



# Woodsome Hall Golf Club



KITCHEN PANTRY RE-ORDER

LISTED BUILDING CONSENT APPLICATION  
DESIGN AND ACCESS & HERITAGE STATEMENT



# Design and Access Statement



## Introduction

Woodsome Hall Golf club is a 16th century Grade 1 Listed Manor House that has been used as the golf club since 1921. The Manor House over the decades has been extended and incorporates fridges outbuildings including the pro shop, green keepers shed, and ancillary buildings.

## Design

The proposal includes the removal of two small sections of brick walls which are late 19<sup>th</sup> century additions, these created a cold store/pantry and a corridor to provide access to the managers office. The Corridor is segregated from the cold store by a very insubstantial timber boarded partition with a metal grill at ceiling height presumably for ventilation. The existing use of the cold store is to house freezers and store dry food and tinned goods. The requirement to take it down originates from the fact, with current food hygiene regulations, they need much larger fridges and freezers and with the existing size and shape of the room this is impossible to accommodate the required units. Also, the existing timber partition is not compliant with Fire Regulations as the rooms has close association with the kitchen and the metal grill leaves the escape route compromised further. The proposal includes the removal of this timber screen and replacement with a modern stud partition which is fire rated to 60 mins.

## Materiality

Where new materials are required, these will be sympathetic to match existing, the proposed stud walls will be timber stud with Gyproc Fireline board to either side. The plaster here is gypsum based as it is an entirely modern element and will give the required fire resistance when applied to the stud partition wall. The door from the kitchen to the corridor will be a FD60S door, flush finish to blend into the partition wall and the door frame will have intumescent smoke seals fitted to ensure complete integrity. The existing stone flagged floor will be carefully protected throughout the works. You can clearly see that the brick walls have been built directly over the existing stone flagged floor.

## Access

Access to this area will be primarily through the kitchen South external door on the South side of the hall, or through the South entrance door from the courtyard.



# Heritage Statement



Woodsome Hall Golf club is a 16<sup>th</sup> Century Grade 1 listed manor house set within its own extensive grounds which are used as an Northwest golf course , the manor house and its grounds have been used as a golf club since 1921.

The Manor House over the decades has been extended and incorporates a number of outbuildings including what is now used as the pro shop, the green keepers shed, and ancillary buildings.

The Kitchen Pantry area is situated close to the South Entrance and is an area that was created at sometime in the late 19<sup>th</sup> Century. We know this because the bricks used to construct the walls are larger in size than earlier bricks. Originally the area was the boot room, used by the kitchen and butlers of the occupants at the time, presumably to clean boots and provide storage of items. The Area had a fireplace in the North-West of the room that is evident in the corridor that resulted when the timber partition was erected in the late 19<sup>th</sup> Century. Currently you can see from the photographs attached that the brick walls were built straight up off of the existing stone flag floor. The stone flags will be protected throughout the works Although it is noted there appears to be some screeded areas that likely took place in the mid 20<sup>th</sup> Century, it is unknown why the floor was screeded over.

As per the design and access statement the existing brick walls will be removed to allow room for larger fridges and freezers to support the running of the kitchen. It is proposed that there will be a small nib of the brick wall left to ensure it is read that there was once a wall that existed in its place.



# PHOTOGRAPHS



P1



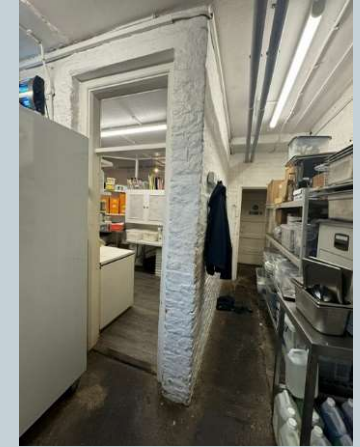
P2



P3



P4



P5



P6



P7



P8



P9



P10