



**Eastoft Hall
Luddington Road, Eastoft
Scunthorpe, North Lincolnshire
DN17 4PP**

**PROPOSED TIMBER FRAMED ORANGERY
& SIDE ENTRANCE PORCH**



**STATEMENT OF SIGNIFICANCE & IMPACT,
DESIGN AND ACCESS STATEMENT**

Prepared by

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1.0 **Proposed Works**

- 1.1 Erect a single storey Orangery to the right hand side of the property with two existing side window frame removed, lower base wall removed, to install a pair of external quality doors into each opening.
- 1.2 Erect a single storey Porch to the left hand side of the property, fitting up to the existing side entrance doorway.

Significance of the historic fabric/area that will be affected

- 1.3 The property is a listed building (grade 11) House, mid C18 or earlier, extended and re-fronted in mid C19. brick with chamfered rusticated stucco to south and west sides of the main range, rough render to the east side, colour washed to rear wing. Stucco and ashlar dressings. Welsh slate roof, L-shaped on plan: double-depth main range with two-room, central entrance hall south and west fronts, the earlier rectangular three room range forming the two east rooms and kitchen wing to the rear right. South front two storeys, three bays moulded brick plinth.
- Entrance has two stone steps to stucco door case with pilasters carrying entablature and hood, panelled door beneath moulded lintel and plain over light in stepped reveal, four pane sash to left, tripartite sash to right with glazing bars. Entablature with moulded cornice forming first floor band, four pane first floor sashes, and all windows with sills beneath channelled cambered arches, corbelled moulded brick eaves cornice with moulded ashlar corner pieces.
- Double span hipped roof, side wall stack to right, left return forms secondary west garden front: three bays, symmetrical plinth, first floor band and eaves cornice similar to south front, step to half glazed panelled door with engraved glass, beneath moulded lintel and plain over light, four pane ground floor sashes with sills beneath keyed stucco arches.



First floor: tall central round headed stair window with margin lights beneath channelled and keyed stucco arch, flanked by four pane sashes in similar surrounds to those on the ground floor hipped roof with a pair of C20 rebuilt ridge stacks.

Lower two storey kitchen wing set back to left has a six fielded panel door, small eight pane first floor sliding sash, lateral stack and tumbled in brick to raised left gable. Right return (east side): main range, ground floor, has a twelve pane sash to left, two light sash with glazing bars to right; C19 three light mullioned and transomed window to right wing. First floor band and stepped in upper storey to main range with four pane sashes; small eight pane first floor sliding sash to wing.

- 1.4 Interior, Stair hall has a small circular opening to upper hall with moulded surround, open well staircase with pulvinated string, ornate splat balustrade and chamfered newel posts with carved finials; upper hall has similar balustrade to circular well, a pair of basket arched openings with corbelled archivolt, moulded ceiling cornice and circular stair light above the well with radial glazing bars in moulded surround. Moulded cornices to entrance lobby, halls and all main rooms; pilastered red marble chimney piece and over-mantle to south-east room; original C18 axial stack survives on the east side with C19 keyed round-arched grey marble chimney piece to north-east room.

Panelled doors and window shutters in architraves throughout, those to the east rooms and kitchen fielded panelled. The stair hall details have similarities with those at The Old Vicarage in the High Street, Luddington (qv), and The Old Vicarage, Manor Road, Adlingfleet, Twin Rivers parish (qv).

A Hall is shown in this position on Jeffrey's Map of Yorkshire 1775.



- 1.5 Eastoft Hall as it is now recorded. The Grade 11 Listed Building was first listed: 30th September 1987, LB ref. 1309981 and Listing NGR: SE8064016236 with no other recorded amendments.
Map National Grid Reference: SE 80640 16236. The main Eastoft Hall buildings will not be affected by the proposed work, other than been attached to the building, the removal of the two windows and lower brick walls.

The impact of the proposed work on the historic fabric/area

- 1.6 The removal of the two side windows in the right hand side wall between the lounge/dining-room, the lower section is to be removed to form a double entrance into the proposed Orangery, doors to be external quality doors and frames with seals into the frames. The pair of doors entering the lounge will have a single step down into the lounge using the full depth of the wall thickness to form this step.
The existing windows are to be carefully removed and stored on site.
- 1.7 External wall finish is to be rendered and painted white to match the existing house wall finish with a red brick DPC wall exposed at the base.
- 1.8 The proposed Porch will be fitted over the existing side entrance door and frame, fixed against the main building, tucked underneath the landing window frame with out any structural alterations to the main building.



2.0 **INTRODUCTION**

2.1 This Design and Access/Heritage Statement is to be read in conjunction with the Listed Building application Dated 4th August 2011 and the drawings numbered:

- OS – Block Plan 1/500.
OS -- Location Plan 1/1250.

- Oak Leaf drawing number 1104101/100 Existing Plan and Side Elevations.

- Oak Leaf drawing number 1104101/02/D – Proposed Plan and Elevations Of the Proposed Orangery and Side Entrance Porch.

2.2 **Use and Amount**

The application is to erect a side entrance porch to the west side elevation and a new single storey hardwood-framed Orangery on the east side elevation of the property for the personal use and amenity of the owners of the house and purely for their own, residential use.

The proposed Orangery will be used for informal dining and relaxation, allowing views of the surrounding garden in a light and airy environment and which can be used and enjoyed in all weather conditions.

The traditional structure is to have minimal visual impact on the elevations it connects to and will harmonise with the surrounding area with many of the existing house features being incorporated into the design. A degree of new planting in the area around the proposed Orangery will also add aesthetically to the proposal.



3.0 SITE ANALYSIS

- 3.1 Eastoft Hall is a Building located along the B1392 Luddington road on the left hand side, just past the Washing hall Lane end.
- 3.2 The building is constructed in brick with four elevations rendered with a colour wash finish to the front, rear and the side elevations, the front and left hand side (south and west side elevations) with chamfered rusticated stucco and embellishments to the window and entrance door surrounds, under a Welsh slate roof throughout. Windows are a painted timber, vertical sliding boxes window.
- 3.3 The site is located on the outskirts of Eastoft, on the Luddington road on a large size plot.
- 3.4 Photograph 1 indicates the front elevation of the house with trees and shrubs on both sides of the front of the Hall, viewing from the Luddington Road.

Photograph 2; indicate the existing east elevation where we proposed to the erect the Orangery.

Photograph 3; indicates the existing west elevation where we propose to erect the entrance porch over the side entrance door.

Photograph 4; indicates the existing stain glass window over the main entrance door, which we are copying to fit over both entrance doors to the Orangery and the side entrance porch.

3.6 **Access**

No alterations are proposed to the existing access.

3.7 **Landscaping**

No new landscaping is proposed but all existing landscaping will be retained, the existing stone driveway and path levels, will remain, with paving round the Orangery and porch to be adjusted while making good the area.



4.0 DESIGN SOLUTION

Layout, Scale and Appearance

- 4.1 It is the Applicants intention to use the Orangery as a living space in order to take in the views of the garden.
- 4.2 The extensions have a footprint area of 48 m².
- 4.3 Great care has been taken in selecting the correct style of building, which will be supplied and constructed by Oak Leaf Conservatories Limited, a company that specialises in Conservatories and Orangery buildings.
- 4.4 The Orangery and porch will utilise Sapele framing based on traditional carpentry skills using mortise and tenon joints, fascia and mouldings.
- 4.5 The external materials proposed are traditional, with glazed fixed casement windows to the lower section and top hung opening sash windows with horns to replicate a box window when closed, painted Sapele frame and pillars with rendered low plinth walls to match the existing building. The roof will be a glazed roof, traditional treated timber frame gutter, fully insulated and covered with code five lead and lead rolls forming a drip to the perimeter.



- 4.6 The design of the Orangery and Porch is simple and as such will be subservient to and will not compete with the Building.
- 4.7 This small alteration work proposed to the historic fabric of the building as part of this proposal, the side entrance porch will be accessed through the existing side door into the main hallway, with the Orangery through the dining room and the front lounge by removal of the existing box windows and installing hardwood timber double doors and frames, which gives access to the garden. The existing box windows to be stored on site.
- 4.8 The proposal will not cause any harm to the amenities currently enjoyed by the adjoining properties. To the Rear North side there is existing outbuildings and boundary wall lined with trees, the frontage has mature planting of trees and shrubs, all of which will be retained. The Orangery will be partly viewed from the public viewpoint at the front and the side elevation of Luddington road, as it has always been.
- 4.9 The design has taken into account the relevant policies of the North Lincolnshire Council.

Oak Leaf Conservatories Ltd.



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