

Design, Access & Heritage Statements

Hebden Design Studio

On behalf of

Mr. and Mrs. Partington

Rook Farmhouse II, 91 St. Mary's Road

Hayling Island

External and Internal alterations to the existing Grade II dwelling

Rev 00

Contents:

1. Introduction
2. Context
3. Listed Status
4. Planning History
5. Design & Heritage Statement
6. Landscape

1. Introduction

Hebden Design Studio have been instructed to prepare a Planning, Design, Access, and Heritage statements to accompany the planning application for the external and internal alterations of to the Listed Building for Rook Farmhouse, 91 and 9a St. Mary's Road, Hayling Island.

Originally a large single dwelling, Rook Farmhouse was split in two (no.89 Farm Cottage and no.91 Rook Farmhouse) to form a pair of semi-detached homes. Subsequently no.91 has in recent times been split into two properties (91 & 91a) both of which have undergone extensive change from the original historic layout in a somewhat unsympathetic manner. No 91 & 91a are now in the same ownership and the applicants are seeking to reharmonise these we consider to be beneficial to the heritage asset.

The proposals within this application include internal and external alterations which seek to provide accommodation which reflects modern family living while retaining and enhancing the limited remaining historic architectural elements of the existing heritage asset. We proposed the reinstatement of the original floor plan arrangement reversing the subdivision of no. 91 (to form 91 & 91a). This includes the removal of the modern staircase in 91a, and reinstatement of the original layout.

The modern northern porch and extensions to the rear are proposed to be removed as these are a detriment to the heritage asset. Replacement structures are proposed all of which provide subservient uses, a boot room, new rear entrance and replacement kitchen (in the same location as the existing). The proposals seek to reinstate the dwelling back to one harmonised dwelling therefore to remove the redundant non historic staircase within the separated dwelling and reinstate the openings to bring the dwelling into one property.

2. Planning history

Reference	04/63436/003
Alternative Reference	-
Application Received	Mon 17 May 2004
Application Validated	Fri 28 May 2004
Address	91 St Marys Road, Hayling Island, PO119DD
Proposal	Listed Building Consent application for reconstruction of porch, internal repairs and alterations including new and replacement windows, partial demolition to rear and construction of new pitched roof over flat roof element to rear.
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Fri 24 Sep 2004
Appeal Decision	-

Reference	APP/19/01172
Alternative Reference	PP-08285910
Application Received	Fri 29 Nov 2019
Application Validated	Fri 13 Dec 2019
Address	91 St Marys Road, Hayling Island, PO11 9DD
Proposal	Demolition of existing garage; erection of new timber framed and clad single storey garage with pitched roof.
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Wed 05 Feb 2020
Appeal Decision	-

Details [Comments \(0\)](#) [Constraints \(0\)](#) [Documents \(0\)](#) [Related Cases \(0\)](#)

Summary [Further Information](#) [Contacts](#) [Important Dates](#)

Reference	14375/1
Alternative Reference	-
Application Received	-
Application Validated	-
Address	Rook Farm House, St. Mary's Road, Hayling Island
Proposal	-
Status	Unknown
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Wed 28 Mar 1962
Appeal Decision	-

Details [Comments \(0\)](#) [Constraints \(0\)](#) [Documents \(0\)](#) [Related Cases \(0\)](#)

Summary [Further Information](#) [Contacts](#) [Important Dates](#)

Reference	HWU/02206
Alternative Reference	-
Application Received	-
Application Validated	-
Address	Rook Farm House, St. Mary's Road, Hayling Island
Proposal	-
Status	Unknown
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Mon 16 Feb 1953
Appeal Decision	-

3. Context

The Rook Farmhouse is a grade II listed semi-detached building set in the former grounds of Rook Farm, with access to the east side from St. Mary's Road, attached to no.89 to the south, adjacent to n.93 (detached house) to the north and adjacent to agricultural land to the west.

The 18th Century Farmhouse presents a rendered brick, Georgian style façade of rectangular proportions with generously sized sash windows and an absence of ornament. Internally it is characterised by timber framed walls with brick infill, exposed timber beams supporting the first floor, low ceilings, well-proportioned rooms and two fireplaces. Modern additions are to the rear of the heritage asset.

Recent alterations split the house creating two separate two storey accommodation within no. 91. This alteration included new internal stair and an independent access formed by a single storey extension to the north with the opening facing east, both of which are visible from the approach of the property. Due to the placement of the additional stair against the front wall of the house the spaces created are gloomier and smaller than the previous layout and impractical for permanent living.

Furthermore, the existing elevation to the rear of the building is a busy and complicated as a result of multiple modern un-sympatric additions comprising flat roof and pitch roof extensions added over the years, with varying roof levels. See figure 4.



4. Listed Status

Heritage Category: Listed Building

Grade: II

Date first listed: 17.11.2003

Listing NGR: SZ 7201599674

Statutory Address: Rook Farmhouse II, 91 St. Mary's Road

Parish: Non civil Parish

100/0/10021 St. Mary's Road 17-NOV-03 Hayling Island 89 and 91 Farm Cottage and Rook Farmhouse II House, divided into two dwellings. C18 reconstruction of an earlier house, possibly of medieval origin; circa early mid C19 alterations; C20 additions. Rendered brick incorporating some timber-framing internally. Concrete plain tile roof with gabled ends. Rendered brick axial and gable-end; stacks. PLAN: 3-room plan with integral outshut at the back; No.89 occupying left room with gable-end stack; No.91 occupying larger centre room with fireplace in axial stack and smaller right hand room with gable-end stack. The right hand bay and the rear wings are C20 additions. EXTERIOR: 2 storeys. Asymmetrical 4-window south east front with joint-lined render, C19 20-Panes sashes and central panelled and glazed door within later timber and glazed porch; right hand 1-bay range is C20 addition. At rear the roof is carried down over outshut, now obscured by C20 additions. INTERIOR: Left room (No.89) has two chamfered cross beams with hollow-step stops and brick fireplace with oven iron door; large storey-post in original rear wall. No.91, centre and right hand rooms now one room with partition removed; ceiled and with light scantling chamfered and bead-moulded cross-beams; large brick fireplace in axial stack with chamfered cambered bressummer, the chamfer running into rebuilt brick jambs; smaller right-hand room has brick fireplace with reused chamfered cambered timber bressummer; rear wall has exposed timber-framing; first floor has C18 2-panel doors and right hand chamber has moulded plank door with clasped purlins, intermediate collars with birdsmouth joints, common-rafter couples intact and some reused smoke-blackened common-rafters over No.91. A good example of an C18 remodelling of an earlier house."

From Historic England Details.

5. Design & Heritage Statement

The Listed Building Assessment sets the history and background for Rook Farmhouse II, as such the following statement will focus on the significance of the proposed alterations on the heritage asset. The proposed alterations are as follow:

18th Century House:

1. Removal of the porch entrance to the north (The historic assessment provides evidence that this bay entrance is a modern addition and the removal results in the historic east façade being reinstated.) (See fig. 1)
2. Re-instating the historic internal connections in combining the two dwellings into one property, this comprises reinstating the opening between existing two lounge/dining spaces in the two existing properties. (See fig.3)
3. Removal of the modern staircase in the northern lounge of 91a.

The reinstatement of the two properties into one dwelling aims to better reflect the original plan, create more light and well ventilated and usable spaces. The proposed additions are located where

modern additions exist, the holistic sympathetic approach seeks to harmonise the property to provide a family home.



Fig.1 Modern northern porch



Fig.2 North façade of C18 house and modern bay entrance to the right.



Fig.3 Existing Living/Kitchen/Dining. Highlighted in blue, modern partition to be removed to reinstate original plan layout.

Modern extensions (20th Century):

The one storey extension to the west side is a later addition to the main house, which is relatively modern, no historic fabric is evident in this part of the building and is thought to be constructed in the mid to late 20th Century, therefore, the internal alterations will not impact the historic fabric.

Ground Floor;

1. New extension to replace the northern porch providing a boot room and rear entrance hall. (see fig.4)
2. Rebuilding the existing modern kitchen and small utility area into a study and a more suitable utility with access from the rear garden.
3. Replacement of a single modern window with a glazed single door to the proposed utility room.
4. Replacement of an existing double door with a window.
5. Replacement of the north window with a narrower window.
6. New patio area
7. General repairs.



Fig.4 Modern additions to the west side (highlighted in blue parts to be removed/replaced)



Fig.5 CG visualisation – View from the rear garden.

First Floor;

1. First floor extension in the same location as the current kitchen along with a new connection to the existing first floor, to provide a master bedroom with ensuite.
2. Slight elongation of the existing flat roof aligned with the new extension to articulate the separation between modern structures and the heritage asset. (See fig.5)
3. Removal of the modern gable dormer at the rear southern side.
4. Extension of the existing balcony towards the west.
5. Replacement of the modern metal balustrade with glass.
6. Removal of the bathroom to the northern end of 91 to reinstate the original corridor and allow access to the balcony.
7. General repairs.



Fig.6 CG visualisation – Balcony and Flat roof link



Fig.7 Modern gable dormer adjacent to neighbouring house to be removed and replaced with a flat roof.



Fig.8 Lantern in the existing kitchen to be removed.

6. Landscaping

The existing gardens are mostly grass along with the gravel driveway, there is small modern paved area to the rear, adjacent to the existing kitchen. The gardens are also segmented by hedges and planted borders.

A new patio is proposed adjacent to the kitchen.

No changes are proposed to the front garden and driveway.



Fig.9 Front garden



Fig.10 Driveway and rear garden lawn in the background