

HERITAGE STATEMENT – BARN ADJACENT TO SELLA PARK, CALDERBRIDGE

LISTED BUILDING ENTRY 1336060

ST BRIDGET BECKERMET - NY 00 NW 3/64 Sella Park (formerly listed as Stella Park Hotel) 9.3.67 - II House. C14 pele tower incorporated into late C17 house with C19 restorations. Roughcast stone rubble, part exposed, and ashlar dressings; slate roofs. North elevation of 3 storeys and 7 bays, the 1st bay of 2 storeys under gable, the 2nd bay projects under gable. Quoins and coped gables. Single-chamfered mullioned windows, those to ground and 1st floors with transoms and label moulds. First bay, probably C19, has 2 lights; 3rd to 7th bays have 3:3:2:3:3-light windows under continuous label mould; other windows of 3 lights. Entrance to 2nd bay has 4-centred head, side lights and overlight. Gable-end stacks and cross-axial stacks. South elevation similar, with 2-storey, 2-bay wing under hipped roof and C20 glazed lean-to outshut; 6th bay is partly C14. Varied fenestration, 2- and 3-light transomed windows. West return has 2-light transomed windows, west return has 3- and 4-light windows. Interior not inspected, said to have spiral stair, C17 stair, C16 window openings to former south exterior wall, fireplaces.

PROPOSED WORKS

The works are to be completed to an existing boundary wall which serves as a division between the adjacent sandstone barn and Sella Grange all within the same ownership. A planning application is being determined to convert the former agricultural barn into letting bedrooms in association with Sella Park Country House Hotel. The bedroom accommodation is intrinsically linked to the operation of the hotel which is being used to provide lounge and dining facilities for guests. Alongside this car parking for these new rooms are within the main car park for the hotel.

There is currently no direct pedestrian access between the barn and main hotel.

The boundary wall is a mixture of facing brick work towards Sella Park and capped with a sandstone flag. To the rear side it is constructed of a mixture of stone / cobbles and as such is less attractive and confirms the importance of the wall face towards Sella Park.

The works will see the existing wall propped and secured with a new red sandstone lintols installed to match the stone of the attached barn. The existing brickwork and stone will be cut out and the opening reveals made good in stone / brick salvaged from the aperture. The mortar will be Lime mortar to reflect the current mortar in the wall.

IMPACT ON LISTED BUILDING

The wall is not identified in the Listed Building Description for Sella Park, it has been confirmed that by the Conservation Officer that this wall is part of the Listed Building. The works proposed are limited in nature given the narrow aperture required and the significant volume of retained wall the overall impact is significantly reduced. An historic opening in the walls does exist further to the East this however is not located in an appropriate location to serve the building and the infill is in a non matching red brick.

As part of the works (already completed) is the installation of two electric car chargers to serve residents of the hotel. The location of this is away from the main building and located in a less sensitive area of the Listing. These are demountable / non permanent installation and their removal in the future will see no negative or long lasting impact on the overall setting. The location is therefore appropriate and an essential requirement.