

# **The Manor House, Cross Lane, Holcombe**

## **Design and Access Statement**

### **1. Introduction**

This statement accompanies applications for Planning Permission and Listed Building Consent for works to The Manor House, a Grade II listed dwelling within the Holcombe Conservation Area. The proposals have been carefully designed to preserve and enhance the significance of the heritage asset whilst improving the building's condition, thermal performance and long-term sustainability.

### **2. Site and Context**

The Manor House is an early nineteenth-century Grade II listed building situated on Cross Lane, a historic route within Holcombe Conservation Area. The property occupies a prominent position above the lane and forms part of an important group of historic buildings, including nearby non-designated heritage assets. The building's significance derives from its largely intact Georgian form, traditional stone construction and contribution to the character of the conservation area.

### **3. Design Principles**

The proposals comprise:

- Replacement of deteriorated and non-original timber windows with heritage-appropriate replacement windows.
- Replacement of the existing front entrance door with a traditionally detailed timber door.
- Reinstatement of a previously removed internal wall to restore part of the original historic layout.

The replacement windows and door have been selected to reflect the historic character of the building while addressing issues of deterioration, draughts and heat loss. On the principal elevation, traditional timber sliding sash windows with slim-profile heritage vacuum glazing are proposed, reflecting the building's historic appearance evidenced by early photographs. On the rear elevation, specialist heritage glazing systems have been chosen to minimise visual impact whilst improving energy efficiency.

The reinstatement of the internal wall will restore the historic arrangement of rooms and utilise traditional detailing to match surviving original features within the property.

Overall, the proposals represent a sympathetic restoration that preserves and enhances the significance of the listed building and the wider conservation area.

#### **4. Access**

The proposals do not alter the existing access arrangements to the property. Existing pedestrian and vehicle access from Cross Lane will remain unchanged and the building will continue to function as a single private dwelling. No changes are proposed to entrances, circulation routes or parking arrangements. The development therefore has no adverse impact on accessibility for existing or future occupants.

The reinstatement of the internal wall also provides a modest improvement to the internal escape route arrangement without affecting the existing means of access.

#### **5. Use, Layout and Appearance**

The property will remain in use as a single private dwelling. No extensions or changes to the building footprint are proposed. The layout changes are limited to the reinstatement of a historic internal wall. The appearance of the building will be enhanced through the replacement of deteriorated and non-original elements with heritage-appropriate timber windows and doors that respect the building's historic character and its setting within the conservation area.

#### **6. Conclusion**

The proposed works are a sensitive and proportionate response to the site, its heritage significance and its setting within Holcombe Conservation Area. The development will improve the condition and sustainability of the building, restore elements of its historic character and maintain existing access arrangements. The proposals preserve and enhance the significance of the listed building and its surroundings whilst ensuring the continued viable use of the property as a family home.