

Design & Access and Heritage Statements

For replacement glazing and a new
rooflight for the utility/boot room wing

Gannock Farmhouse, Sandon

Ref: DAHS/2420(1)



PREPARED BY DONALD PURKISS and ASSOCIATES LLP

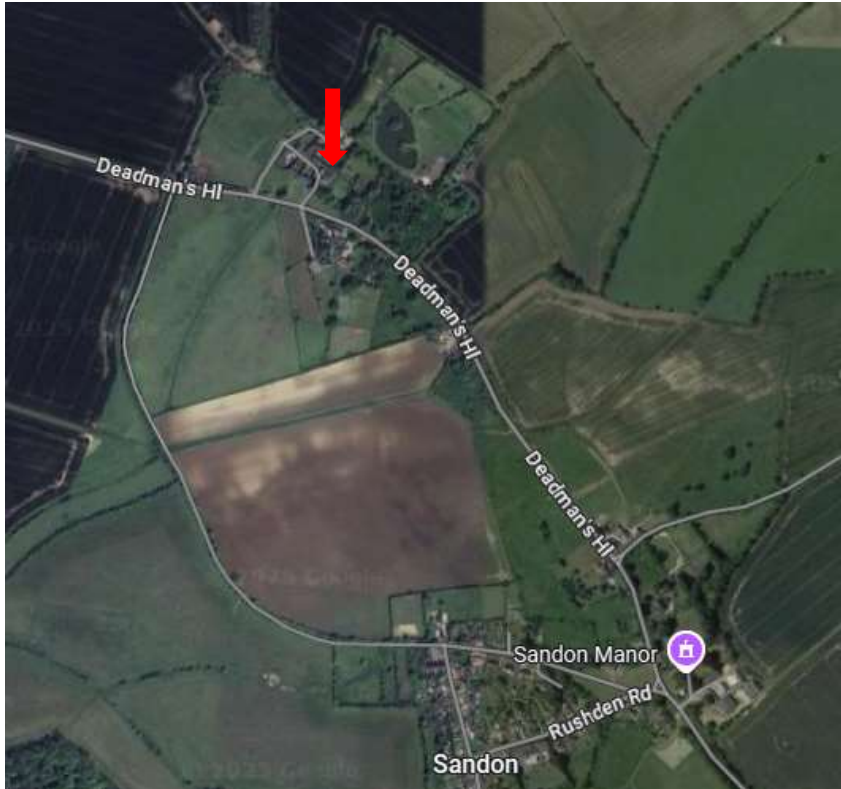
ON BEHALF OF Mr & Mrs Ashton

February 2025

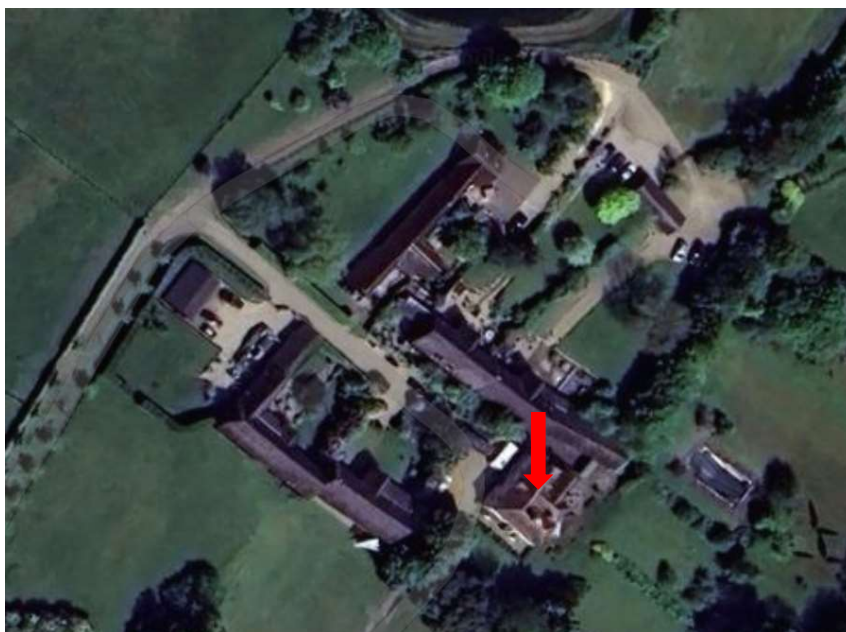
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Introduction

Gannock Farmhouse is a Grade II listed building situated northwest of Sandon, in a small hamlet. Gannock Green sits in front of the farmhouse and the associated barns and farm buildings which have mostly been converted to residential dwellings or residential ancillary use. There are a small number of residential buildings on the other side of Deadman's Hill road to the south of Gannock Green. There is no agricultural use left associated with the remaining collection of buildings at Gannock Green.



Aerial view of Gannock Farmhouse and its relationship to Sandon



Aerial view of Gannock Farmhouse and the surrounding converted barns

Gannock Farmhouse has 16th Century origins but was remodelled in the early 18th Century and altered and extended in the 19th Century. The 19th Century additions have been built as a second L-shape nestling into the original L-shape of the property. This has formed long internal valley gutters, again in an L-shape between the original and extended elements. A single storey rear lean-to would appear to be of early 20th Century origins together with a single storey utility side extension. A further single storey rear extension to the kitchen was added in 2013.



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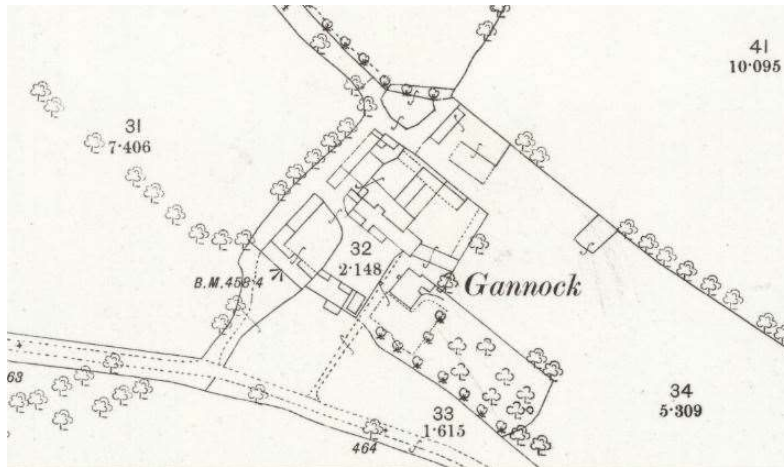
Details

SANDON GANNOCK TL 33 NW (North side) 4/53 Gannock Farm House GV II Large house. C16 origins. Remodelled early C18. Extended and altered C19. Red brick with some timber framing probable, all roughcast. Machine tiled hipped roof. Originally an L-shaped plan perhaps reflecting an earlier hall and cross wing, additions in angle of L to form a square block. 2 storeys and attics. 3 broadly spaced bays to front. Central entrance, 2/3 glazed and 1/3 panelled door, recessed with early C19 surround, pilastered jambs, dentils to shallow pediment all in a C20 gabled porch. High plinth, 2 plat bands. Ground floor: 2 tripartite glazing bar sashes in reveals, first floor central glazing bar sash, flanking tripartite sashes. Boxed eaves. Central gabled dormer. Left gable end C18 red brick stack. Plinth and plat bands continue on left end with 2 small sashes. Roof hipped to right return, 2 broadly spaced bays. C19 gault brick ground floor canted bay windows with slate roofs. First floor flush frame tripartite sashes. On ridge to centre is a large C16 axial stack with 6 conjoined octagonal flues. Roof hipped to rear with ground floor French windows. To rear inside angle of L are C19 lower 2 storey gault brick and knapped flint additions, a hipped wing to rear and a gable end to left with kitchen entrance. Interior: early C18 staircase with alternate fluted column and vase balusters, fluted newel posts, moulded handrail.

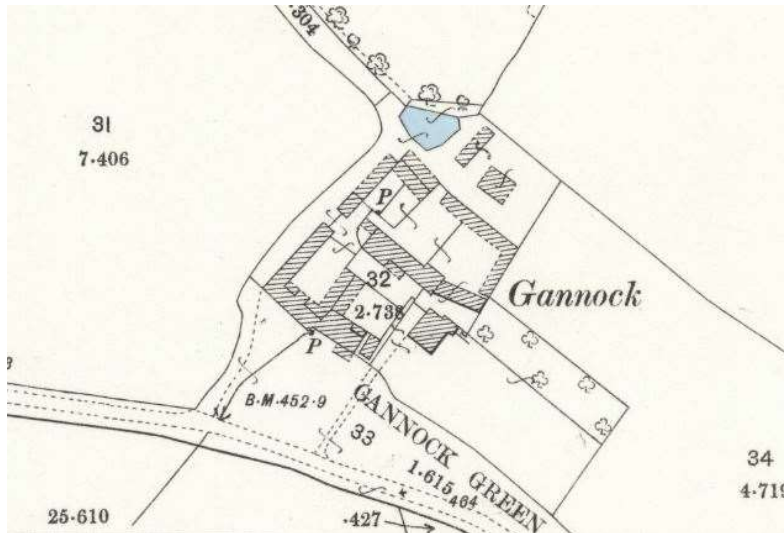
A number of alterations were subject to a retrospective application made by the previous owners in December 2010. The current owners and agent gained consent for internal alterations, a single storey rear extension and new windows in 2013 (13/00989/1HH & 13/00990/1LB). This application seeks consent for replacing the windows and joinery around the utility/boot room wing, adding a conservation rooflight above the boot room/rear entrance lobby and general improvements.

Background and proposals

Gannock Farmhouse and the surrounding farm complex has remained relatively unaltered in terms of its built form, with most of the now converted barns and outbuildings showing on historic maps back to the late 19th Century.



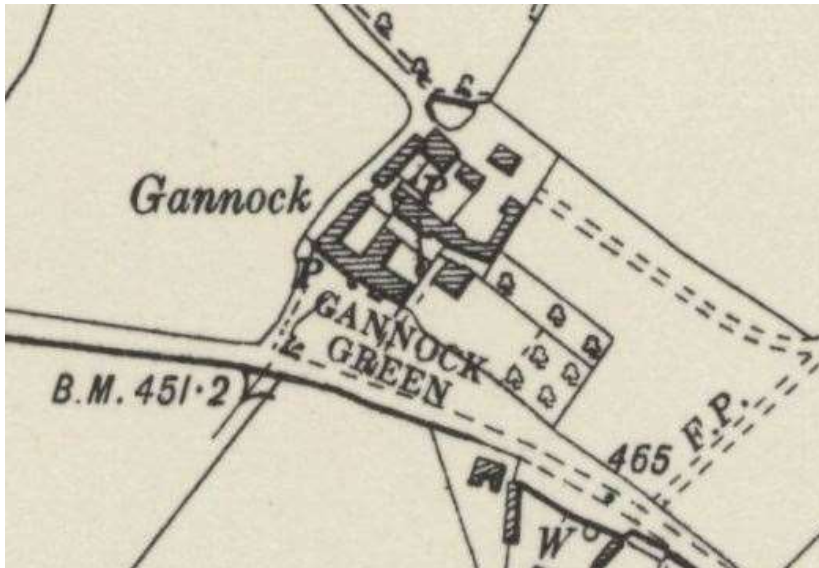
1878



1898



1923



1950

In close proximity to Gannock Farmhouse, the outbuildings and barns immediately to the north are still present but the wing leading from the end of this, heading in a north easterly direction, is no longer present.

The windows around the utility/boot room wing are showing signs of needing repair or replacement. The proposals can be summarised as follows:

- 1) Replace the utility/boot room glazing and joinery utilising more appropriate joinery sections and slim double glazing.
- 2) Add a rooflight above the boot room rear entrance to get more natural light into the ground floor wc which is an internal room making use of borrowed light.
- 3) Line the inside of the existing plinth beneath the glazing with an insulating thermal board.
- 4) Remove the inappropriate and clunky concrete hip tiles and replace them with lead rolls to match those used on the 2013 extension.
- 5) Replace the inappropriate stable door

Proposals

1) Replace the utility/boot room glazing and joinery utilising more appropriate joinery sections and slim double glazing.

The first part of the proposal is to replace all of the glazing and joinery which surrounds the utility/boot room wing. As identified above, this is a 20th Century addition, and the current windows and joinery appear to date from the 1980s. The casements have a stormproof style detail with the casements projecting beyond the frames. The windows are all single glazed but are beginning to fail in places due to rot having set in.



Existing casements sitting proud of the surrounding frames



Existing windows with rot setting in

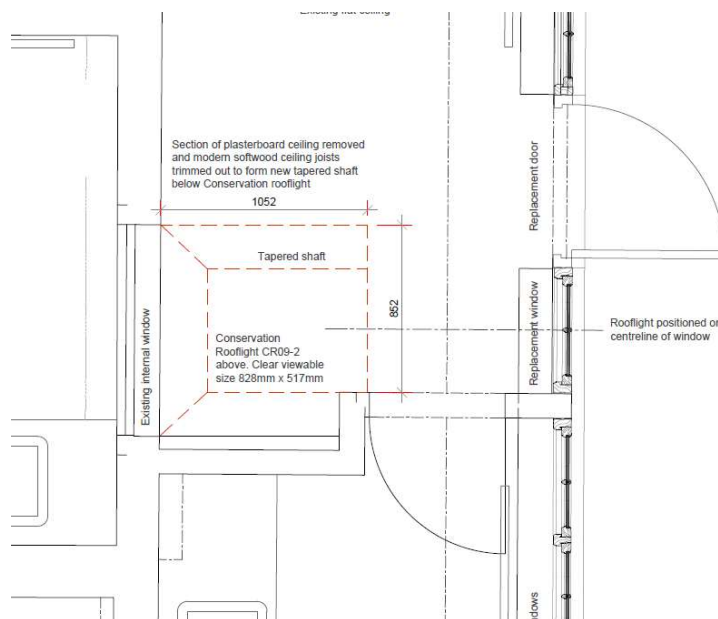
The existing windows are not historic and are replacements within a 20th century addition. Their replacement will not affect the significance of the listed building. As such, it is proposed to use slim double glazing in the replacement windows with flush casements and reduced glazing bar numbers to provide better proportions.



Extract from drawing 2420.07 showing flush casements, slim double glazing and less glazing bars

- 2) Add a rooflight above the boot room rear entrance to get more natural light into the ground floor wc which is an internal room making use of borrowed light.

The existing ground floor wc is an internal room which has an internal sash window (original 19th Century external window) that provides borrowed light from the utility boot room. It is proposed to insert a flush conservation rooflight above this window to increase the natural light in the ground floor wc.



New rooflight above existing internal window

The rooflight will require a small amount of ceiling and rafters to be removed but the ceiling is plasterboard and the rafters date from the 20th Century. There is nothing special or significant about the fabric that is proposed to be removed.



Internal window with adjoining plasterboard ceiling which is to be removed to create a tapered shallow shaft for the new rooflight



Proposed conservation rooflight

3) Line the inside of the existing plinth beneath the glazing with an insulating thermal board.

The existing plinths below the glazing appear to be cavity masonry with maybe a 50mm cavity width. When the glazing is removed it may be possible to fill the cavity with insulation if it is not already. In addition, it is proposed to add 30mm Gyproc Thermaline Basic to the face of the inner leaf to help improve the thermal performance. Together with the slim double glazing, this will greatly improve the heat loss in this area.

4) Remove the inappropriate and clunky concrete hip tiles and replace them with lead rolls to match those used on the 2013 extension.

The existing roof hips have clunky concrete hip tiles which are too big for the size of the roof. It is proposed to remove these and add back traditional lead rolls to match those used on the 2013 single storey rear extension. The slates will remain as existing.



Concrete hip tiles to be removed



Lead roll hips on the 2013 rear extension

5) Replace the inappropriate stable door

The existing stable door is not particularly practical, is draughty and is not in keeping with the nearby external doors at the rear. It is proposed to replace the stable door with a glazed door with a timber bottom panel which will be similar in style to the other external doors.



Existing stable door



Proposed half glazed door

Materials

The windows will be painted hardwood with slim double glazing. The rooflight will be a conservation rooflight from The Rooflight Company. The insulation lining will be Gyproc Thermaline Basic 30mm overall thickness.

Layout

The layout is not altered by the proposals.

Scale

The size and scale of the utility/boot room is not altered by the proposals.

Use

The property is to remain as a private dwelling.

Amount

The amount of accommodation is not altered.

Access

The access is to remain the same.

Significance and impact on the Listed building

The proposals affect existing fabric which is all of relatively low significance. The part of the building affected dates from the 20th Century and the windows and joinery to be replaced appears to date from the 1980s. The ceiling to be removed is plasterboard. The impact on the listed building will be minimal with the end result being more appropriate flush casement windows with better proportioned glazing panes that relate well to the surrounding sash windows. The proposals will be a benefit to the listed building.