

Design & Access and Heritage Statements

For a new open sided porch on a listed building at

Gannock Farmhouse, Sandon

Ref: DAHS/2420



PREPARED BY DONALD PURKISS and ASSOCIATES LLP

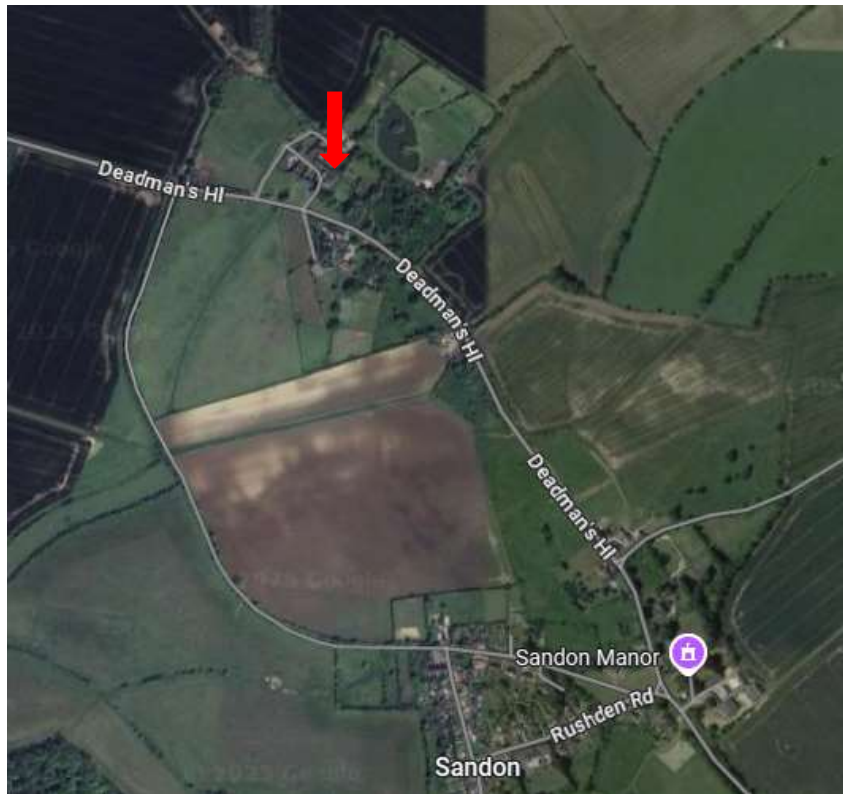
ON BEHALF OF Mr & Mrs Ashton

February 2025

Donald Purkiss & Associates LLP, 1A King Street
Saffron Walden, Essex, CB10 1HE.
Tel: (01799) 523087

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.

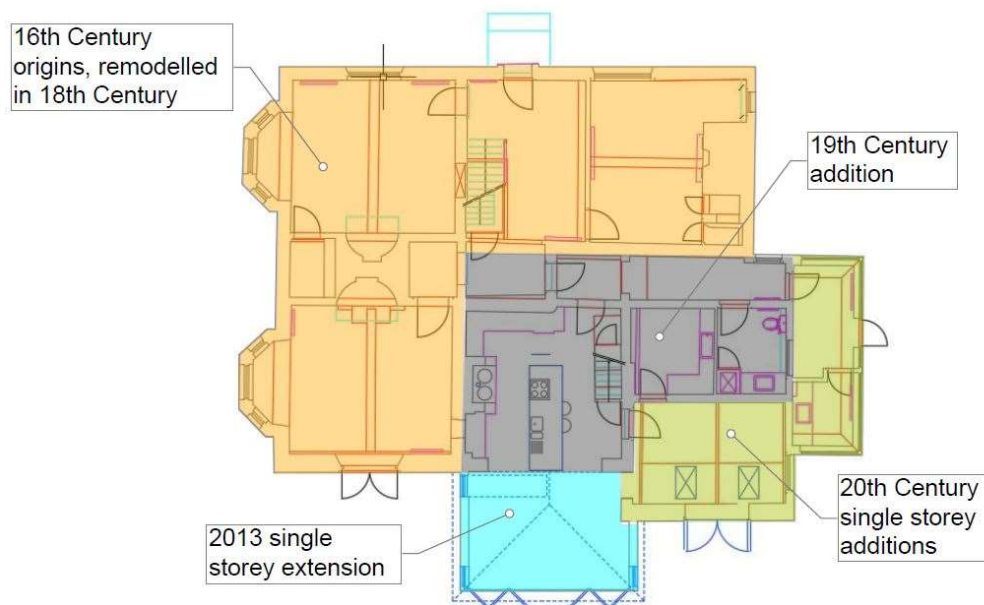


Aerial view of Gannock Farmhouse and its relationship to Sandon



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.



List entry number: 1307996

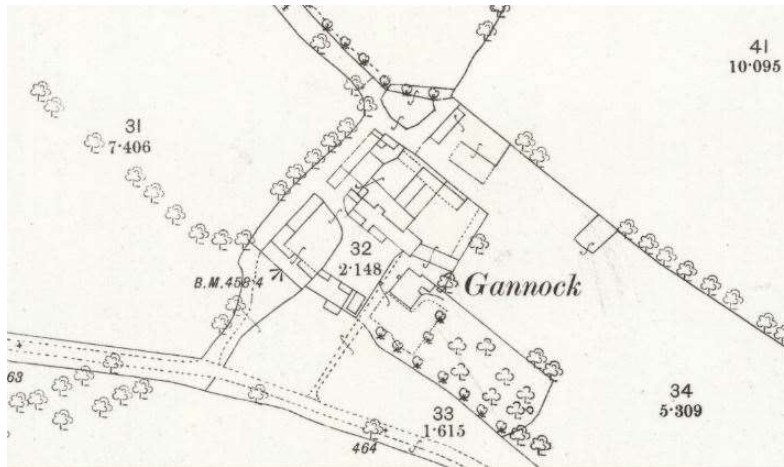
Details

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.

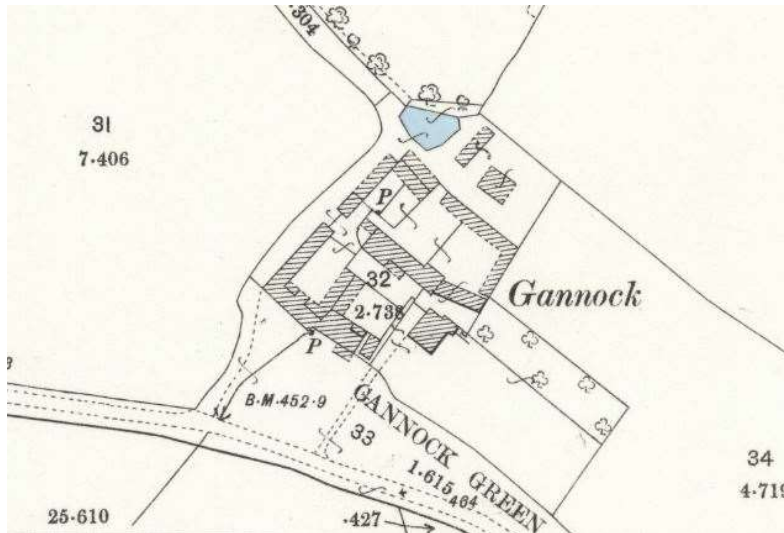
A number of alterations were subject to a retrospective application made by the previous owners in December 2010. The current owners and agent gained consent for internal alterations, a single storey rear extension and new windows in 2013 (13/00989/1HH & 13/00990/1LB). This application seeks consent for reinstating a covered open porch on the north west elevation.

Background and proposal

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.



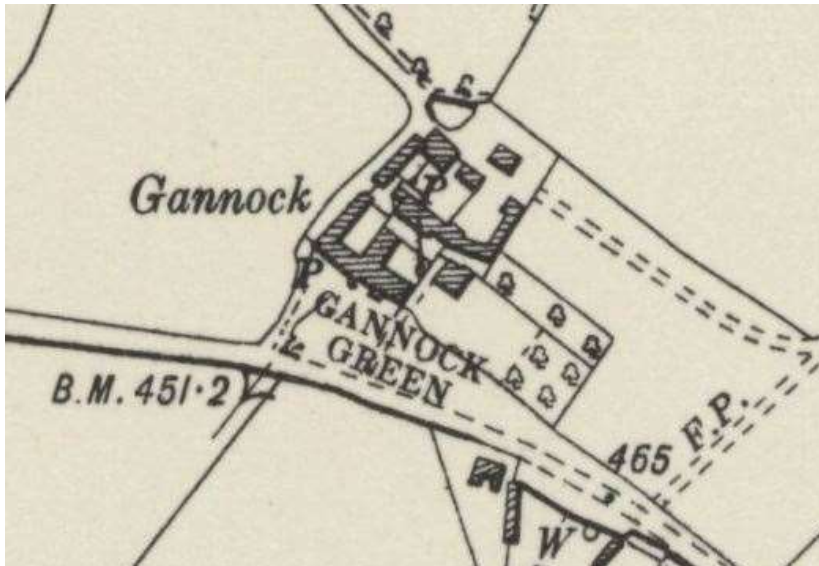
1878



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.

This application seeks consent to add an open sided entrance porch on the north west elevation. There is an indication on the 1878 map that a porch of some kind existing at this time as can be seen below.

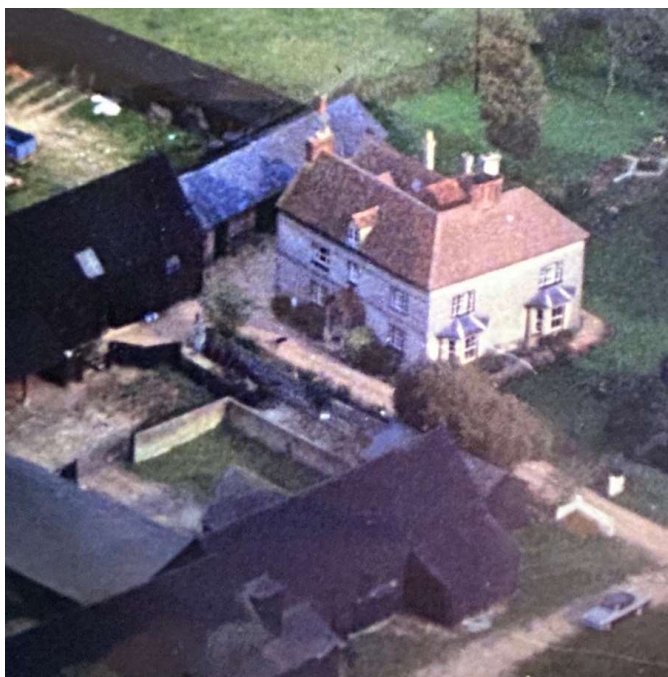


Indication of a porch in 1878

Subsequent historic maps, as can be seen above, do not show the porch again but by 1986 at the time of the listing, a porch was present again as indicated in the listing description:

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.

This porch can be seen in an aerial photograph taken in the early 1990's just before the barns began the process of being converted. It can be seen in this photograph that it appears to match the description in the listing but the photograph is not clear enough to establish its exact appearance. However, by virtue of the fact that the listing describes the dentils and the shallow pediment on the wall of the house, it is very likely that the porch was a pitched roof canopy supported on posts (i.e. an open porch).



Early 1990s photograph showing the porch mentioned in the listing

It is not clear when this porch was removed but it is believed to be at the end of the 20th Century/early 21st Century.



Current photograph of the entrance showing the dentil course and shallow pediment as mentioned in the listing

Proposal

It is proposed to add a new open sided porch with a traditional flat roof and plain classical columns following examples of Tuscan porticos. Before the 1990s photograph was discovered, the idea of having a pitched roof porch was considered problematic due to the fact that it would interfere with, and cut across, the lower of the two rendered plat bands. It also meant that the ridge of the porch roof would be close to the cill of the first floor window above. Whilst it clearly possible to construct a pitched roof porch, it was felt that, given the large Georgian style sash windows on the rendered elevations and the historic classical detailing around the existing entrance door, a porch of a similar style would sit more comfortably on the elevation without disrupting the existing decorative features. Similar examples of the proposal can be seen below.



Examples of similar porches to the one proposed



Proposed Tuscan portico on the north west elevation

Design

The design is traditional in appearance, following the Tuscan portico examples which were often used on larger Georgian properties in the 18th century. Although remaining primarily as a farmhouse, Gannock Farmhouse clearly became a more high status building during the 18th Century when it was remodelled. It is likely that the sash windows were added during this time and the predominantly brick structure rendered, with the then owners striving for a more fashionable Georgian appearance. The classical detailing around the entrance door was probably added at this time although the listing suggests early 19th Century. Whilst the property still retains its farmhouse and older origin characteristics (the roof is still a steeper pitched clay plain tile roof) the entrance area clearly has a more classical appearance.

Two Tuscan columns are proposed to support the flat porch roof with simple column bases which sit either side of the existing stone step. The roof is a simple flat timber structure with a dentil course running around the edge to reference the existing one above the door. Three progressively projecting courses of simple timber mouldings sit above this with a lead flat roof with traditional lead rolls sitting just below the lower plat band.



Proposed open sided porch

Materials

The proposed porch materials are timber, lead and high quality moulded columns for a paint finish.

Layout

The layout is altered by adding an open porch.

Scale

The size and scale of the porch is in proportion with the existing elevation.

Use

The property is to remain as a private dwelling.

Amount

The open sided porch covers an area of 3m².

Access

The access is to remain the same.

Significance and impact on the Listed building

The north west elevation of Gannock Farmhouse faces the large historic farmyard area. Having remained relatively unaltered since the 18th Century it is acknowledged that the north west elevation forms an important and significant part of the listed building. However, as can be seen from the historic maps, by the end of the 19th Century the farmyard to the north west had become more developed and greater emphasis was placed on the south western approach to the farmhouse (now the driveway to Gannock Farmhouse). Subsequent late 20th century development and conversion of the farm buildings together with the associated gardens and domestic outbuildings that have followed have turned the once principal elevation of the farmhouse into much more of a 'side elevation' feel. The north west elevation is no longer fully appreciated from across the historic farmyard as garden boundaries, sheds, carports and trees all now partially obscure this view, particularly the ground floor windows of Gannock Farmhouse.



View of the north west elevation of Gannock Farmhouse from the driveway to the neighbouring Bradfield barn

The proposed porch will clearly be a change to the elevation but, as already outlined above, a porch structure is indicated in this location in 1878 and a subsequent 20th Century porch existed until probably the start of the 21st Century. Therefore, there is precedent for the porch in this location. It's impact on the listed building will be limited in terms of changing the appearance of the building from the public realm. The porch projects just 1100mm from the face of the existing render (reflecting the projection of the existing stone step) and, as can be seen from the photograph below, this means that it will only just be visible as a fleeting view down the drive from across the green due to the mature tree growth along the boundary.



The edge of the north west elevation is briefly visible down the existing driveway.

Providing an open sided porch will provide shelter from the rain and reduce the amount of moisture that currently gets tracked into the building on wet days. It will also provide protection to the historic classical detailing and the entrance door which currently bear the brunt of winter weather from the north west. Many of the window cills on this elevation are in need of repair due to their orientation which means they only see limited amounts of sunshine during the peak summer months (i.e. features on the north west elevation take longer to dry out). The porch will also help to signal where the entrance is, something which is currently not entirely clear as you approach the building for the first time.