of the works as noted on the drawings. The abutment at the verge between the crinkly tin and the primary structure will be retained at the same location to avoid detrimental impact upon another element of the building where flashing will be required.
- 6.4 The choice of materials for the new design has been carefully considered and will re-use the stone from the existing lean-to for the new stone plinth. The new extension is combining a slate pitched roof with a timber frame construction with glazed bifold doors facing north. As with the existing structure, it would be possible to remove the new element without detriment to the primary Listed building.
- 6.5 In terms of views into the site, an element of the new structure will be visible from the Wye Valley footpath although this is largely screened by a significant oak tree and, certainly during the summer months, a large amount of elder, thorn and other scrub type bushes. Recently, a very large Yew has fallen on the north west corner of the site and this is to be cleared but will probably re-grow in a stunted form. Generally, it is not considered that the view of the Listed building will be compromised from the path through the construction of the new extension.
- 6.6 The justification for the extension is straightforward. The building enjoys views over its own land in a northerly direction and, whereas the original Listed structure has modest window sizes and limited views, the new structure will open up beautiful views across the open countryside, although well hidden in both the north and easterly directions from a large bank of trees some 300-400 yds in the distance. The entire site is in a very tranquil setting and this will not be altered.