

ALTERATIONS TO EXISTING TWENTIETH CENTURY
EXTENSION INCLUDING INTERNAL LAYOUT CHANGES TO
EXISTING ANNEX, ATTIC CONVERSION, ALTERATIONS TO
FENESTRATION AND NEW EXTERNAL BALCONY AND ACCESS
STEPS.



HERITAGE & DESIGN SUPPORTING STATEMENT

OCTOBER 2020
VERSION 1.0

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1. INTRODUCTION

- 1.1. This document has been prepared to support an application for “Alterations to existing twentieth century extension including internal layout changes to existing annex, attic conversion, alterations to fenestration and new external balcony and access steps.” at Manor Farm House, Godmanstone. The proposal seeks to extend the existing annex flat through conversion of an existing attic space with associated alterations. A secondary access to the flat will be provided through a new balcony and external staircase.

2. APPLICANT

- 2.1. The applicant’s family has lived in the house since the 1930’s, when it was purchased as part of Manor Farm by the applicant’s father, W. Stuart Best. The house is currently resided in by the applicant and his wife and by their daughter, son-in-law and grandchildren. The house therefore has four generations of family history and the family are keen to maintain the sustainable use of the house for future generations.
- 2.2. The house has been in the ownership of the Best family for nearly 100 years and it is the intention for this to be maintained.

3. NEED

- 3.1. The brief is to extend the existing 2nd floor annex flat and make it fit-for-use by the applicant and his wife, whilst maintaining use of the rest of the house by his daughter, son-in law, and grandchildren. The intention is to continue to live as dependents with a traditional family annex type arrangement. There is no intention to materially subdivide the property or to operate the property as two units.
- 3.2. The existing annex flat is accessed through the main house stairwell and a length of corridor. This is a convoluted route and is not always conducive to family dynamics of multiple generations living under one roof. The proposals seek to provide an alternate and independent access to the annex flat. The existing primary access and connection to the main house will be retained for the maintenance of existing shared family activity, meals, access for care, etc.
- 3.3. The existing annex flat has a sub-standard means of escape in the event of a fire. The new external access would enhance the means of escape in the case of a fire.
- 3.4. The recent experience of covid and the need to manage the potential exposure of more vulnerable members of the family has focussed the need to offer a more independent access to the annex flat in the event of the need to self isolate or shelter.

4. EXISTING BUILDING DESCRIPTION

- 4.1. Manor farm House is Grade II Listed no. SY6666697308. The description describes it as “*Early C19, with C20 extension at south end. Knapped flint and banded stone walls. Roman tile roof with stone gable-copings. Rendered stacks at ridge, left of centre and at right hand gable. Two storeys. 3 windows, sashes with glazing-bars, ill-proportioned. Brick dressings and segmental beads. Front door at centre, wood with glazing-bars, C20. South block added in early C20, 2 storeys, 3 closely-set windows, sashes.*”
- 4.2. The property is in the Godmanstone Conservation Area. The 2006 appraisal records that Manor Farm House itself is noted “*with very incorrect window proportions, but distinctive stone and flint banding, ironwork gates...*” (p50)
- 4.3. The original house is a three bay design, fronted East onto a secluded garden and bounding hedge onto the A352. The house is built from a mixture of knapped flint, limestones, sandstones, and brick dressings. The elevations have the characteristic banding of stones seen elsewhere in the village. The steeply pitched roof

contains a third floor within the original house volume, containing ancillary storage and presumably originally servant's bedroom spaces. The house has a central cross passage running east-west, and the porch terminates this on the eastern side.



4.4.

The east elevation showing three bays of the original house on the right, with the 1940s extension stepping back on the left. The characteristic banding and traditional sash window fenestration can be seen



4.5.

Southwest corner of the house showing rear elevation and C20 extension in foreground, modern conservatory and garage beyond.



4.6.

Interior of existing flat annex showing living room currently used as bedroom by the applicants.



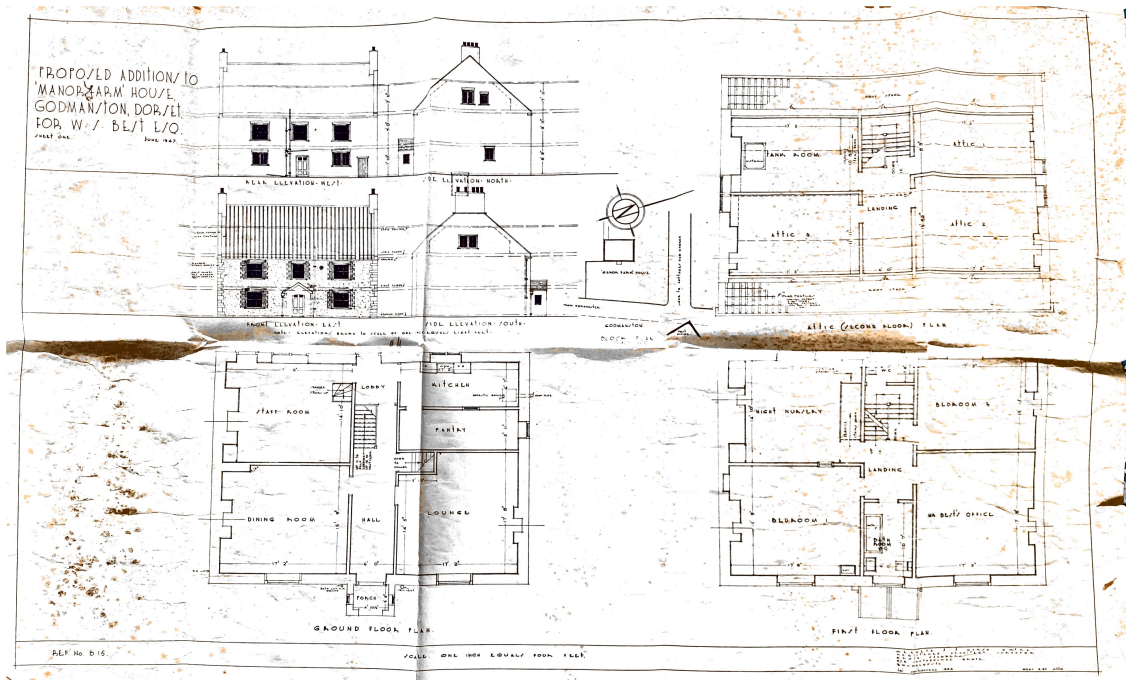
4.7.

Attic space to C20 extension showing South gable wall and cut timber roof with steel purlins.

- 4.8. The C20 extension is built from cavity masonry with external cladding of knapped flints and stone banding. Ceilings and internal walls are plaster-boarded and gypsum skimmed. The external windows are poor quality timber single glazed sashes and internal doors and joinery are painted timber.

5. HISTORY & SIGNIFICANCE

- 5.1. The house is understood to have been built in the early 1800s, possibly contemporary with the reconstruction of the Manor House itself located to the North. The 3 bay elevation, sash windows, internal panelling, layout, quality of construction, all indicate construction from this period. Several aspects of the design, including the proportions of the sash windows and daylighting provision, are perhaps not best examples of Georgian or Regency architecture.



5.2.

Measured survey of the original house prepared in 1946 showing symmetrical plan layout, cross passage and three storey accommodation.

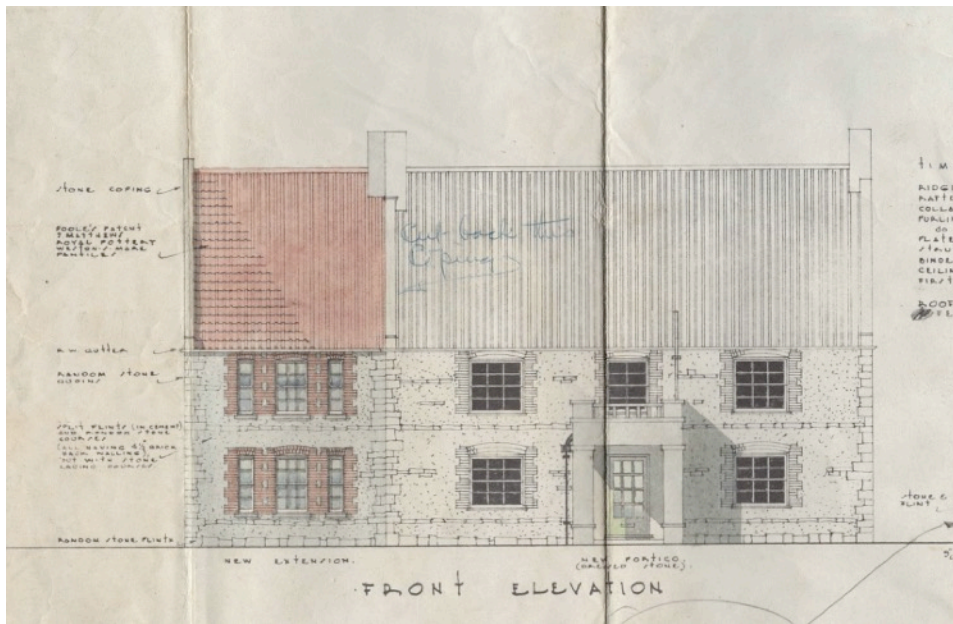


5.3.

Detailed Old Victorian Ordnance Survey 6 inch to 1 mile Old Map (1888-1913) showing original house and what appears to be an ancillary extension on the Southwest corner of the house just south of where the current conservatory is. This end of the house was where the original service access was.

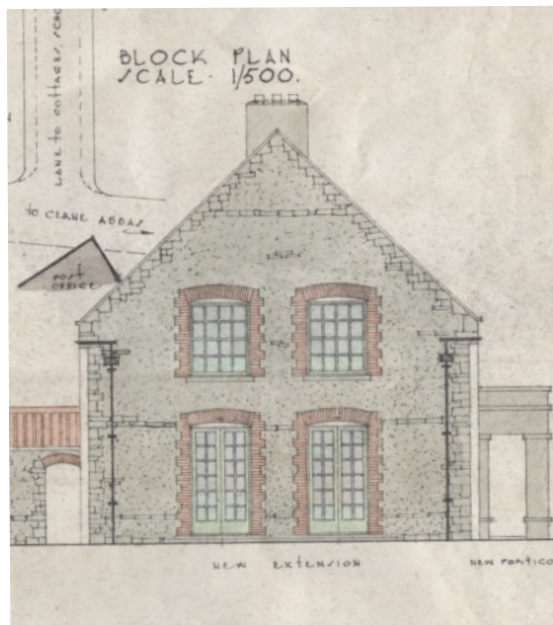
5.4.

A sizeable extension to the south was built c1947 by the applicant's father. This extension provided additional reception and bedroom accommodation. The extension is fairly well mannered, with materials, window styles and proportions, all resonant and at times improving on the existing. Whilst the extension ridge line is continuous with the existing, the plan has been stepped back and marks a subservient line to the existing. There appears to be little internal alteration to the existing house implemented at this time, with access to the extension being made through an existing what was then, dining room. The fenestration is somewhat peculiar and whilst continuity to the external elevations is maintained on the East and West elevations, these clash with the raised first floor level internally.



5.5.

1947 architectural drawings showing C20 extension on the left. A new central porch was proposed but never implemented as part of this scheme.



5.6.

1947 architectural drawing of south elevation showing symmetrical arrangement, balanced proportions and french doors on ground floor.

- 5.7. The first floor of the extension has been used as a flat annex and has been used periodically over the decades by au-pairs, younger generations of the Best family and now by the applicant and his wife, in an appropriate exchange with the growing family of his daughter and grand children.
- 5.8. In 2007 a sizeable timber conservatory in traditional style and proportions was constructed to the west rear of the house.
- 5.9. Recent Planning history listed below includes some of these alterations to the property. The large extension to the south was constructed before the 1949 Planning Act:
 - 5.9.1. 17 Aug 2010: Application number I/D/10/000656 (LB consent) Install 18 mono-crystalline solar photovoltaic panels (Listed Building Consent), these panels are located on the west side of the roof
 - 5.9.2. 20 Jun 2000: Erect garage/store Application number I/E/00/000315 (Full consent) I/W/00/000316 (LB consent), this is a detached garage, masonry built in traditional flint with traditional materials and form

- 5.9.3. 2 June 1997: I/E/97/000143 (LB Consent) & I/E/97/000144 (Full Partial demolition of porch and bay window, erect conservatory (Listed Building Consent). This is a sizeable conservatory and porch built in traditional timber and glazing.
- 5.9.4. 20 September 2017: WD/D/17/001734 (LB Consent) & WD/D/17/001733 to “Demolish existing lean-to porch and replace with traditional metal framed porch”. This has been fully implemented.
- 5.9.5. The Planning history is evidence of the considered and engaged use of the property by the applicants who have continuously sought to improve the sustainable use and performance of the property for themselves and future generations. Whilst having modest heritage significance, largely for its historical function as the village manor farm house, there is little of material or fabric value in the property.

6. PROPOSED DESIGN

- 6.1. The design principles of the proposal are focussed on preservation and retention of the original pre-C20 building form and provision of the improved accommodation through alteration of the C20 extension which has less historical and intrinsic value.
- 6.2. The internal alterations on the second floor are minimal and limited to alterations to the existing C20 extension including removal of a section of partition wall and formation of new doorways and openings. A new timber staircase will be installed to access the attic conversion.
- 6.3. The attic conversion will be made through lining out the existing roof space and reinforcing the first floor ceiling to become a floor. Drainage provision can be practically achieved through connection to the existing soil stack with minimum disruption to the existing building fabric. The access stair will be of simple traditional design,
- 6.4. A new central window will be located on the South gable. This will be of similar proportions as the rest of the house albeit subservient in scale to the existing windows on the South extension. No new windows are proposed to the principle East elevation. A conservation type roof-light will be located on the rear West roof slope to improve daylight to the new attic bedroom. This has been centred on the new bay, in line with the centred windows below. A new roof-light is proposed for the existing central West facing attic room; it originally had a South facing window but this was subsumed by the C20 extension.
- 6.5. The most significant alteration to the external appearance of the house will be a new balcony and access steps on the South Elevation. Appropriate precedents have been considered and the design has been developed on consideration of the need to maintain the appearance and line of the principle elevation. The symmetrical nature of the South elevation is considered important and whilst modern and of less importance than the main house front elevation, does impact the setting of the original house and is being preserved.
- 6.6. It is recognised that there are different architectural characteristics to the front and rear porch and conservatory extensions. Precedents have been considered which resonate with both the lighter metal appearance of the front porch and the simpler traditional timber appearance of the conservatory extension to the rear. On reflection the more subdued but appropriate palette of painted timber construction has been adopted as this is subservient to the principle elevation, less fussy, and can be confidently designed to maintain the symmetry of the South elevation.
- 6.7. Significant reference has been made to the unimplemented porch design for the 1947 scheme of work. The porch has robust classically proportioned columns and a balcony. The proposed balcony whilst scaled up has the opportunity to be lighter in appearance with more slender columns and balustrading.



6.8.

A more ornate metal balcony design, more resonant with the East entrance porch.



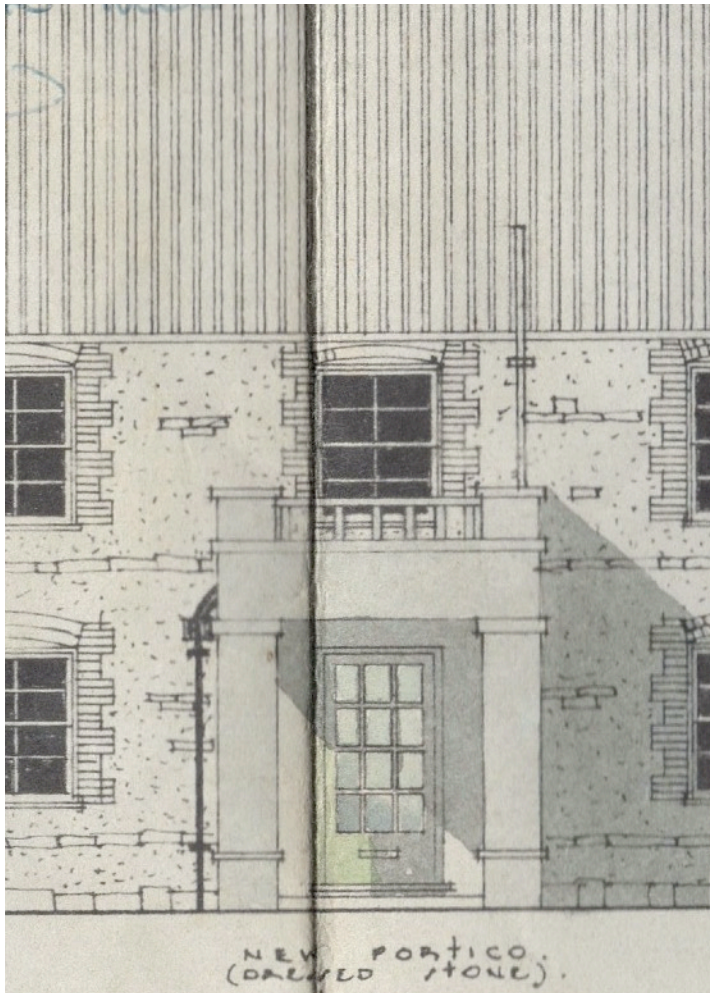
6.9.

A timber balcony and balustrading, more resonate with existing traditional joinery work conservatory extension.



6.10.

Example of more ornate balcony with combination of timber and iron work. The canopy sides and cap would clash with gable roof if this was applied to the existing South elevation and would be too ornate.



6.11.

The 1947 design for the new porch, not implemented. This has informed the design of the proposed balcony.



7.

CONCLUSION

- 7.1. The existing Listed Building exhibits proportions, construction, and details resonant with its early C19 construction. A more modern southern extension generally compliments the original building and is subservient to it. The proposed works are focussed on this modern extension.
- 7.2. The building is a recognised element within the existing Conservation Area, and the proposed alterations will make a significant improvement to the amenity and use of this family home whilst preserving the maintenance of the existing character of the building. The proposed alterations also resonate with later Georgian/Regency architectural design contemporary with the original construction.
- 7.3. The proposal will therefore preserve the best of the existing building. The new construction will be made from period appropriate materials, high quality design and good proportions, which preserves and enhances the existing house.