

DESIGN AND ACCESS STATEMENT

Proposed Alterations to
The Manor House
Main Road
Saltfleet
LOUTH, LN11 7TL



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INTRODUCTION

The Manor House is situated in a central position within the coastal village of Saltfleet, approximately eight miles north of Mablethorpe and eleven miles east of Louth. Saltfleet falls within the parish of Skidbrooke with Saltfleet Haven, in the East Lindsey district of Lincolnshire.

The Manor house was constructed at least as early as 1673, and was altered and updated during the 19th Century. The Manor House is Grade II listed (see below for listing).

The building has successfully traded as a Bed And Breakfast establishment for a couple of years, the main body of the house providing guest rooms and facilities.

The proposed works are Conversion of the existing forge to provide a separate self-contained living unit for holiday let. Internal alterations to the first floor wing (private residential accommodation for the owners)

PHYSICAL CONTEXT

The side wing adjacent to Main Street acts as the owners private wing incorporating the large family kitchen at ground floor and a bedroom with en-suite facilities at first floor and a larger office to the rear. At the rear most part of this wing and attached to a series of

outbuildings is a former blacksmiths forge which has acted as a storage room for a number of years. It is these areas that are to be

SOCIAL CONTEXT

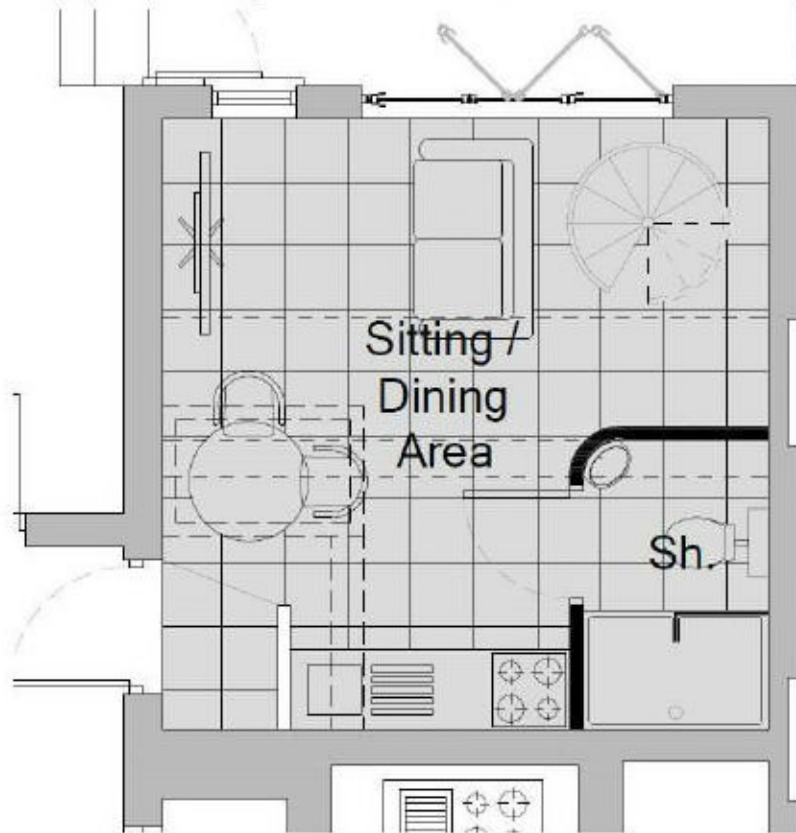
The Manor House is an integral and important part of Saltfleet history (see separate Heritage Statement) and in its current form provides short term residential accommodation for visitors to the area in the form of a Bed and Breakfast establishment. The building also acts as our clients residence with the proposals forming part of the private residential wing.

ECONOMIC CONTEXT

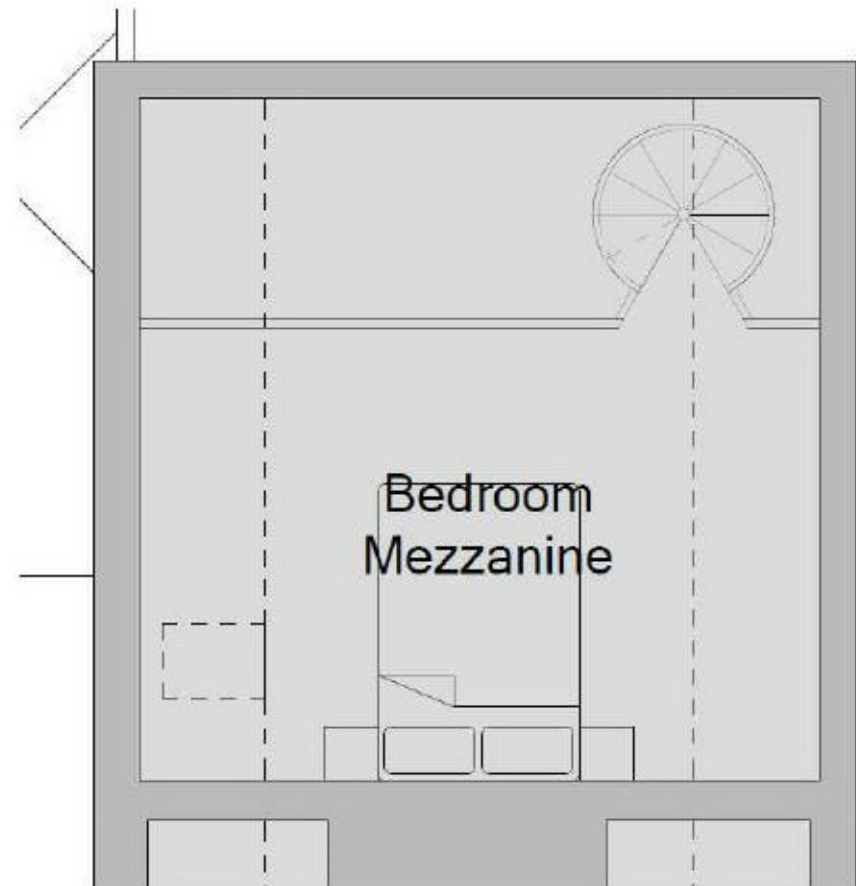
The Manor House provides a very useful base for tourists and visitors to base themselves in the area for short periods. The establishment has an excellent reputation and is extremely popular. The previous 12 months have been difficult from a trading point of view but has allowed the owners the opportunity for refurbishment and upgrading the facilities. The proposals form part of this scheme of upgrading.

USE

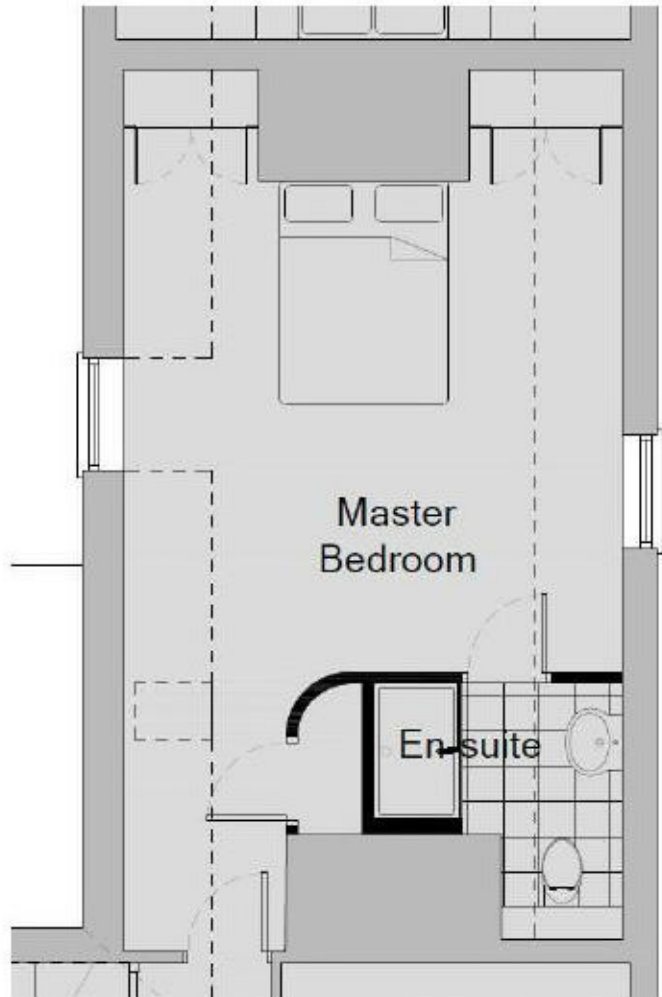
The Building is a Bed and Breakfast establishment. The proposed alterations to the forge will provide an additional lettable unit which will be self-catering and self-contained



Proposed Ground Floor Area to the former Forge



Proposed First Floor Mezzanine Area to the former Forge



Alterations to First Floor in main house to provide the clients master bedroom with En-Suite facilities

DENSITY

Not relevant as part of the application. The proposed works are set within the existing footprint of the building.

LAYOUT

The proposed works are located in the North East wing of the house which provides both private residential rooms for our clients together with office space associated with the business. The existing former forge is currently used as a storage area and has been relatively untouched for decades. It is in very good structural condition, but requires a full refurbishment to provide guest accommodation.

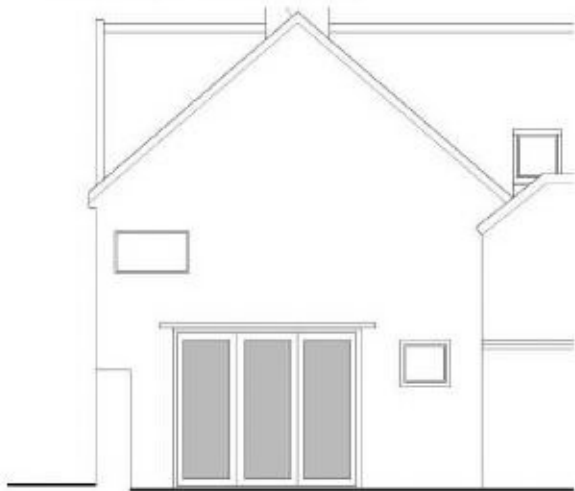
SCALE

As part of the existing structure, scale is not applicable

APPEARANCE

- Conversion of the existing building will retain all of the original features and character both internally and externally.
- The proposed new bedroom window draws on inspiration from the existing window styles

- An existing opening is to be reinstated to provide a glazed feature for the main entrance. Alternative access to the courtyard is via an existing stable door.
- Conservation roof lights are to be provided in all other areas where glazing is required
- Remainder of the proposed works are internal without any alterations to the existing historic structure.
- A new window is suggested to the secondary entrance to provide light a views to the area where guests enter the property. This design uses the influence of other smaller windows in the property.



Main entrance proposals for the former Forge building

LANDSCAPING

The existing gravelled area to the front of the former forge will be retained. The existing courtyard area will remain and access to the main garden area will be available to the residents.

ACCESS

The proposed dwellings will accord with all current access legislation and Approved Document M of the Building Regulations. The existing main vehicle access will provide access to the new lettable building with parking provided within the courtyard. Level access to the unit from both the car park and main entrance will be provided (a step within the unit will be retained to allow for the difference in floor levels).

DRAINAGE

Existing foul and surface water drainage are both closely located and will be utilised for the new area. The existing roof water is already provided for. The new foul drainage will connect the existing foul drain in the courtyard.

FLOOD RISK

The Proposal fall outside the high risk flood zones (Zone 1 as identified on the Environment Agency Flood Mapping).

DESIGNING OUT CRIME

The building is in constant occupation and is inherently secure. The new lettable area will be separate from the main house but will benefit from passive surveillance from the main property. All doors and windows will high levels of locking and security. The whole building is covered by an alarm system that will be extended to new unit.

CONCLUSION

The proposals make good use of an existing portion building and provide a much needed facility for self-catering accommodation in the area which is reliant on the tourist trade.

The proposals will provide for the repair and refurbishment of this part of the historic building in a sympathetic manor, retaining the historic features with limited and subtle alterations to make it suitable for its intended use.

The alterations to the main house are very limited and are mainly refurbishment. The provision of the new window in the clients master bedroom is to provide uninterrupted views over the properties courtyard, garden and the fields beyond. The design of the window reflects the eclectic mix of window styles found in the building over centuries of development and alterations. We feel that the proposals contribute to this ongoing form.



Courtyard Elevation Blacksmiths Forge to left



Courtyard Elevation access to Blacksmiths Forge



Courtyard Elevation Blacksmiths Forge to right



Blacksmiths Forge interior



Blacksmiths Forge interior. Mezzanine position



Blacksmiths Forge existing first floor.



Blacksmiths Forge existing first floor.



Blacksmiths Forge. Main entrance opening to be re-established.



Blacksmiths Forge interior. Mezzanine position
Unusual, inverted knee brace to beam ends



Blacksmiths Forge existing first floor beam to be retained
Unusual, inverted knee brace to beam ends



Blacksmiths Forge existing first floor beam to be retained



Blacksmiths Forge. Remains of flue from forge range



Blacksmiths Forge. Main entrance opening to be re-established.



Blacksmiths Forge. Main entrance opening to be re-established.



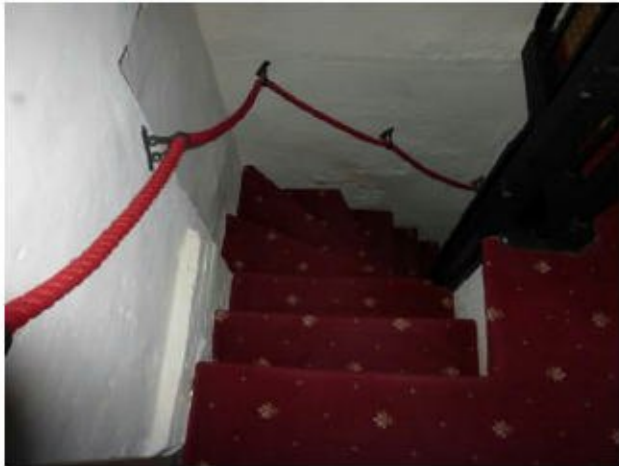
Blacksmiths Forge. Main entrance area.



First Floor Area existing shower room



First Floor Area landing and 'secret door'



First Floor Area stair flight to be retained



First Floor Area Bedroom to Office.



First Floor Area Office to Bedroom. Position of new en-suite enclosure



First Floor Area Office to Bedroom. Position of new en-suite enclosure



Low level window on to Main Street



Position for new window overlooking courtyard



Roof void above new bedroom



Roof void above new bedroom. Brick chimney stack with arch gathering



Low level window on to Main Street



Position for new window overlooking courtyard



Main Entrance to Guest House



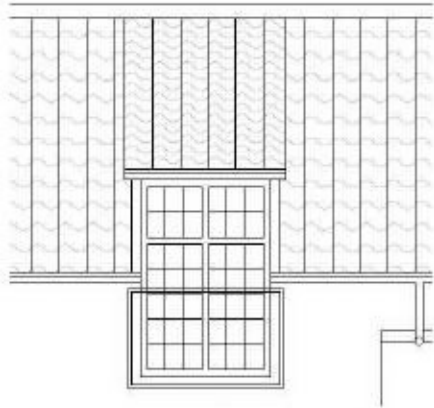
Main Entrance to Guest House.
Position of new window to left of door



Position of new window to left of door



Existing SVP for potential new en-suite drainage



Window proposal for the master Bedroom, Deep casement window
extended through existing eaves line with lead cheeks and
reclaimed pantiles on cat slide roof