

2166:

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

Rev C

Close House, Church Square, Melbourne, DE73 8JH

List Description

Grade II listed

List Entry Nr 1334618

SK 38/3925 PARISH OF MELBOURNE CHURCH CLOSE 6/91 (West Side) 18.2.71 Close House (formerly listed with the Surgery) GV II House. Early C18, enlarged and refronted in late C18 with minor late C19 alterations. Red brick, on chamfered stone plinth, with painted stone dressings, painted brick quoins and plain, early C18, stone first floor band. Plain tile roof with brick gable stacks and brick ridge stack to rear pitch of roof, plus brick coped gables on plain kneelers and moulded stone cornice. Three storeys and three bays, with single storey, single bay to north. Plain central doorcase with raised and fielded panelled door and gothic tracery overlight. To north there is a late C19 canted bay window with plain sashes and to south there is a glazing bar sash.

Above there are three similar glazing bar sashes and between the northern two there is a similar narrower sash. Above again there are three similar, smaller sashes. All openings have wedge lintels with lower edge slightly arched to either side of central keystone. Addition to the north has a large 3-light segment headed window to south and a segment headed doorcase with panelled door to north. South gable wall has early C18 brickwork with vitrified headers, those to ground floor used in diamond patterns. The ground floor also has a blocked central early C18 window with flat brick arch plus stone keyblock. Above there are sawtooth brick bands and a blocked early C18 garret window. Interior has a fine early C18 staircase with robust twisted balusters, moulded oak handrail and a massive ball finial to top of newel post, up to the first floor. Above it changes to an oak newel staircase. There is also one C18 fireplace to an upper room and several two panelled early C18 doors.

CLOSE HOUSE, Melbourne - 1334618 Historic England submitted with this application.

Proposed Development or Works–

1. Form new openings in existing internal walls between
 - a. Kitchen and Dining Room
 - i. The Kitchen is proposed to be moved back to its original location in the property.
 - b. Utility and WC
 - c. Bedroom 1 and Dressing
2. Close off / block up openings
 - a. Kitchen and WC
 - b. The entry to the dressing corridor
3. Replace decayed awning frames to windows,
4. Add Plantation shutters on separate frame to inside of ground floor front windows, Sitting room French doors and First floor Dressing room window.
5. Replace single glazing with slim profile double-glazing panels to match existing.
6. Change colour of front door from 'green' to 'Oxford Blue' or 'Heritage Green'.
7. Remove and replace decayed house sign 'The Close' with similar sized sign in stone, see on the left for indicative design
8. Conservation rooflights in bedroom 4 to match conservation rooflight in bedroom 5
9. Replace existing brickwork Fireplace in living room.
10. Wooden Pressure treated timber Tool Shed 10'x7' (3m x 2m) with Mains power and lighting.
11. Wooden Pressure treated timber Garden Shed 7' x 3' (2m x 0.9m) with Mains power and lighting.

12. EV charging on existing boundary wall. This is located behind the property and accessed from a private courtyard off Church Street. 13. PIR sensor light over existing entrance in the boundary wall. 14. PIR sensor light over existing patio doors. 15. Iron Railings to existing front wall similar in appearance to those previously removed.
Consultation - Applicant consulted with James Bate in May '20, where the scope of the works at the property were discussed
DESIGN COMPONENTS
Layout - List of drawings submitted 01_2166_00 (Location Plan) 02_2166_00 (Existing Block Plan) 03A_2166_00 (Proposed Block Plan) 01_2166 (Existing Floor Plans) 02A_2166 (Proposed Floor Plans) 5705 - The Close, Struct Calcs 071021 (Structural calculations for where the wall is broken through)
Scale – Scale of existing house and walls remains as built. No external extensions proposed. New sheds are timber and below the height of the adjacent walls The proposed railings will re-instate railings that were removed.
Appearance – • The new internal openings are intended to enable a better and more efficient flow of space internally. • Insertion of the glazed panels to 3 doors in the ground floor hallway. The existing doors are solid timber. The glazed panels are intended to add more light in the hallway. • The kitchen is to be relocated back to it's position within the property. • The replaced fire surround is intended to be more in keeping with the style of the house. • The appearance of the building will be as existing. • Replace the existing and deteriorated awning frames at the rear of the property. • The double glazing will require glazing bars that are 2mm thicker than existing and it is not felt that this will affect the overall aesthetic and will improve the energy efficiency, sound proofing, and security of the property. • The sheds will be located in discreet locations. • The reinstatement of the railings similar in design to those previously used and the making good of the dwarf wall at the front of the property will return the property to its original appearance. • The repainted front door is intended to replace the tired existing appearance and freshen the façade.
HISTORIC BUILDING CONSERVATION ISSUES To be read in conjunction with '2166_Heritage Statement and Proposed Works'
Historic and special architectural importance of the building – The decayed awning frames are to be replaced and by making the glazing panes double glazed to the windows is intended to preserve and retain the existing fenestration and improve the energy performance of the property.

The railings are intended to passively secure the frontage and are seen as a reinstated original feature,

Setting –
The building is located on Church Square opposite Melbourne Hall and adjacent to war memorial.
It is also close to the Church and forms part of an established town scape.

ACCESS COMPONENTS

Technical advice -
N/ A

Degree of access
The existing access to the building is not being changed and internally the floors of the property are on one level.

Future access requirements
N/A

Emergency access
The property is easily accessed at the front and the rear by emergency vehicles.

Closing Statement
Please accept this Design and Access statement in support of the works at Close House.
The works are intended to enable the owners to enjoy their time at the property.
The new openings to the internal walls are intended to suit contemporary living and be more responsive to the rooms use.
The windows are also proposed to be repaired and made good as soon as possible and the addition of the plantation windows is intended to provide security as well as privacy and passive cooling during warmer weather.
The external curtesy lighting will provide safe and passively secure access to the property and the railings at the front will not only return the property to it's former appearance but will also provide security and privacy at the front.
We respectfully request the local authority support this application and work with the applicant to ensure this important heritage asset is retained and updated.