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DESIGN, ACCESS

&

HERITAGE STATEMENT

MARCHINGTON HALL

MARCHINGTON

STAFFORDSHIRE

on behalf of

Mr N Bagshaw

Jdp architects

December 2019

1.0 INTRODUCTION

1.1 This Statement is prepared by JDP Architects on behalf of Mr Nicholas Bagshaw in support of a listed building application to replace damaged window stonework, water pipework boxing and some water-damaged plasterwork.

1.2 The statement is designed as a short report accompanying the application to illustrate the process leading to the development proposals and is provided in accordance with Circular 01/2006 advice and CABE guidance.

Rear of Marchington Hall

2.0 SITE & HISTORICAL BACKGROUND

2.1 The application site is a Grade 2* listed building on the northern outskirts of the village of Marchington in Staffordshire.

2.2 The following paragraph is taken from the listing details by Historic England.

House. c.1690 with later additions. Red brick (Flemish bond) with ashlar quoins and dressings; plain tile roofs with coped verges on kneelers; brick panelled ridge stacks. 2 parallel ranges aligned north-south with additions to west and north-west. South front: 2 storeys and attic with boldly moulded eaves cornice and central balustraded parapet between 2 gables capped by ball finials quoins of unequal length, those to ground floor plain, those to first floor with chamfered rustication; 5 bays, cross windows with raised and ovolo- moulded surrounds, and plain mullions and transoms, containing casements with leaded lights, continuous hood mould to ground floor windows stepped up over central door; the latter has heavy moulded surround and broken pediment containing pedestalled pineapple motif. Low mid-late C19 wing to left: 1 storey; 1:3 bays, slightly set- back blind bay to left, 2 cross windows to centre with moulded surrounds, door to left with ovolo-moulded surround. North front: 2 storeys and attic, boldly moulded eaves cornice, gables to left and right capped by ball finials, quoins of unequal length, those to ground floor plain, those to first floor chamfered; 5 bays, cross windows to the 3 central bays with flat brick arches and raised keystones, those to ground floor have continuous hood mould; ground floor windows to left and right incorporate glazed doors with semi-circular heads; central half-glazed door with ovolo-moulded surround; C18 clock between the 2 gables, with associated bells over. Single-storey extension to right in front of, and partly masking C19 wing; 1:3 bays, glazing bar casements, gabled bay to left. Interior: Staircase with turned balusters and faceted newel finials, partly re-set; exposed main ceiling beams, ovolo-moulded, hollow chamfered or stopped and chamfered; timber framed partition in east range extending from ground floor to roof; fireplace in The Hall has elaborately carved oak arch, re-set; pine panelling in The Dining Room.

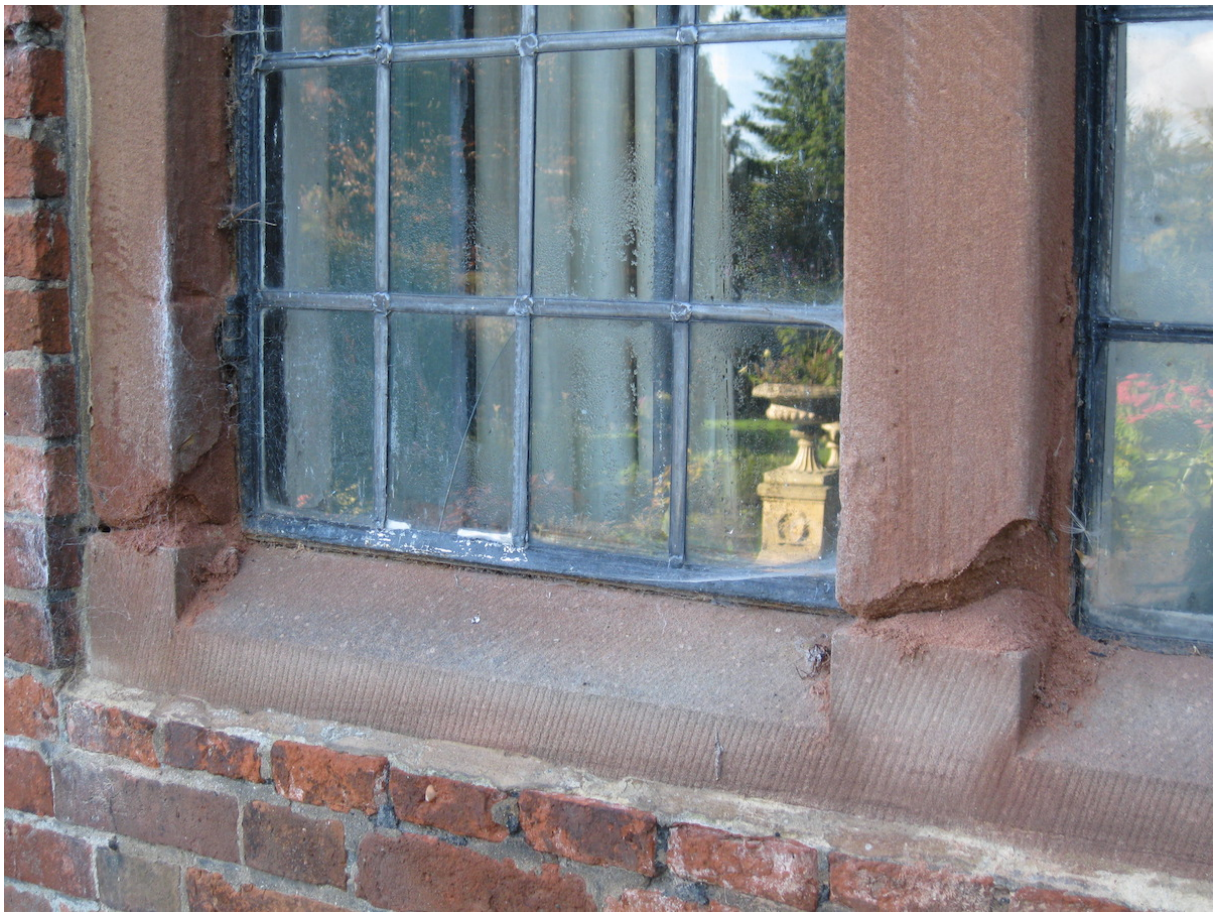
Location Plan

2.03 The Marchington Conservation Areas Appraisal of 2015 notes that the distinctive gable treatment to the front elevation may well have informed the design of other buildings across the village.

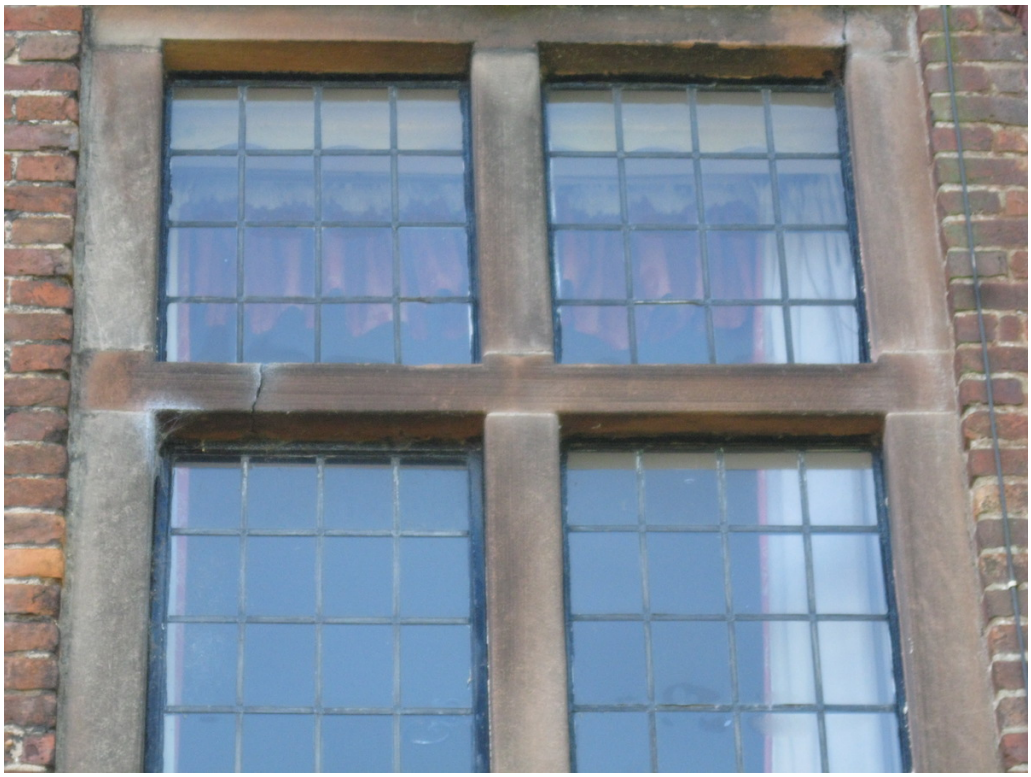
3.0 DAMAGE

3.1 Two of the windows to the rear elevation have suffered damage over the years to the sandstone stonework forming the window surrounds, with two mullions, a transom and a stone header requiring replacement.

Ground floor window showing damage to the lower right-hand jamb and mullion



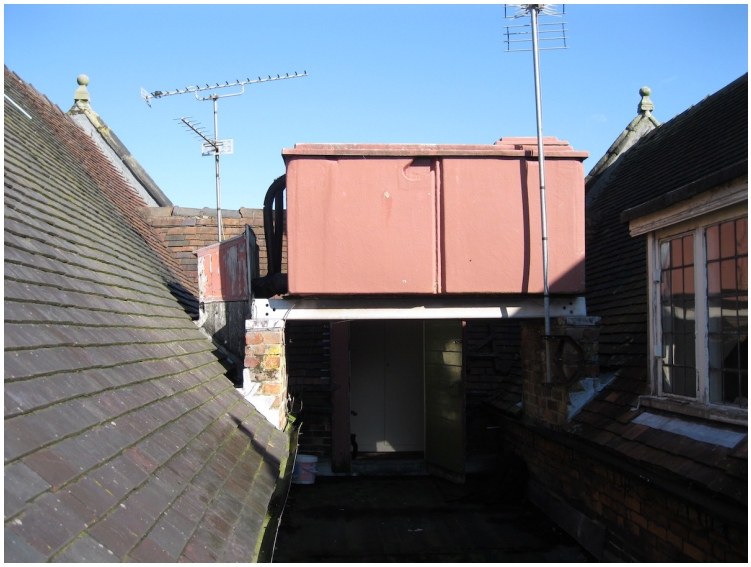
Detail of the damaged stonework



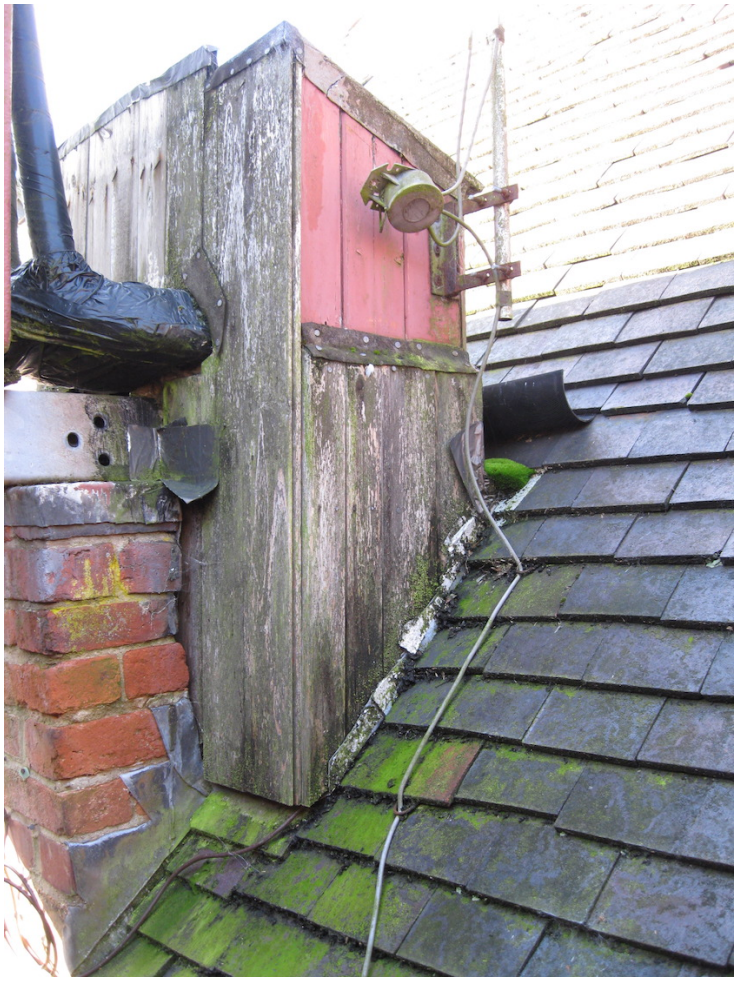
First floor window with cracked right-hand transom and left-hand of the head

3.2 The damaged windows are highlighted below.

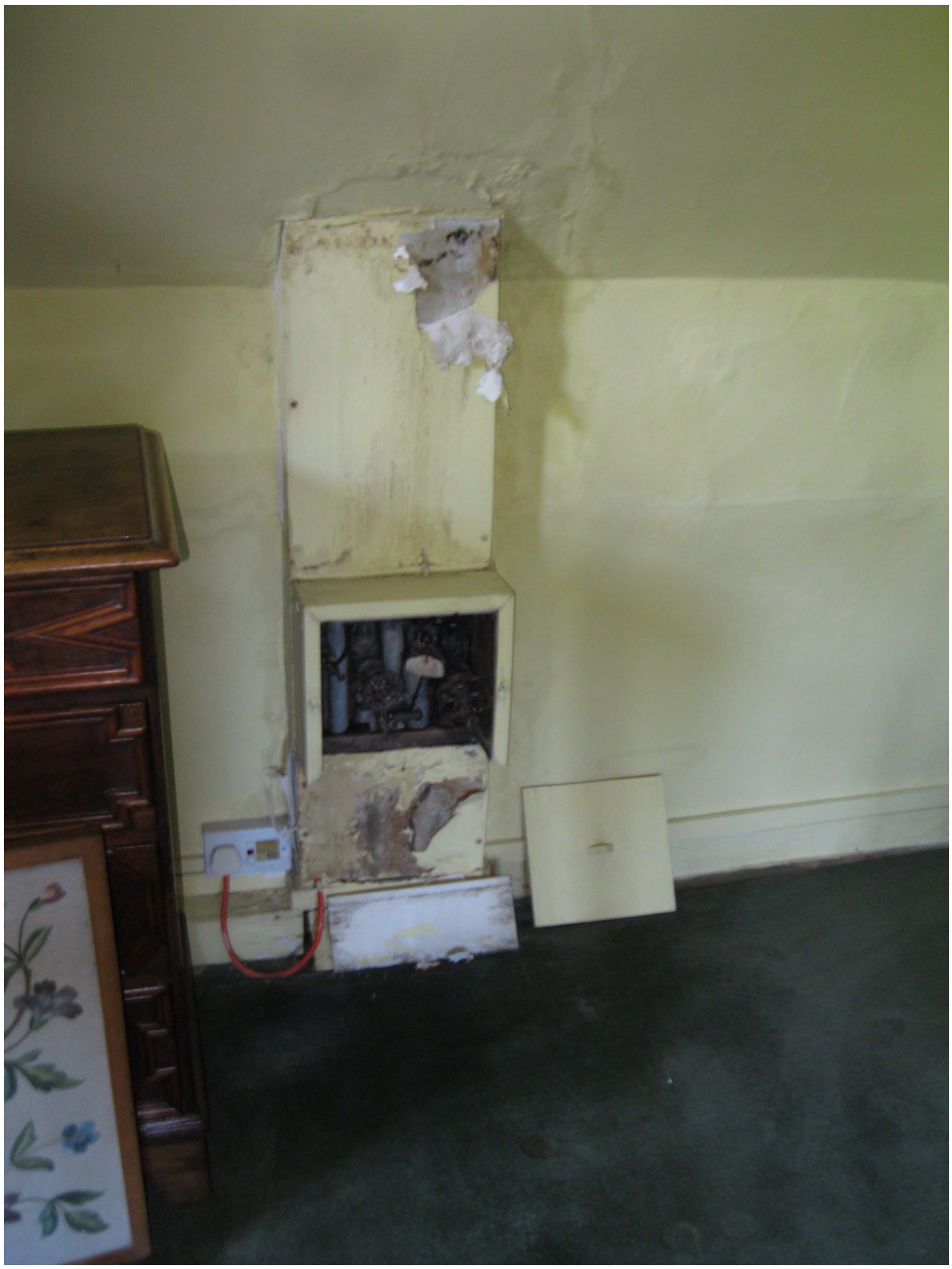
3.3 The boxing protecting the water inlet pipes from the roof-mounted water tank is suffering considerable decay and is letting water in, causing damage to some internal plaster.



Roof-mounted water tank



Boxing to water inlet pipework



Internal damage

4.0 REPAIRS

4.1 The proposed repairs to the window stonework would involve removing the damaged stone sections and replacing them with sandstone elements that match as far as possible the dimensions, colour and texture of the damaged stone.

4.2 All four of the existing glazing panels to the ground floor window would be carefully removed and stored safely for re-use. The stone transom would be supported whilst the damaged jamb and mullion were removed. New stone sections would be installed and fixed securely in place. The temporary supports would be removed and the windows re-glazed with the original glazing sections.

4.3 The first floor window glazing would be removed as for the ground floor window. The head of the window would be supported whilst the transom and upper sections of the window stone elements were removed. New stone sections would be installed and fixed securely in place. The temporary supports would be removed and the windows re-glazed with the original glazing sections.

4.4 The damaged timber enclosure to the water inlet would be replaced with a new timber enclosure with a lead valley gutter at the roof abutment. This would prevent further water damage to the internal fabric of the building.

4.5 The damaged plaster would be carefully removed, any underlying damage to the walls repaired, and the damaged sections re-plastered with a lime plaster to match the existing.

4.6 All works would be undertaken by suitably qualified and experienced craftsmen.

5.0 DRAWINGS

5.1 Scale drawings 1932/02 and 1932/03 detailing the repairs form part of the listed building application.

6.0 EFFECT ON HERITAGE ASSETS

6.1 The proposed works are part of the ongoing essential repairs to the building and are required to ensure the fabric of the building is not unduly compromised by the effects of time and weather.

6.2 The replacement elements to the windows would be on a like-for-like basis, with the same dimensions and as close a match in terms of colour and texture as possible, bearing in mind the adjacent elements have been subject to several hundred years of weathering.

6.3 The replacement boxing will improve significantly on the existing situation. The timber will be treated SW with a lead covered roof, rather than the existing felted roof. The existing structure does not have a valley gutter, which allows water ingress and subsequent damage to the internal fabric of the building. The proposed valley gutter will help protect the integrity of the building without detracting from the character of the building.

6.4 The water tank is not visible from the ground from any angle and the necessary replacement of the boxing will have no detrimental effect on the character of the building.

7.0 INTEGRITY

7.1 The repairs will have no detrimental effect on the integrity of the building.

7.2 Without these repairs, the fabric of the adjacent elements, such as the window glazing panels and internal plaster, will continue to deteriorate.

7.3 There is a risk that should the damage to the stonework continue to get worse, undue stress may be placed on the glazing panels causing significant damage to these fragile pieces.

8.0 CONCLUSION

8.1 The proposed works do not involve any new construction and are essential maintenance and repair.

8.2 The much-needed proposed repairs would replace damaged elements of the building on a like-for-like basis and would have no detrimental effect on the appearance or character of the building.