

Residential & amenity improvements to the main house

Heritage Statement
23rd March 2022

Wilderness House,
Wilderness Avenue. Sevenoaks
Kent, TN15 OEA



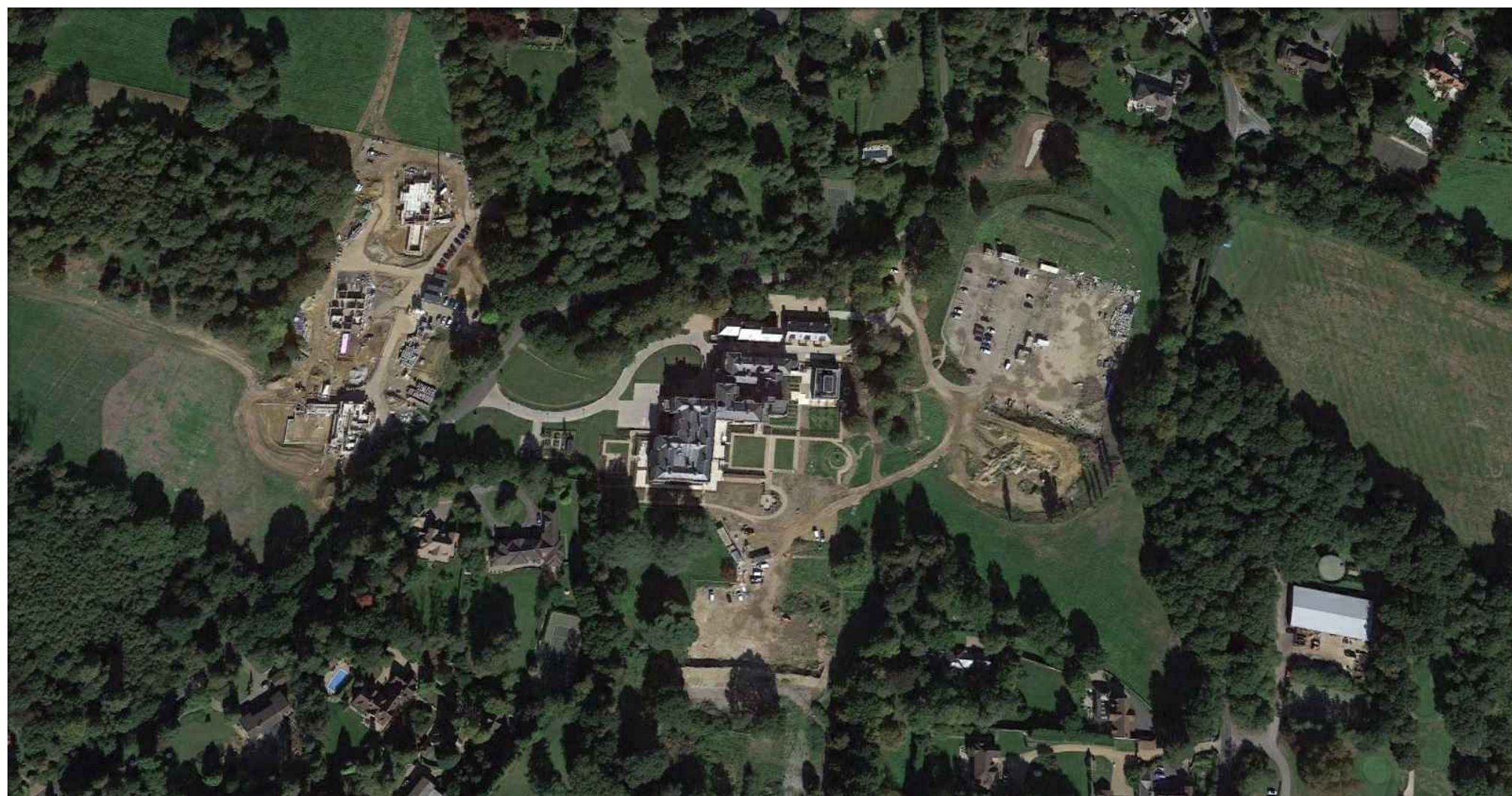
GREEN TEA
ARCHITECTS

Contents

Introduction	1.0
Site & Context	2.0
Historic Overview	3.0
Wilderness House	4.0
Building Evolution	5.0
Significance	6.0
Proposed Works	7.0
Conclusion	8.0

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Site location plan

1.0 Introduction

Wilderness House, (hereafter the Site) is located within associated estate grounds of Wilderness Avenue, south of Seal Village, Kent. Wilderness House is surrounded by the residential Wilderness Estate set out in the 1920's on former Wilderness estate land. The core of the house dates from the 18th century with substantial 19th century additions and alterations. During the second part of the 20th century, the building and grounds were adapted for use as a school which has left remnants of institutional use across the surviving estate.

The building is statutorily protected as a Listed Building (Grade II) and lies within the Wilderness Conservation Area, as such the building and estate are sensitive to change and any decisions regarding alterations should be informed by a thorough understanding of the heritage value of the building.

Current proposals seek to to obtain permission for minor external and internal alterations to the Wilderness House and landscape garden areas in close proximity to the house. The proposal intends to improve the quality of the accommodation and accessibility for residents, and have been considered to be sympathetic to both change, repair and enhance the building and the sites historical features.

This report is prepared to provide an understanding of the heritage significance of the house and estate.

2.0 Site & Context

Site Location, Ownership and Setting

The Site lies to the south of the village of Seal, north-east of Sevenoaks, Kent.

The estate is bound to the east by Park Lane and the Wildernesse Golf Club, to the south, north and south-west by residential development associated with the Wildernesse Estate and to the west by Wildernesse Avenue and enclosed former parkland.

The Site forms part of the grounds of the former Dorton House School and College which combines a number of historic and recent school buildings.

The estate was sold by the school to PegasusLife who have now developed the estate for a new retirement community. The site was then sold to Elysian Residences who also provide luxury retirement living.

The plan adjacent shows the current layout of the site detailing location and function of surviving buildings across the site for context.

Listed Buildings

Wildernesse House is a Grade II Listed Building. The core of the extant building dates from the mid-18th century and comprises a symmetrical two storey build. A third storey was added circa 1800 by George Dance the Younger and in the late 19th century a large extension was appended to the north and north-east of the 18th century building and the interior of the original building remodelled. The estate grounds were also re-landscaped at this time.

The Listed Building describes the building as being 'constructed of squared rubble with ashlar quoins and

dressings and includes a low pitched hipped slated roof partly concealed behind a balustrade. Moulded architraves with triple keystones surround the later casement windows'.

Associated historic estate buildings which survive within the curtilage of Wildernesse House are protected by the Listed Building designation.

Conservation Areas

The Wildernesse Conservation Area was designated in 1994 and extended in 1998. The Seal Conservation Area (designated 2006) adjoins the Wildernesse Conservation Area to the north. Both Conservation Area boundaries are shown on the designations map opposite. The Wildernesse Conservation Area Appraisal and Management Plan provides a comprehensive overview of the character of the conservation area and a clear set of principles for its future management. Any alteration at the site should be considered in the context of these principles. Wildernesse House is the most distinguished and visible building within the Wildernesse Conservation Area. Its stone walling, composition, prominent setting and open aspect contrast with the surrounding Wildernesse Estate which is insular in nature.

The remainder of the Conservation Area comprises a residential estate largely laid out in the 1920's following the sale of land formally associated with the Wildernesse estate. In the present day, the estate is characterised by tree lined private roads and extensive planting within individual residential property boundaries. Wildernesse House has retained only a small portion of its historic estate land to the present day.



Designations Map

3.0 Historic Overview

Summary History

Settlement at the neighbouring village of Seal is believed to originate from the Anglo-Saxon period. A house known as Stidulph's Place is purported to have occupied the site of Wilderness House from at least the 13th century until it was replaced by the first incarnation of 'Wilderness House' during the 17th century when a deer park is also referenced.

At the beginning of the 18th century, Wilderness House was rebuilt and this phase of the building survives as the south wing of the existing house. An additional floor is believed to have been added to the house in 1800. At this date, the house was set within a network of formal gardens. By the mid-19th century, the garden had been landscaped incorporating areas of parkland and woodland planting.

The house and gardens were heavily remodelled at the end of the 19th century with formal ornamental gardens reinstated to the east of the house. The extensive north and east wings of the house originate from this period. The majority of the wider estate was sold off for residential development during the 1920's with a portion retained as a golf course. From the second half of the 20th century, the house and grounds were used as a school for blind children under the name of Dorton House and the grounds adapted accordingly.

A number of buildings, sports pitches and playgrounds were added to the grounds during this period. The surviving historic landscape contains a high number of extant historic assets and areas which remain legible within the modern Site; these are discussed further in the Site Assessment section. The setting of the historic estate has been eroded over time through the introduction of unsympathetic modern buildings, re-landscaping and the fragmentation of the greater estate through loss of landownership.

Stidulfe's Place

1086 - Seal is listed in the Domesday Survey

1200s-1300s – The Stidulfe family possessed land at Wilderness and their residence 'Stidulfe's Place' is believed to have occupied the site of the present Wilderness House south of established settlement at Seal.

1300s - The present village church constructed

1433 - William Stidulfe sold the estate to local landowner William Quintin

c.1509 - Chestnut trees at the eastern end of Woodland Rise were planted to celebrate the marriage of Henry VIII to Catherine of Aragon (Sevenoaks District Council 2010, 24).

1561 – William Quintin's descendants sell the estate to Richard Tebold (Fox et al 2007, 60).

1664 - Hearth Returns identified 18 hearths at 'Stidulph' suggesting a significantly large property. At this date, the property was owned by David Newman (Fox et al 2007, 61) and also incorporated a home farm, 'Stidulph's Farm' close to Seal Hollow Road to the west.

1669 - The estate was bought by Sir Charles Bickerstaffe at which time according to Hasted it comprised 'Stidulph's Place in Seal parish with lands in both Seal and Sevenoaks and including Stidulph's Hoath Farm' (Fox et al 2007, 97).

The first 'Wilderness' House

1670 - Sir Charles Bickerstaffe built a mansion house named 'Wilderness' at the site of Stidulph's Place and created a park in 1680. The calendar of Domestic State Papers 1680/81 states that he 'had licence to empale and quantity of his won land not exceeding 500 acres...and to enjoy the same as his free park with liberty of free warren'. At this time, 364 acres of parkland were also enclosed around it (Sevenoaks District Council 2010, 24). The main entrance to the estate was from the north-west (Wilderness Avenue) to the mansion house. The fate of Stidulfe's Place is undocumented, it is unknown whether the building was completely demolished or whether any of the fabric was reused in the construction of the new Wilderness House.

1705 - The estate was bought by John Pratt (later Lord Chief Justice Pratt).

1750s - The southern end of the present house was built during the mid-18th century by Lord Justice Pratt along with two lodges (Which are no longer contained with the Wilderness House estate grounds). Again the documentary record does not identify the reasons for the demise of Charles Bickerstaffe's preceding Wilderness House or whether any of the fabric was reused in the construction of the extant 18th century portion of the house.

1757 - A Glebe terrier (inventory of land attached to a parish church) dating from this year references 'Wilderness' by name (Fox et al 2007, 62).

A more detailed chronological history of the site is given in the form of a timeline opposite:

3.1 Historic Overview

1769 - Andrews, Drury and Herbert's Map of Kent shows the layout of the estate at this time. At this date the house is shown to occupy a rectangular footprint with open parkland to the west. East of the house is an area of formal gardens laid out in parterres with parkland traversed by tree lined avenues to the east. South and south-east of the main house the gardens are divided into linear areas, the layout of which suggests that a kitchen garden was in place at this time. A kitchen garden wall is extant at the south-east corner of the estate in the present day.



Andrews, Drury and Herberts Map, 1769

A map showing general detail was also drawn by Hasted several years later in 1797.



Hasted's Map, 1797

1803 - Wildernesse Park was extended to include an area of land now occupied by Hillingdon Avenue to the west. A new lodge was also built at the end of Hillingdon Avenue (bringing the total to 6, Fox et al 2007, 102).

c. 1811 - Wildernesse house was remodelled by George Dance the Younger for the second Earl and 1st Marquis of Camden John Jeffreys Pratt (b. 1759), his alterations are believed to include the addition of a second storey.

1815 - The lime avenue leading to the main western elevation of the house (Seal Drive) was planted to commemorate the visit of Wellington.

1818 - The property was drawn by J.P. Neale in this year giving us an impression of the early 19th century house. In this year, it was recorded that

'The park, originally enclosed by the Lord Chief Justice, has been very considerably enlarged and is well stocked with deer... The pleasure gardens have at the same time undergone many improvements under the inspection of Mr Grady the surveyor and present in some views scenery of incomparable beauty. The gardens are also extensive and well disposed...' (Fox et al 2007, 102).

The house itself is shown by Neale to front directly onto an expansive front lawn with a screen wall extending from the south-east corner of the house disallowing access to the gardens to the south. The engraving suggests multi paned sash windows and a first floor balcony above the central doorway (Now lost to 19th and 20th century modifications). The image also shows differences in the roof layout to that in place in the present day. Subsequent to Neale's image, a parapet wall has been added hiding the base of the roof and the chimneys altered. These alterations are likely to date from the late 19th century.



Engraving of Wildernesse House by Neale, 1818

3.2 Historic Overview

Early 19th Century - A second engraving dating from the first half of the 19th century gives a long distance view of the main (west) elevation of the house across landscaped grounds. The image drawn from the Hillock west of the house contains a number of anomalies, first the elongated view across extensive parkland and secondly the three storey wing appended to the north of the main house contradicts other sources on the form of the early 19th century house. A photograph of the house taken in 1860 (refer page 11) shows only a two storey service wing prior to the late 19th century extensive suggesting the use of artistic licence in this engraving.



Anonymous engraving depicting the house from the park with people in foreground, 1800-1847.

1839 - Tithe Map dating from 1839 shows the layout of the estate at the time the first Marquis was succeeded by his son Lord Breknock. Although lacking in detail the layout suggests that the formal parterres shown on the late 18th century mapping have been replaced with wooded pleasure walks. By this date, the pond within the north-east corner of the estate has been added and a number of ancillary structures shown within a services area north of the main house re shown. The associated Tithe Survey records the estate to hold 817 acres in Seal, and 28 houses and cottages, 5 farms employing 20 men directly on the estate with 20 service staff resident in the house (The Tithe Map is not reproduced for copyright reasons).

1840 - The park surrounding the house was officially 'disparked' (no longer reserved for deer). It was still described in the 1841 Valuation list as pasture and was presumably used for grazing cattle (Anon 2005, 15).

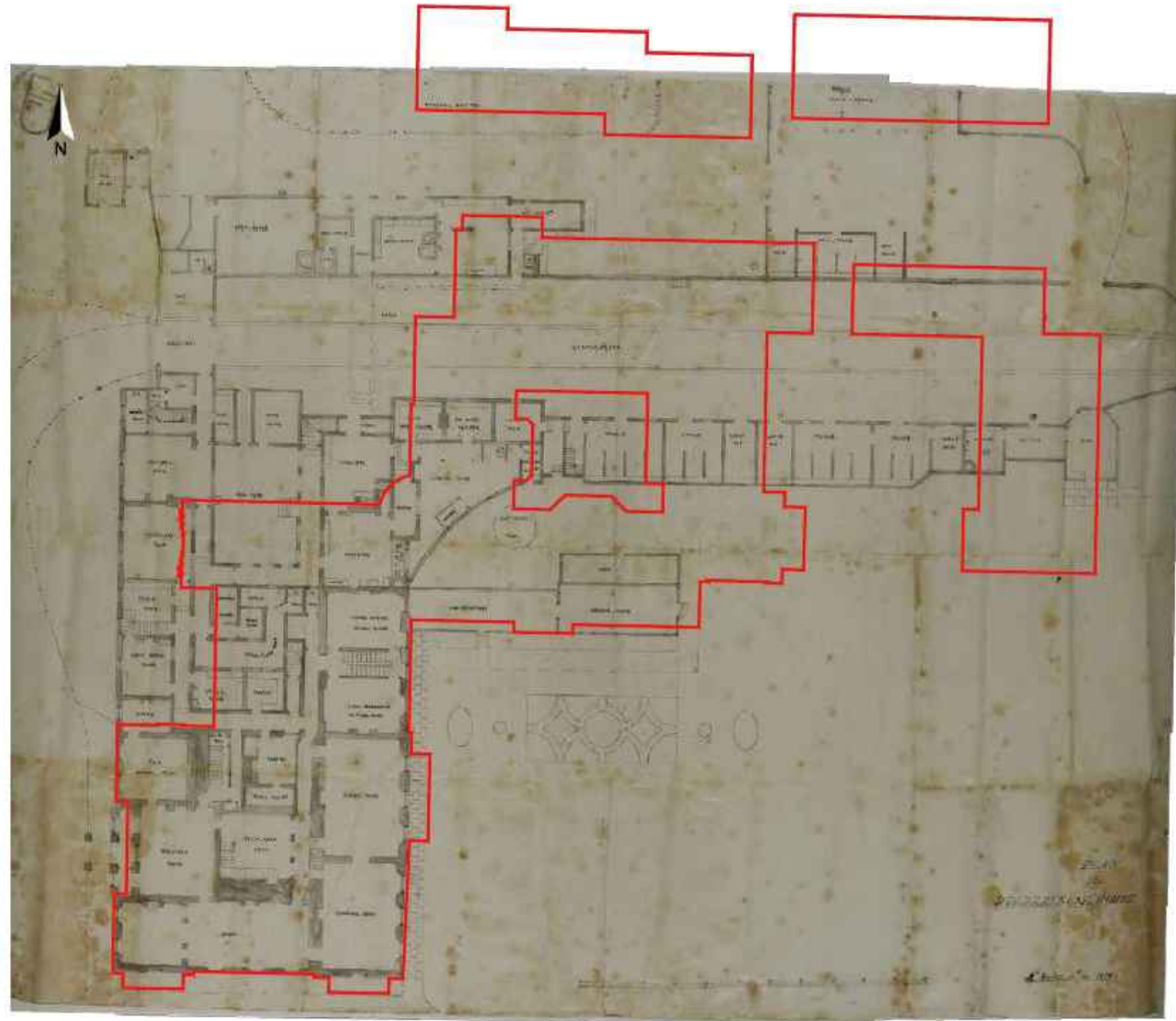
1866 - The second Marquis was succeeded by the third Marquis who leased the Wilderness Estate to a London Banker named Charles H Mills, later known as the first Baron Hillingdon. The 1869 Ordnance Survey map shows a detailed layout of the estate at this time. The main house appears to have been augmented to the east by a linear range of buildings with glass houses to the south. The layout of the estate grounds appears to generally correspond with that shown by Andrews et al at the end of the preceding century. South of the house, open wooded grounds are encircled by a woodland walk. The estate is approached via a main tree lined drive (Wilderness Avenue) from the north-west. The alignment of a second tree lined drive is shown to traverse the estate from the south. East of this the kitchen gardens are laid out and incorporate planting, pathways and greenhouses. Open parkland continues to flank the house to the east and west.



1st Edition Ordnance Survey map, 1869.

3.3 Historic Overview

A single floor plan showing the ground floor of the early 19th century house survives. Dating from 1860, this important piece of information shows the layout of the ground floor rooms prior to the late 19th century overhaul and the extent of the pre-dating services wing which was completely obliterated by the rebuild. The plan is included below overlaid with the current ground floor layout for comparison.



Ground floor plan, 1860

3.4 Historic Overview

A series of early photographs taken during the 1860's show the house prior to the late 19th century extensions.

At this date the windows were multi-paned vertical sliding sashes to the west and south elevations. To the west elevation, the main entrance features a projecting 'porch' flush with the projecting bays at ground floor level. A first floor balcony is accessed from the first floor and is defined by palisade railings. The first floor windows feature sliding external blinds. The front of the house is defined by railings and a screen separates the main formal house from the service wing to the north. The photograph pre-dates the existing rose garden and at this date the area is occupied by a gravel drive flanked by lawn.

The former service range is shown to the north which at this date comprised a linear two storey building with sliding sash windows and ivy covered walls.

The south elevation shows the pre dating sliding sash windows in more detail. The projecting ground floor bay windows currently extant at the south elevation are not in situ at this date and around the corner of the east elevation, a glimpse of a glass house is seen.

The last image shows the south and east elevations of the main house. At this date a series of glasshouses extend eastwards from the north-east corner of the house. The image shows ornamental lawns, planting beds and tree clusters to the south of the house with the sunken garden east of the garden terrace in place at this date. The form of the sunken garden is however altered from its present form featuring east-west running steps at the north-west corner (rather than north-south in the present day).



Exterior view of front (west) elevation, 1860-69, looking north-east and showing northern extension (now demolished)



Exterior view of garden (south) front, 1860-69



Exterior view of entrance (west) front, 1860-69



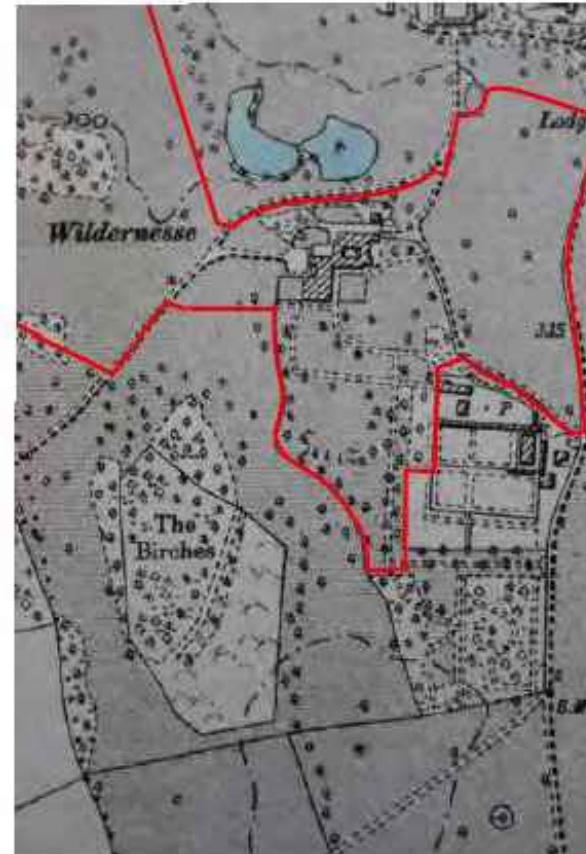
General view from gardens with formal bedding in foreground, 1860-69, looking north-west

3.5 Historic Overview

1886 - The Hillingdons completed their overhaul and extension of Wilderness House. These changes are reflected on the second edition of the Ordnance Survey map dating from 1897. By this date, the house has been extensively remodelled with a new wing appended to the north and east of the original block. A new service area has been established to the north with a portion of the extant service range and the icehouse depicted for the first time. It would appear from analysis of the site topography that the ground level was significantly reduced at this time to allow ground level access to the basement from the north and to obscure views of the service areas of the building from the main approach. This was achieved through the construction of a large retaining stone wall north of the main drive around which the service drive sweeps to the present day.

The new extension to the house was significant, dwarfing the 18th century house. The late 19th century extension included the whole north wing and tower with service rooms at basement level and extensive residential rooms above. At this time, the interior of the 18th century portion of the house was also extensively remodelled with a large central stair and stair hall inserted from ground to first floor level. The interior decoration was also largely overhauled at this date.

A major change within the estate grounds comprises the introduction of a linear driveway exiting from the original sweeping approach of Wilderness Avenue. This insertion reflects a movement away from the 18th century landscape tradition. Parkland continues to be open to the east and west, but the gardens to the immediate south, west and east of the house have taken on a more formal appearance with linear ornamental paths and garden areas introduced. To the south-east, the kitchen garden continues in use with a small orchard laid out outside its western extent.



Ordnance Survey map, 1897

A photograph of the main elevation taken in 1889 shows the remodelled building. The photograph shows the change in scale from the pre dating service wing with the new wing comprising three storeys and a grand entrance (the original entrance into the 18th century house now downgraded). The photograph shows the new axle drive approaching the main entrance. The rose garden south-west of the house is in place by this date and is defined by a low stone wall with moulded coping as in the present day although at this time, ornamental urns surmount the wall where there is a change in height.



Exterior view of the front elevation of The Wildernesse, 10th July 1889

A series of photographs of the interior of the house following Hillingdon's alterations survive. These concentrate on the recently remodelled principal rooms at the ground floor of the 18th century House. These comprise the hall and stair, the ebony stair at first floor level, the drawing room and dining room. The images show the rooms fully furnished and show little change in interior decoration from that which survives in the present day.



Interior view of the hall at The Wildernesse, 10th July 1889



View of the staircase from the hall at The Wildernesse, 10th July 1889



View of the staircase and the gallery from the hall at The Wildernesse, 10th July 1889



Interior view showing the ebony staircase at The Wildernesse, 10th July 1889



Interior view showing the red drawing room at The Wildernesse, 10th July 1889



Looking towards the table and fireplace in the dining room at The Wildernesse, 10th July 1889

3.6 Historic Overview

1890s - The Hillingdons were great entertainers and had a cricket field and a nine hole golf course constructed within the grounds of the house. In 1892, the course was extended to 18 holes and continued in use by informal agreement until 1923 (Fox 2007, 179).

1891-1907 - Lady Hillingdon established a convalescent home and orphanage at the corner of Seal Drive and Seal Road. Many of the patients appear to have gone into domestic service at Wilderness when recovered (Fox et al 2007, 171).

1909 - The development of the house and gardens are reflected on the Ordnance Survey map. The outline of a rectangular terrace is noted to the south of the main house. By this date a fountain and sun dial have been introduced into the formal gardens east of the house.



Ordnance Survey map, 1909

1914-18 - During the First World War, the old stables north of the core estate were turned into a receiving hospital run by Lord Hillingdon's daughter.

1919 - The second Baron Hillingdon died and the property passed to the third Baron Arthur Robert Mills, who sold the estate for development. Beforehand, Lord Hillingdon gave the village hall, recreation ground, fire station and the infant school to the village.

A series of photographs of the house dating from 1923 survive and reflect the gradual development of the house. The photograph of the south elevations shows the projecting window bays added at ground floor level to the garden and terrace fronts. The image shows the edge of the sunken garden and sundial and the lawns and paths appear to be poorly maintained at this date.



The south front of The Wilderness, June 1923

Photographs of a number of the principal interior rooms survive from this date. The rooms are largely vacant at this time prior to acquisition by the golf club.

The drawing room retains a significant amount of historic detailing however, the ceiling shown in the photograph to the right has been lost and lowered since this time and the decorative scheme overhauled.



An interior view of the drawing room at The Wilderness, June 1923

The library which ran along the south front of the house at ground floor level has been heavily modified since the photograph below was taken in 1923. Since this time, the room has been subdivided into a series of smaller spaces but in 1923, the library fronted onto the east and south elevations featuring footed wooden bookcases around all walls and supporting iconic columns. The central fireplace and a number of the fitted bookcases survive in the present day.



The library at The Wilderness, looking past ionic columns towards window at west elevation, June 1923

The entrance hall and stair in 1923 reflects a simple paint scheme with simple overhead lantern lighting and a missing over mantle mirror above the fireplace. In the present day, the paint scheme has been altered and the lighting replaced, the late 19th century wood block floor is retained.



An interior view of the entrance hall and staircase at The Wilderness, June 1923

3.7 Historic Overview

An aerial photo (predating 1961) shows the layout of the estate during the middle part of the 20th century, the tennis courts in particular dominant the former landscaped grounds



Aerial Photograph of the site (Mid-20th century)

A second aerial photograph dating from 1960 shows a clear view of the main west elevation of the property at this date. Of note is the single storey extension to the former entrance to the 18th century house (east of the Rose Garden). The extension, since replaced by a more recent extension is unsympathetic to the historic form of the building but is obscured from view by the overgrown hedge defining the northern edge of the Rose Garden.

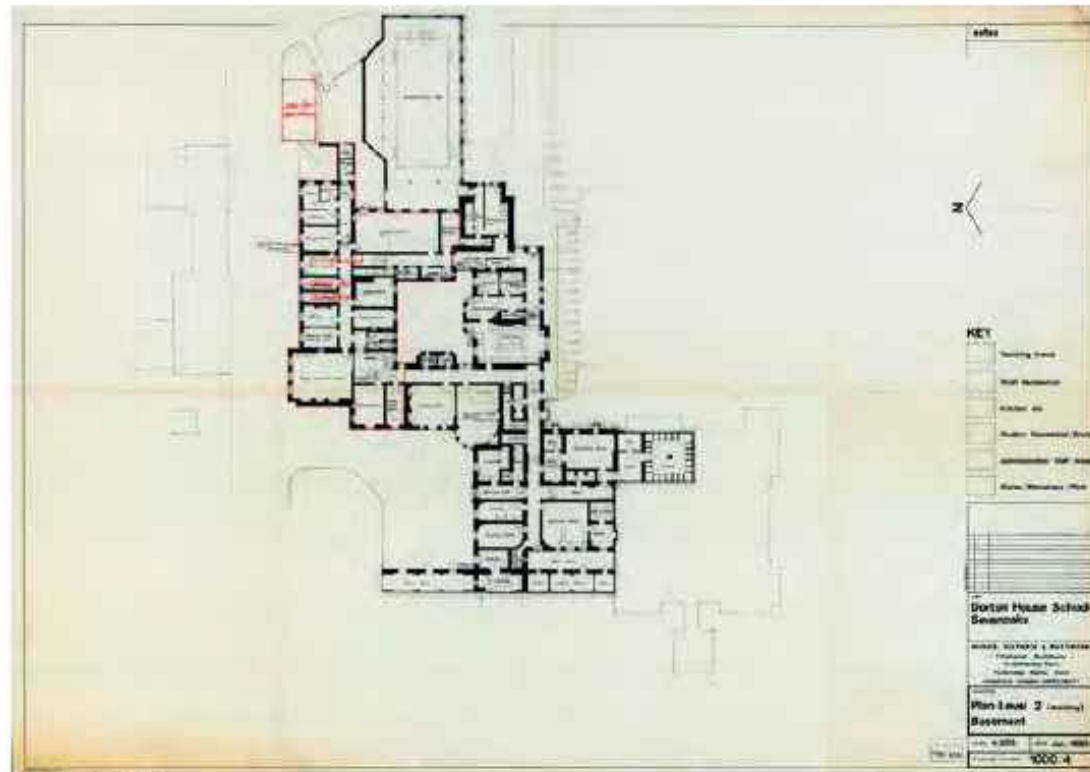


Aerial photograph showing the west elevation in 1960 showing extension against 18th century main entrance. This extension was replaced with another extension during the late 20th century (still extant)

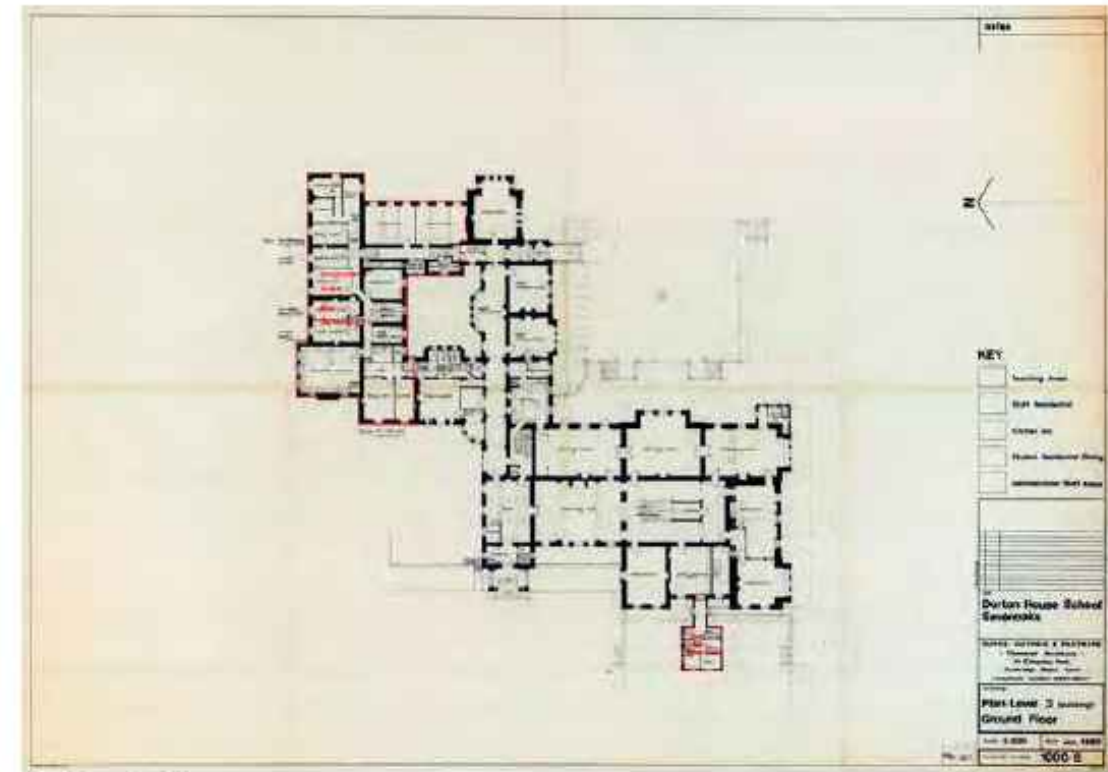
- **1961** – The following year, the Swimming pool extension constructed to replace the outdoor pool formally located towards the south-west corner of the estate (as shown on the 1960 OS survey edition).
- **1980** – In 1980, a series of building plans of the property were produced detailing proposed changes in association with the use of the building as a school. While most of the changes indicated were not executed, the plans give a good overview of the layout of the interior of the building at this time.

(Building plans shown on following pages)
- **1983** – Dorton College was opened on former parkland, west of the main house.
- **1988** – Construction of new college of further education.
- **1994** – Erection of eastern extension to swimming pool.
- **1995** – Construction of new nursery school building south of main house.

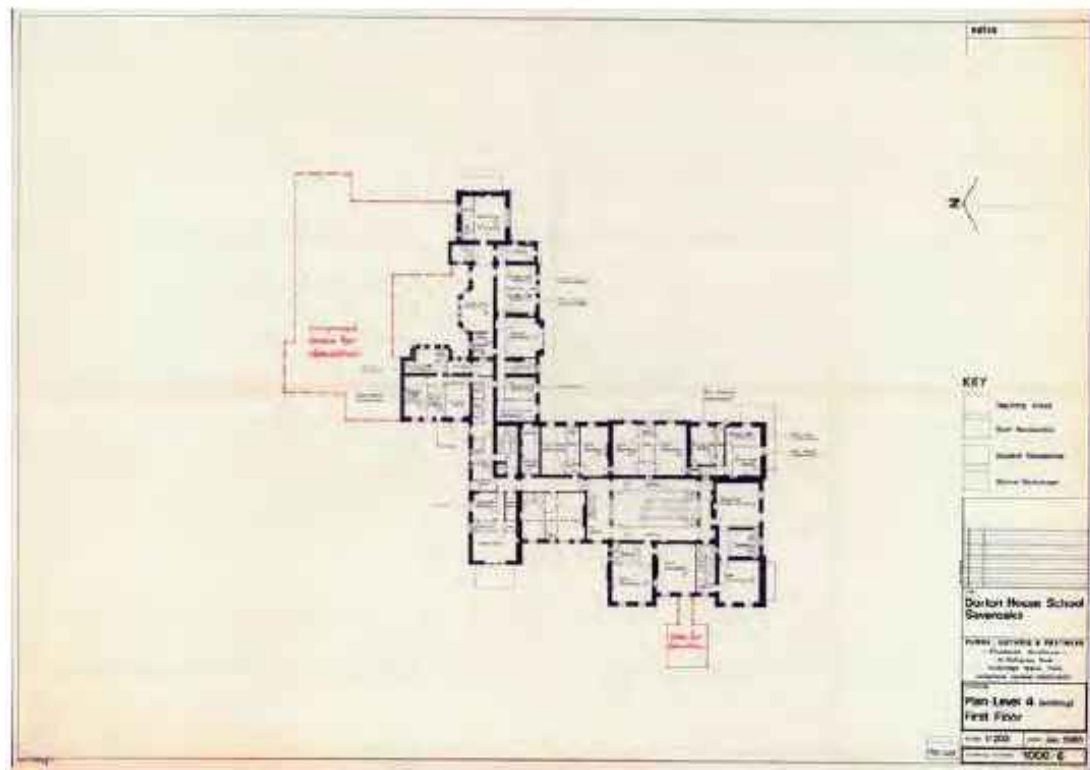
3.7 Historic Overview



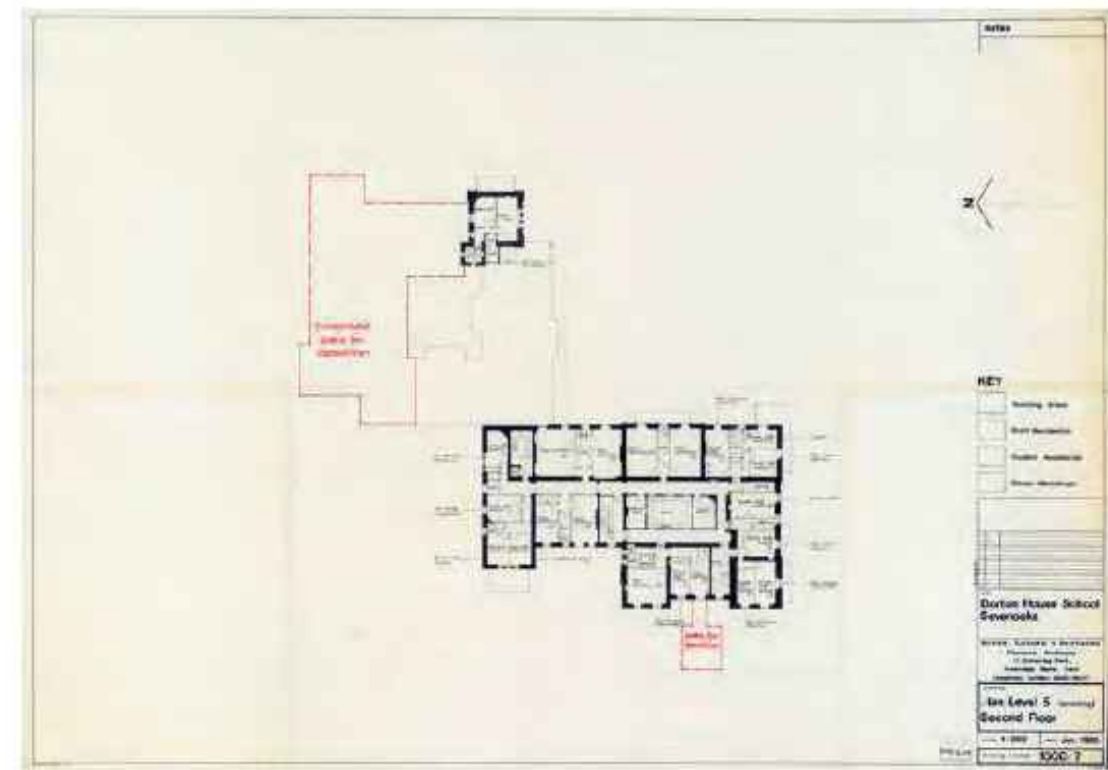
Basement plan, 1980



Ground floor plan, 1980

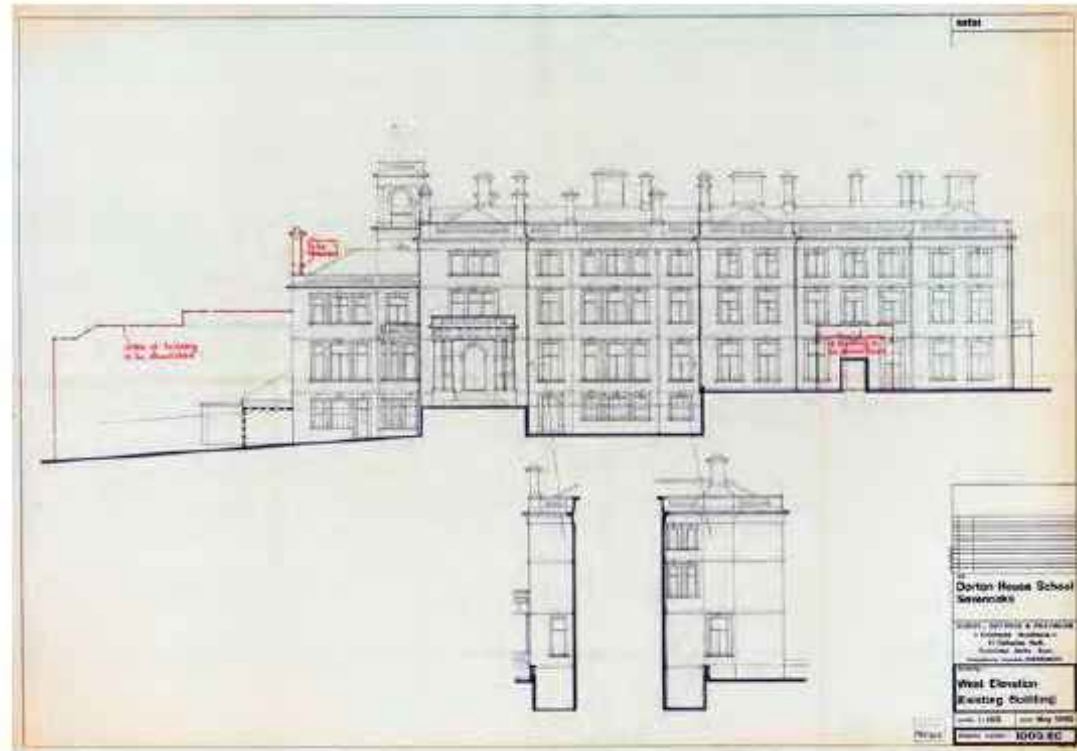


First floor plan, 1980

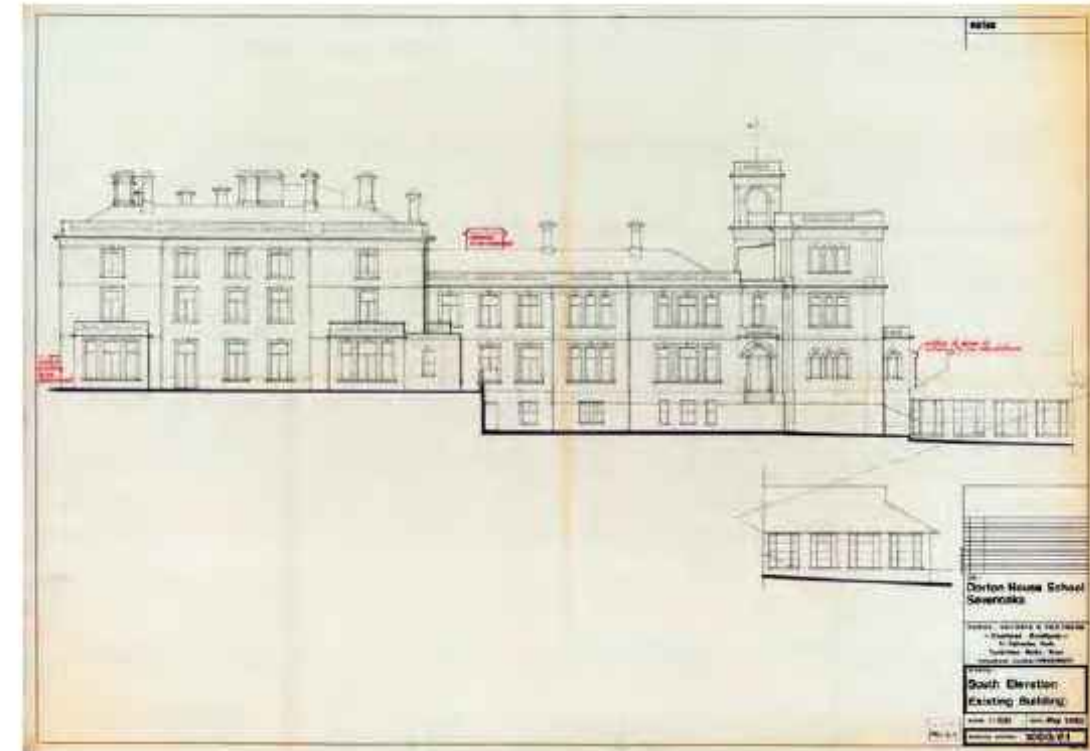


Second floor plan, 1980

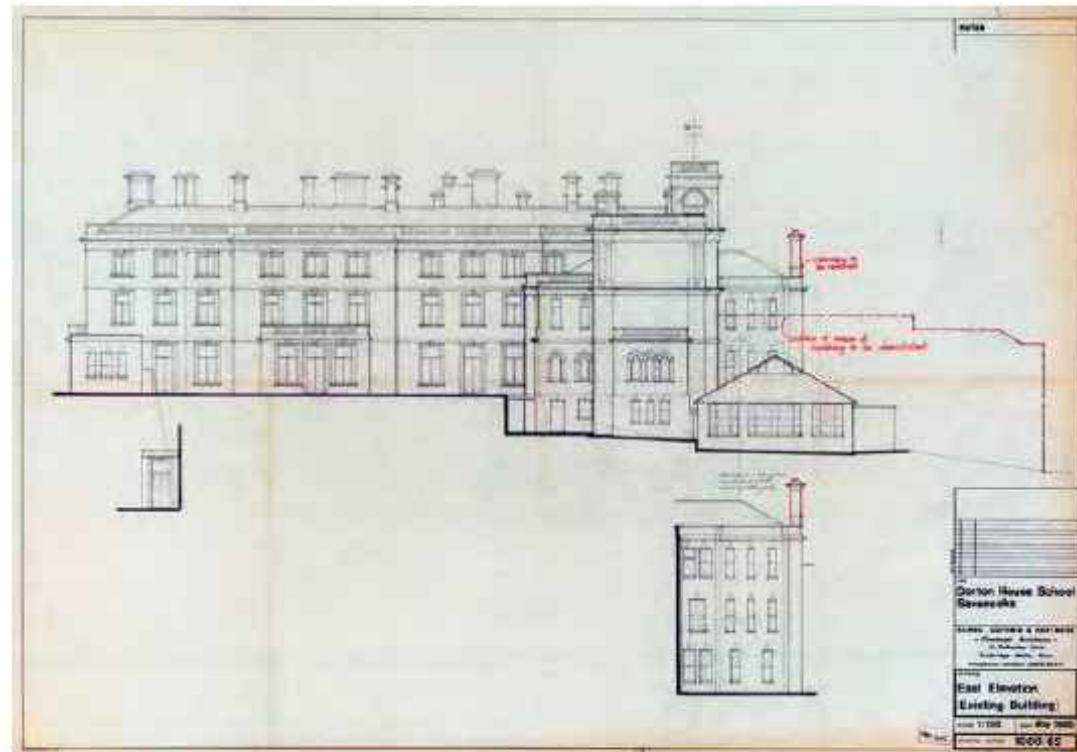
3.8 Historic Overview



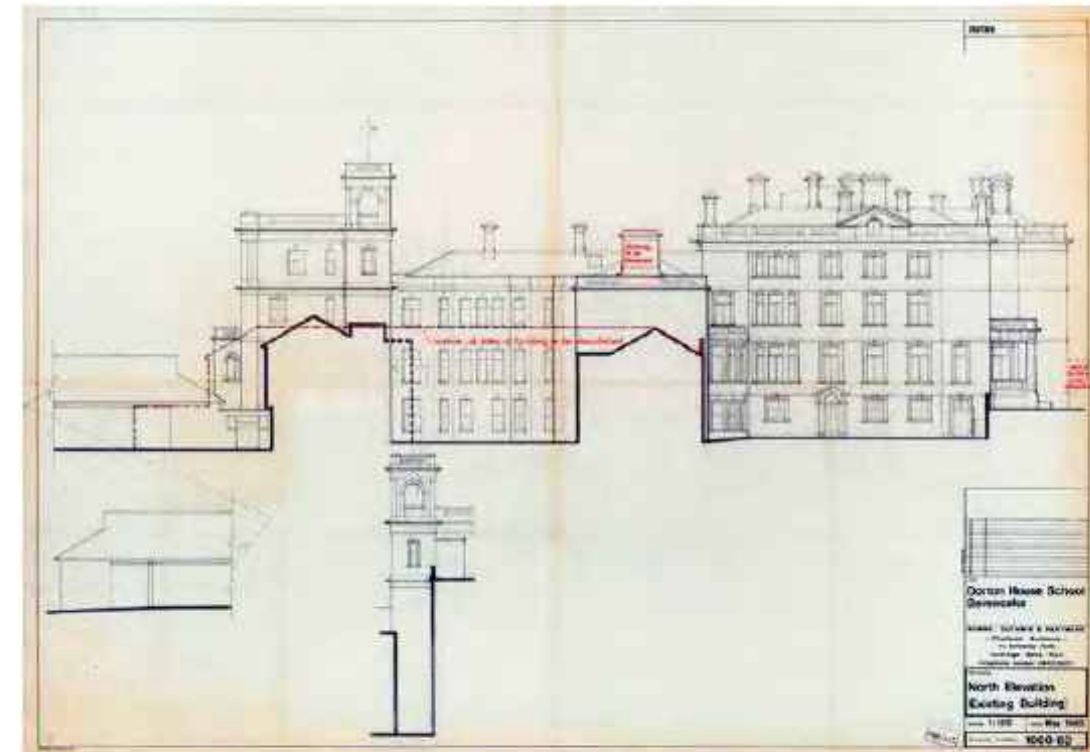
West elevation, 1980



East elevation, 1980



North elevation, 1980



South elevation, 1980

3.9 Recent History

In association with the use of the building as a school a large number of alterations to the buildings and grounds were undertaken with planning permission. The table below catalogues recent planning permissions (1999 to 2012) which resulted in a significant change to the building fabric. Small scale amendments ie external lighting and signage are omitted. The list includes applications that were withdrawn and refused.

Date of permission	Description	Planning reference	Status
1999	Disabled access improvements and wc provision to swimming pool area	Ref. No: 99/01003/LBCALT	Status: Decision - Granted
2000	Refurbishment of the roof. Additional information received in letter dated 7 August 2000	Ref. No: 00/01445/LBCALT	Status: Decision - Granted
2000	Listed Building Consent for Alteration/ refurbishment of second floor from dormitories to single and double study bedrooms. Additional information submitted in letter dated 21.08.00	Ref. No: 00/00552/LBCALT	Status: Decision - Granted
2000	Ground floor conversion of bedrooms to office, lower ground floor conversion of office to a disabled friendly boarding unit and two exterior ramps for emergency exits. As amended by revised plan received 10.08.00	Ref. No: 00/01093/LBCALT	Status: Decision - Granted
2000	Ground floor conversion of bedrooms to office, lower ground floor conversion of office to a disabled friendly unit and two exterior ramps for emergency exits. As amended by revised plan received 10.08.00	Ref. No: 00/01101/FUL	Status: Decision - Granted
2004	Minor external works within the curtilage of a listed building	Ref. No: 04/01811/LBCALT	Status: Application - Withdrawn
2005	Internal alterations to the entrance foyer within Mansion House	Ref. No: 05/01461/LBCALT	Status: Decision - Granted
2005	Roofing works (including re-roofing, removal of tank housing and skylight, replacement of skylights and replacement of felt upon flat roof with lead)	Ref. No: 05/01462/LBCALT	Status: Decision - Granted
2005	Alterations to existing toilet area within mansion house	Ref. No: 05/02312/LBCALT	Status: Decision - Granted

Date of permission	Description	Planning reference	Status
2006	Construction of brick entrance piers, erection of steel railings and installation of rising arm barriers	Ref. No: 06/00616/FUL	Status: Decision - Refused
2006	To remove two lightweight partitions & replace one window & to replace roof light	Ref. No: 06/01460/LBCALT	Status: Decision - Granted
2007	Remedial fire proofing of basement including replacement of suspended ceiling, 3 no new partitions, replacement of some internal doors and 1 no external door and replace lighting as amplified by plans received on the 05/06/07	Ref. No: 07/01200/LBCALT	Status: Decision - Granted
2007	Erection of extension and conversion of existing outbuilding to educational use	Ref. No: 07/02483/FUL	Status: Application - Withdrawn
2007	Erection of extension and conversion of existing outbuilding to educational use	Ref. No: 07/02484/LBCALT	Status: Application - Withdrawn
2008	Conversion of existing outbuilding to educational use. Erection of new wall and external lift	Ref. No: 08/00160/FUL	Status: Decision - Granted
2008	Conversion of existing outbuilding to educational use	Ref. No: 08/00163/LBCALT	Status: Decision - Granted
2012	Demolition of existing Teaching Block, Nursery, 3 Terraced Dwellings and single Detached Dwelling and redevelopment with a 34-bedroom Close Care Facility (Use Class C2) and 4 Detached Dwellings.	Ref. No: 12/03248/FUL	Status: Application - Withdrawn
2012	Demolition of existing Teaching Block, Nursery, 3 Terraced Dwellings and single Detached Dwelling	Ref. No: 12/03249/CAC	Status: Application - Withdrawn

Recent History 2012 - 2022

Over the past ten years there have been again a large number of alterations to the Site. The majority of the applications are relation to the change of use for the building to be used for retirement living.

4.0 Wildernesse House

Wildernesse House is set within the landscaped grounds and gardens of the historic Wildernesse estate. The general landscape is undulating and within the Site boundary has been terraced and remodelled over time to create the estate gardens and accommodate the requirements of the late 20th century school. The site is currently occupied by Wildernesse House (main house) and associated gardens and service buildings, a tarmaced car park and drive and a series of mid to late 20th century buildings including a teaching block, nursery, 3 terraced dwellings and a detached dwelling set amid landscaped grounds

A large number of historic features survive to varying degrees of legibility within the grounds. These include parkland planting, pathways, ornamental features (fountains, formal gardens, sun dial), structures and boundaries (walls, railings, hedges). Cartographic evidence suggests that the Site has undergone various phases of structural building and landscaping. The following section describes the house and its historic curtilage as it survives in the present day.

Main House - Exterior

The 18th century portion of the house which forms the south wing of the current house is formed of 3 storeys and built of galletted coursed, squared rubble with ashlar quoins and dressings. The hipped roof pitch is low and dressed with slate and is partially concealed behind a balustrade above entablature with modillion cornice. The balustrade dates from the late 19th century remodelling of the house.

The main (west elevation) is symmetrical in appearance comprising two projecting bays (2 windows wide) flanking a central recessed bay (3 windows wide). Moulded architraves with triple keystones to later casement windows are noted across this phase of the building. A number of extensions have been appended to the 18th century core over time including late 19th century ground floor bays at the east and south elevations, at the north-east corner and a late 20th century extension to the west.

The large late 19th century extension appended to the north of the original building reflects the style of the earlier building although is bolder and bleaker in its presence. The south elevation of the extension fronts onto the sunken garden appended to and at right angles with the east elevation of the 18th century wing. The late 19th century wing also incorporates a tower and an internal courtyard.

To the east, the late 20th century pool house extension appends the east elevation of the late 19th century wing.



Late 19th century entrance, west elevation



East elevation of 18th century house with 19th century bays and balustrade



East elevation of the 18th century building from the roof of the late 19th century extension



The main west elevation



View of late 19th century extension along service drive



East elevation



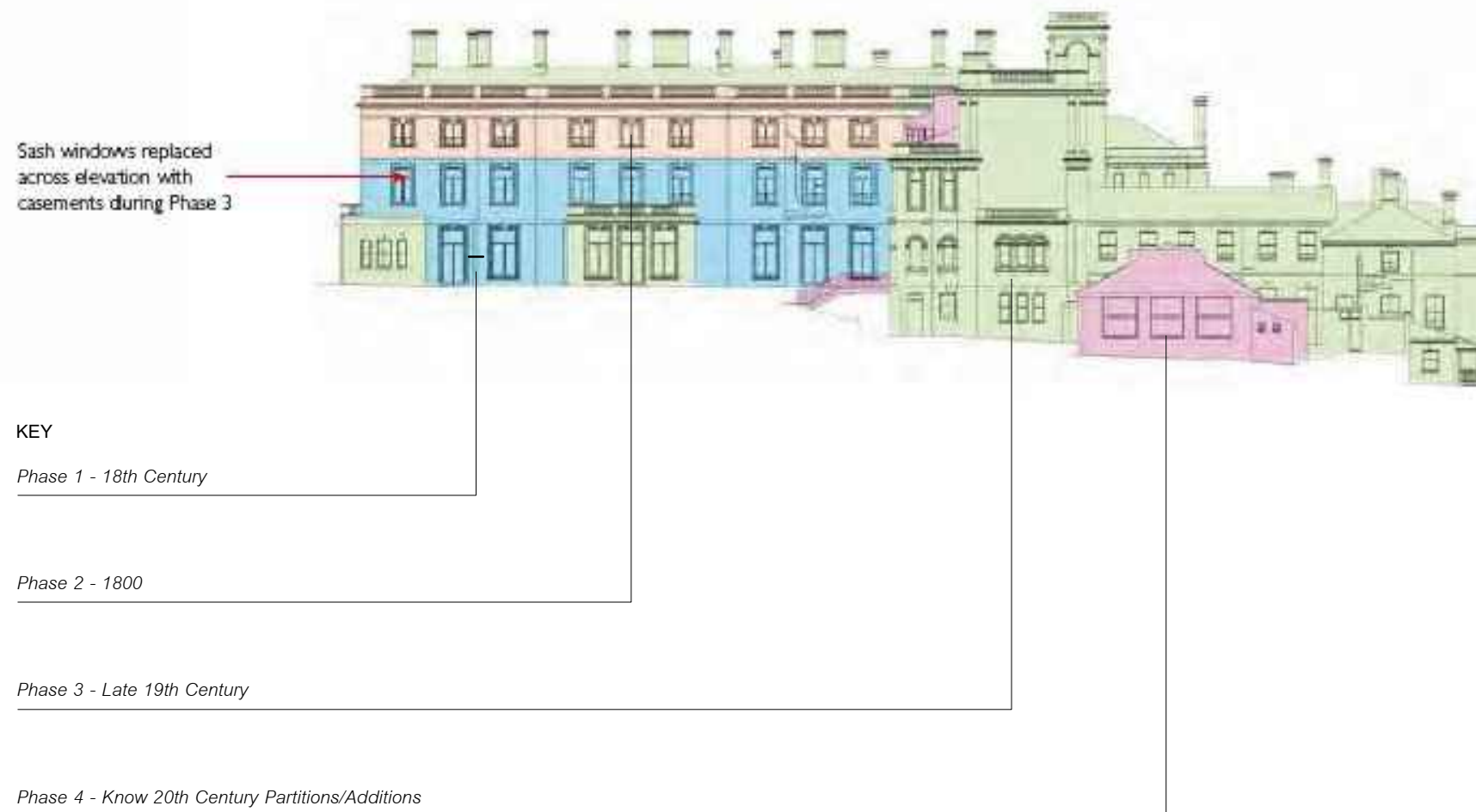
South elevation



Internal courtyard, late 19th century and extension, looking south-east

5.0 Building Evolution

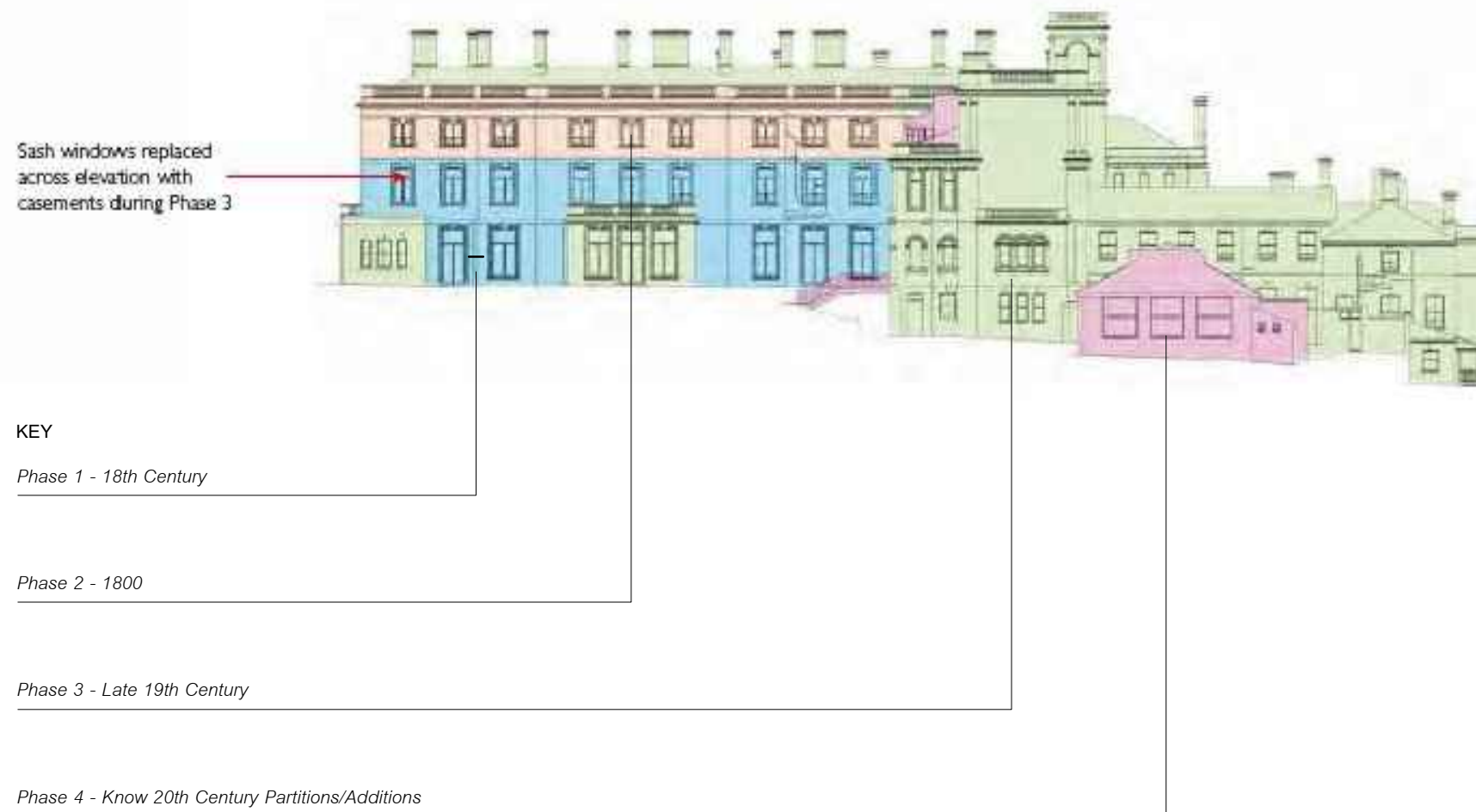
A series of phase drawings of the elevations have been prepared to show the gradual evolution of the building over time. These drawings are provided below for context.



- Very High
- High
- Medium
- Low

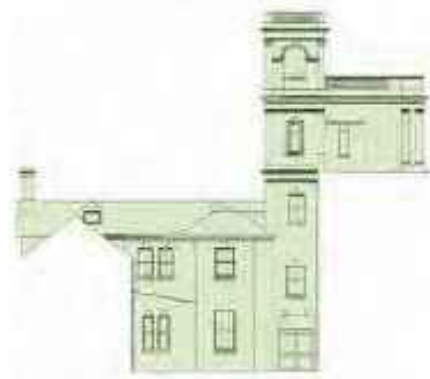
5.0 Building Evolution

A series of phase drawings of the elevations have been prepared to show the gradual evolution of the building over time. These drawings are provided below for context.

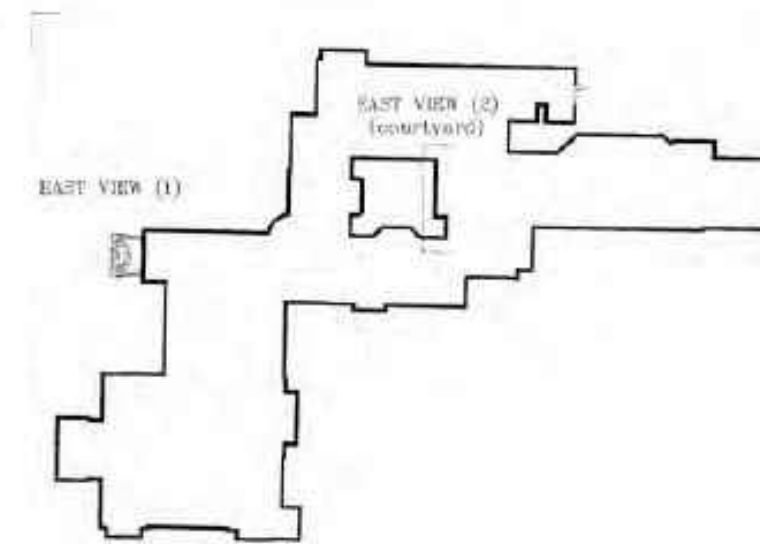


- Very High
- High
- Medium
- Low

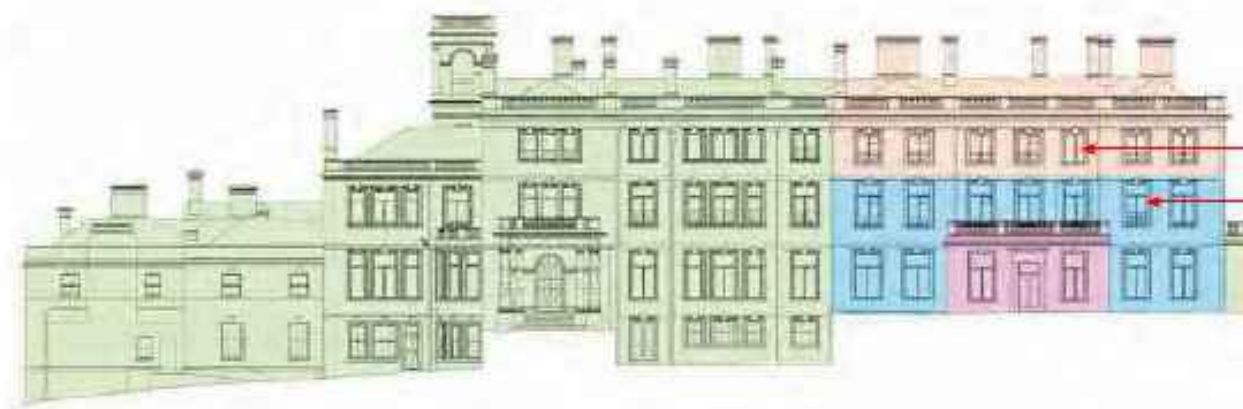
5.2 Building Evolution



View 2



East Elevation Phase Plan



View 1

Sash windows replaced across elevation with casements during Phase 3

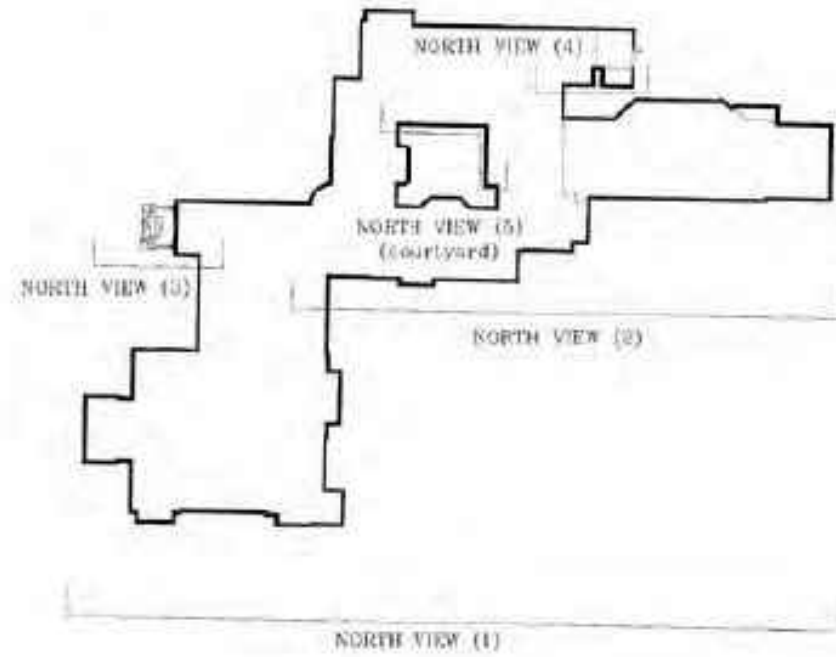
- Very High
- High
- Medium
- Low

5.3 Building Evolution

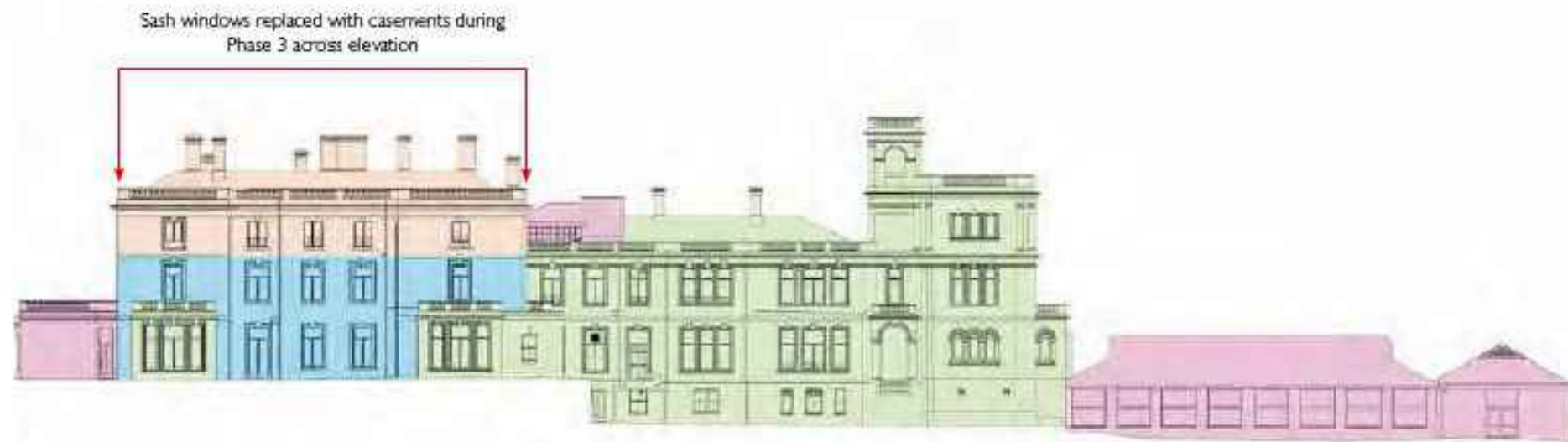
- Very High
- High
- Medium
- Low



View 3



View 4



View 1

North Elevation Phase Plan



View 5

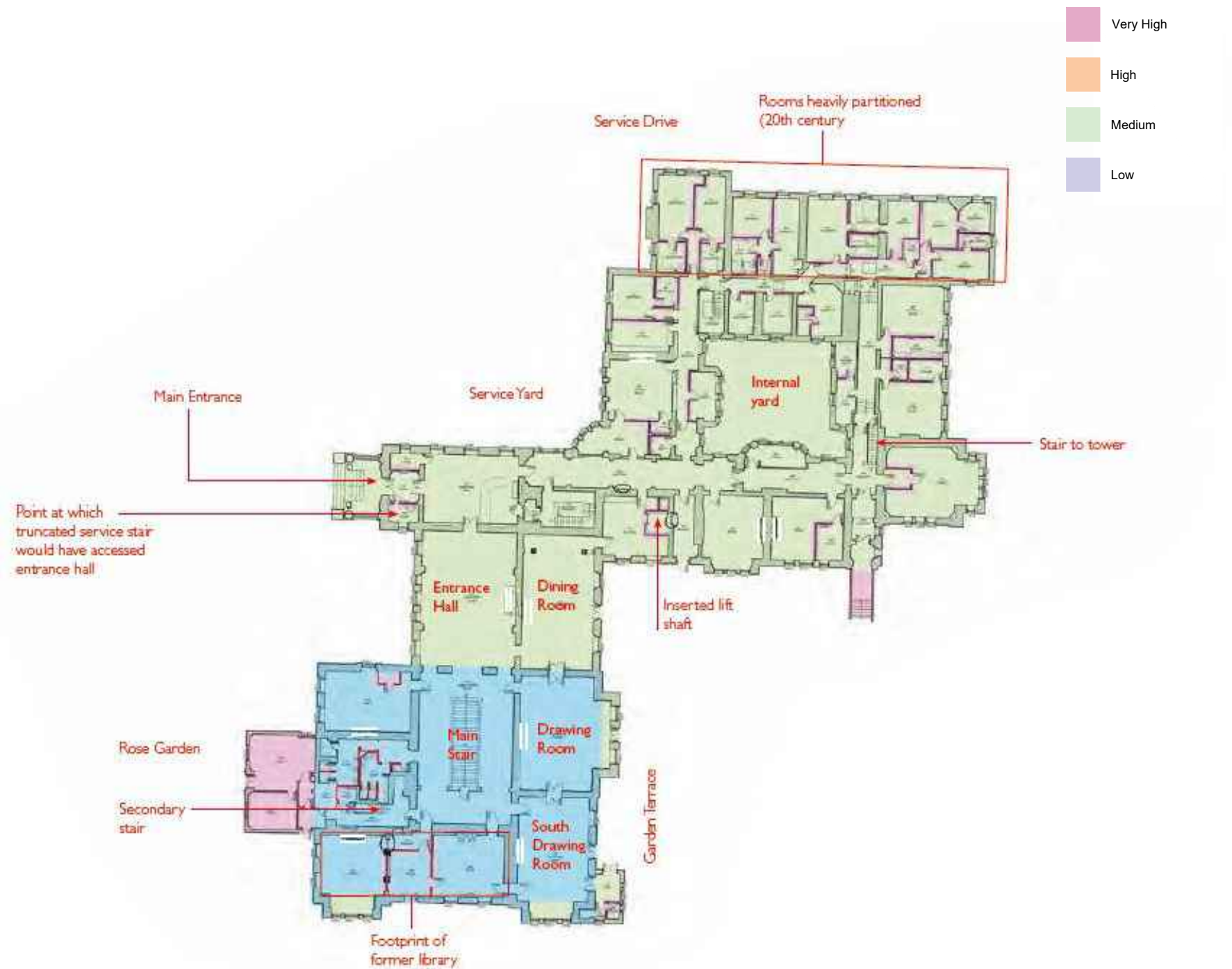
5.4 Building Evolution

Ground Floor

The ground floor of the house retains a high number of historic details across both the two main phases of the house. The ground floor interior of the 18th century wing was heavily remodelled during the late 19th century and this late 19th century layout is largely retained to the present day. At ground floor level, the principal rooms are focused around the grand entrance hall and stair which takes up a large proportion of the ground floor footprint. These rooms include the dining room, two drawing rooms and a library (now sub-divided). The phase plans on page 27 show the room locations.

The drawing room is adjacent to the dining room to the south and features a highly ornate decorative scheme. The ceiling is plain and has been lowered from its original height. It is possible that the original ceiling is retained above. The decorative scheme include panelling below the dado rail and decorative wall pilasters with ornate capitals. Foliate swags are featured over the door casements and on the timber panelled doors.

Adjacent to and interconnected with the central drawing room (where the works are proposed) to the south is a second drawing room with views through the south and east elevations. The room features a highly decorative scheme with the ceiling height and decorative features intact including a marble fireplace against the west wall. Painted panelling appears below the dado rail with intricate plasterwork at the ceiling cornice and over the door casements. The windows retain their shutter boxes and reside within the projecting bays added during the late 19th century remodelling. Access to an external 'porch' is achieved through a door at the south-east corner of the room. The interior of the space is modern and intrusive in decoration.



Ground Floor Phase Plan with Key Features Annotated

5.4 Wildernesse Estate Grounds

The information in this section is based on the historic landscape analysis undertaken to inform the pre-existing Historic Landscape Assessment and enhanced through site visits.

The grounds of Wildernesse House survive in a compromised state of repair having been eroded by modern intervention in the form of new buildings and structures (e.g. School buildings, play equipment), ground remodeling and multiple layers of garden landscaping.

In spite of this erosion, a number of historic landscape character areas remain legible in the surviving landscape. The identified character areas are listed below and illustrated on the ensuing map.

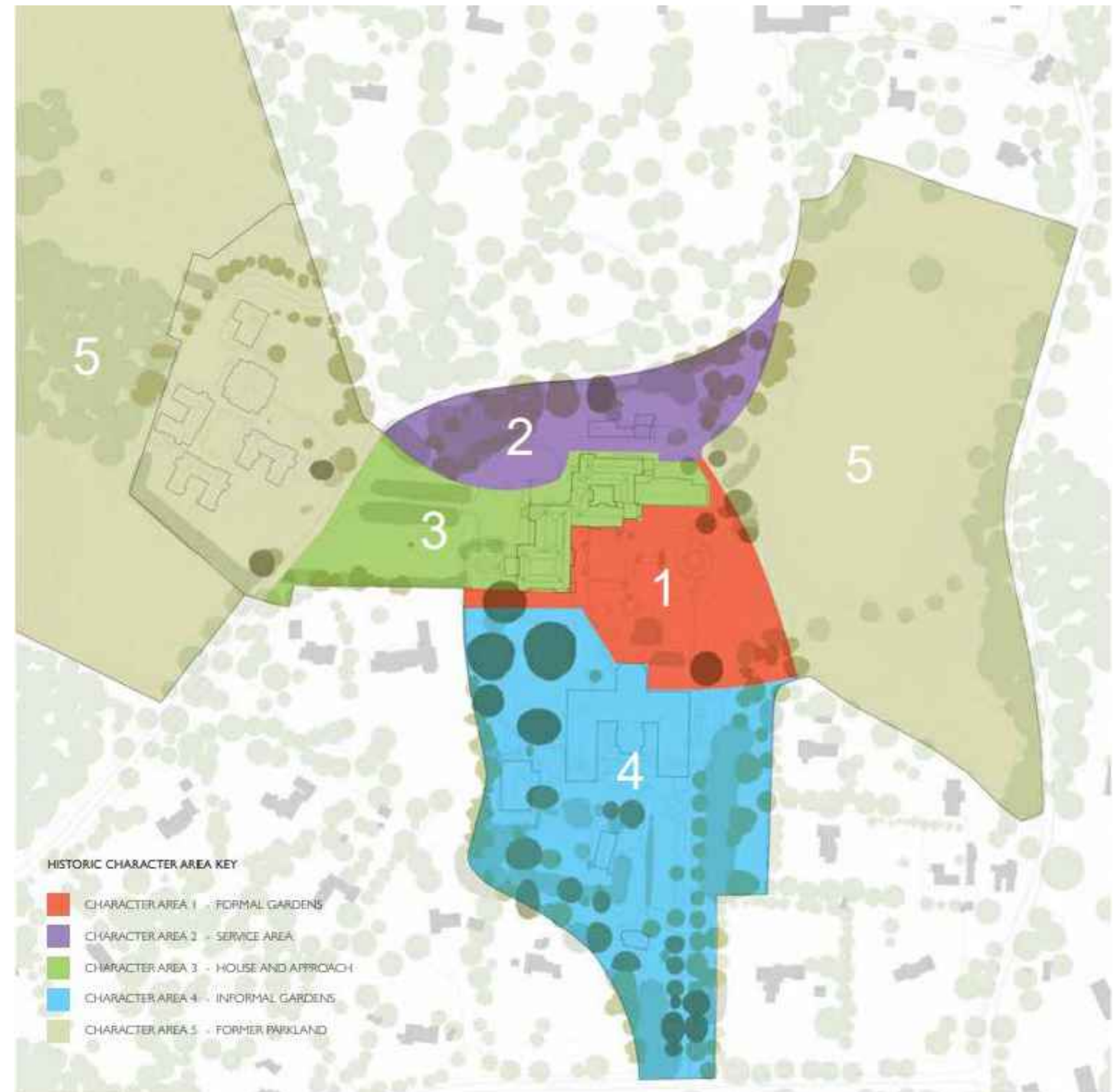
Historic Character Area 1 - Formal gardens

Historic Character Area 1 - Service area

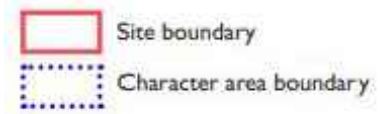
Historic Character Area 1 - House and approach

Historic Character Area 1 - Informal gardens

Historic Character Area 1 - Former parkland



Landscape Character Area Map



Heritage Assets (by Type)



Character Area 1

- 1.1 Main approach
- 1.2 Formal lawn
- 1.3 Boundary hedge
- 1.4 Rose garden and wall

Character area 2

- 2.1 Icehouse
- 2.2 Former service building now Mews houses
- 2.3 Secondary driveway
- 2.4 Retaining wall
- 2.5 Tree cluster
- 2.6 Tree line

Character area 3

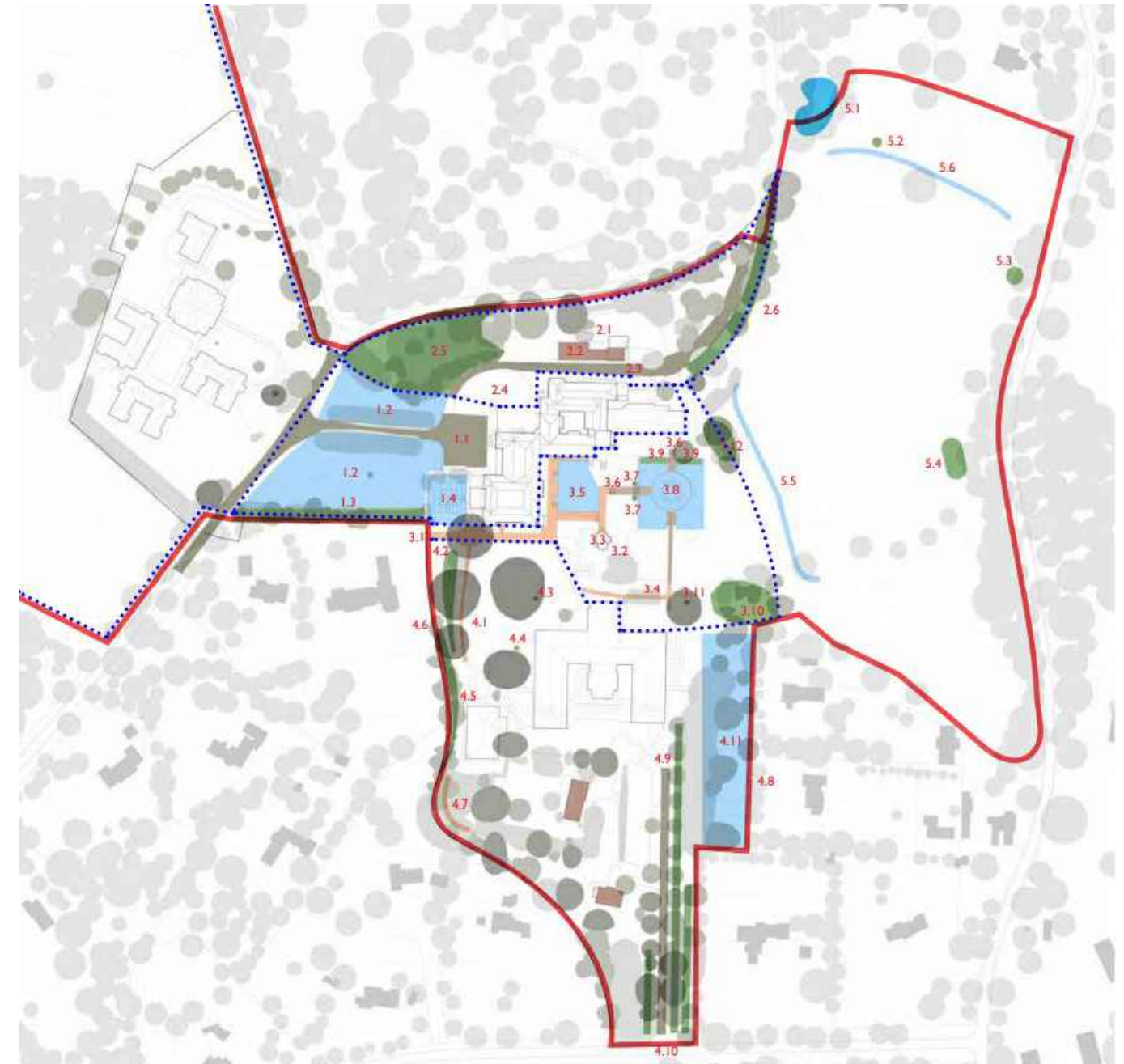
- 3.1 Ornamental wall
- 3.2 Ornamental wall
- 3.3 Sun dial
- 3.4 Pathways
- 3.5 Sunken garden (with 20th century modifications)
- 3.6 Pathways and steps
- 3.7 Ornamental evergreens
- 3.8 Fountain and platform
- 3.9 Hedge
- 3.10 Tree cluster
- 3.11 Parkland tree
- 3.12 Tree cluster

Character Area 4

- 4.1 Path
- 4.2 Tree line
- 4.3 Parkland tree
- 4.4 Parkland tree
- 4.5 Woodland fringe
- 4.6 Railings
- 4.7 Remnant path
- 4.8 Kitchen garden wall
- 4.9 Driveway (alignment)
- 4.10 Tree lines
- 4.11 Former orchard

Character area 5

- 5.1 Pond
- 5.2 Parkland tree
- 5.3 Evergreen cluster
- 5.4 Tree cluster
- 5.5 Terrace scarp
- 5.6 Terrace scarp



Historic Landscape Features Map



Character Area 1

Character Area 1 comprises the main house and approach. The linear driveway (1.1) was introduced during the late 19th century with the flanking lawns and hedges (1.2 and 1.3) enclosed from former parkland by the early 20th century. The formal garden (Rose garden, 1.4) west of the original 18th century entrance to the house also dates from this period of remodelling. The Rose garden features a symmetrical layout of planting beds with a central ornamental feature.

Together these features reflect prevailing ideas in estate design at the end of the 19th century with linear approaches and formal gardens a distinctive change from the former fashion for naturalistic landscape design.

The introduction of Dorton College within the direct sightline of the main house affects the intended landscape setting of the character area. This loss is further compounded by the realignment of the sinuous approach of the historic drive across open parkland.

Character Area 2

Character Area 2 comprises the former service area of the estate. Surviving historic features within this area include an ice house (2.1), service buildings (2.2), the secondary driveway (Service drive, 2.3) which runs from the main approach through the ancillary area and back on to Wilderness Avenue to the north, an associated retaining wall (2.4) and historic planting (2.5 and 2.6). Cartographic analysis suggests that the majority of these features date from the late 19th century phase of remodelling when the main house was extended to the north and the service area established at its present location. Surviving historic planting in the area appears however to predate this period with the tree cluster (2.5) and tree line along the driveway depicted on the first edition Ordnance Survey (1869).

Historically, this area would have formed a significant part of the operational estate. The area is hidden from view from the more formal parts of the estate to the west and south. Character Area 2 was the principal area associated with the day to day running of the estate. The icehouse in particular is of enhanced historic significance.

Character Area 3

Character Area 3 comprises the main formal gardens east of the house. The area comprises a series of terraces traversed by pathways (3.4 and 3.6) and featuring ornamental walls (3.1 and 3.2), a fountain (3.8), sundial (3.3) and sunken garden (3.5). A number of ornamental trees (3.7 and 3.11), tree clusters (3.10 and 3.12) dot the interior.

The sunken garden and associated path originate from the late 19th century development of the estate. By 1909, the garden has been further formalised with the introduction of the fountain and sundial. Prior to the late 19th century, this area was predominantly open parkland and remnant trees within the area are likely to date from this period. The single oak tree (3.11) is likely to be a remnant of the tree line flanking the southern driveway which extended into the southern part of the area from at least the 18th century.

The area has undergone continuous change and remodelling over time and given its location close to the main house has been particularly susceptible to changes in fashion and landscape design. In the modern day, the area forms a distinct focal point of the estate and is a significant example of late 19th century/early 20th century formal garden design. This significance is however tempered by the introduction of late 20th century school buildings and play areas and the loss of parkland views to the east as a result of the raised terrace within Character Area 5.

Character Area 4

Character Area 4 comprises an area of former woodland and gardens to the south of the main house which served as pleasure gardens during the early 19th century. This area includes several features including two mid-20th century estate residences of negligible historic significance, the alignment of historic paths (4.1 and 4.7), boundaries (4.6) and parkland planting.

Much of the surviving planting within this area appears to post date 1769 (when Andrews et al shows this area laid to formal gardens) and pre 1869 when the first edition Ordnance Survey map shows the area to be occupied by a circular walk through wooded grounds. Remnants of this walk may survive within the alignment of paths 4.1 and 4.7. The estate railings which form the western Site boundary date from the 1920's when the residential Wilderness Estate was laid out.

While the woodland walk and open aspect of this area have been lost as a result of the introduction of 20th century buildings, the survival of fragments of pre mid-19th century planting is significant. This survival is particularly significant to the north of the Character Area where the pleasure garden environment is best preserved.

Also included in this area is the southern approach into the modern estate which corresponds with historic access. Within this area, a number of tree lines flanking the driveway survive (4.10), oak trees within these alignments are likely to represent tree lines shown on 18th century mapping. Also included in this area is a former orchard (4.11) now a derelict adventure playground.

This Character Area contains a high number of historic assets associated with the pre 19th century estate. The tree lined driveway and Kitchen garden are both shown on Andrews et al 1769 map although it is unclear whether the kitchen garden was enclosed at this date. The orchard is shown as such on the 1897 OS map although appears to have been occupied by undetermined planting prior to this date.

Although a number of historic assets survive in this area, their immediate setting has been compromised by modern development associated with the school buildings, car parks and residential buildings.

Character Area 5

Character Area 5 comprises areas of former open parkland to the east and west of the main house. Surviving historic features within this area include a pond (5.1), occasional parkland trees (5.2-5.4) and the edges of a modern raised terrace (5.5 and 5.6). Historically the area east of the Site has been landscaped for use as a golf course and later raised and levelled to accommodate school playing fields.

The pond is shown on the 1839 Tithe Map with the majority of the parkland planting clearly defined by 1869.

The integrity of the parkland setting within this area has been compromised by 20th century ground remodelling. Remnants survive where the natural ground level rises and falls beyond the modern terrace to the east and north.

6.0 Significance

Historical & Aesthetic & Communal Value

The following assessment of significance has drawn guidance from the English Heritage Publication Conservation Principles: Policies and Guidance (2008). This section assesses the heritage significance of Wilderness House has been used to help inform the Heritage Impact Assessment.

Very High

A theme, feature or space which is important at national or international level, such as highly graded Listed Buildings and landscapes. It will have high cultural value and form an essential piece of the history of a building or site, while greatly contributing towards its character and appearance. Large scale alteration or removal of features of this level will be strongly resisted.

High

A theme feature or space which is important at national or international level, such as highly graded Listed Buildings and landscapes. It will have high cultural value and form an essential piece of the history of a building or site, while greatly contributing towards its character and appearance. Large scale alteration or removal of features of this level is likely to be strongly resisted.

Medium

Themes, features or spaces which are important at regional level or sometimes higher. They will have some cultural importance and play an important role in defining the character and appearance of the building or site. Efforts should be made to retain features of this level though a greater degree of flexibility in terms of alteration would be possible than for those items of high significance.

Low

Themes, features or spaces which are usually of local value only but possibly of regional significance for group or other value. Items have minor cultural importance and add something to the character or appearance of the buildings or site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessary mean a features in expendable.

Neutral

These themes, spaces or features have little or no cultural value but do not detract from the character or appearance of the building or site. Alteration is likely to be possible.

Intrusive

Themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.

Historical value concerns the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative in nature. The historic value of Wilderness House lies predominantly in its historic associations and its documented past. There have been several ownerships and changing of hands of the estate throughout its history. This has led to associations with numerous important individuals including George Dance the Younger and the Hillingdon Family, through to the association with the modern royal family as a result of their patronage of Dorton House School.

During WWII the Wilderness Estate was used as a hospital linking it to an internationally renowned event. The association of a wide range of renowned individuals with the park contributes greatly to historic significance.

The historical value of the Estate is considered to be **high**.

The aesthetic value of a building or landscape refers to the ways in which people draw sensory and intellectual stimulation from a place and its architectural quality.

Wilderness House and estate ground reflects several phases of fashion in landscape and architectural design, this results in a rich and varied heritage landscape. Wilderness House and the associated estate buildings and garden landscaping were influenced by a number of 18th and 19th century architectural styles and landscaping genres including formal, classical and landscape style. In this way, the surviving estate acts as a kind of visual reference scale for changing tastes.

Internally, aesthetic value can be derived from a number of rooms particularly the ground floor principal rooms-where the historic design scheme and fixtures and fittings survive well.

As previously outlined with the recent planning application there is a continued potential to improve the aesthetic quality of the house through considerate repair, conservation.

The aesthetic quality of the Estate is considered to be **high**.

Communal value is, in essence, centred on the importance of a place to the people who use, experience and value it. Therefore, it is important to consider the public perception and use of the site and translate this into an understanding of communal value.

The communal value of the Estate is considered to be moderate. Historically the Estate was designed and operated as a single family residence supported by a significant resident work force which formed a community within itself drawing heavily on the local village of Seal for staff and supplies. In its more recent history the building has taken on more of a communal role, as a hospital during the Second World War, a golf club house and later again a school.

The current use of the building will carry forward this historic community use by introducing a new retirement community at the same time allowing enhanced access to the building and grounds. The communal value of the building is considered to be **moderate**.

6.1 Conservation Principals

Design & Principals

This report is prepared to assess the heritage value of the estate and outline that the the proposed works will;

Seek to enhance the external appearance of the house through considered conservation repair.

Seek to retain and enhance the proportions and design features of principal rooms particularly those considered to be of high and very high significance

Use local and historically sympathetic materials where appropriate and continue the high quality of design and craftsmanship retained in some of the principal rooms.

6.2 Heritage Impact Assessment

Outline of proposed development works

This impact assessment deals with the impact of proposed changes will have on the heritage value of the historic Wilderness Estate.

Broadly speaking, the key potential heritage receptors are:

- The Grade II Listed Wilderness House.
- The Wilderness Conservation Area and Listed Buildings therein.

Changes that may affect these heritage receptors (both negatively and positively) as a result of development include:

- Alterations to the external appearance of Wilderness House
- Alterations to the internal appearance of Wilderness House

This section gives a general overview of the alterations proposed to Wilderness House as part of the planning permission.

The heritage value of Wilderness House has fully informed the proposed changes.

Proposed External Works

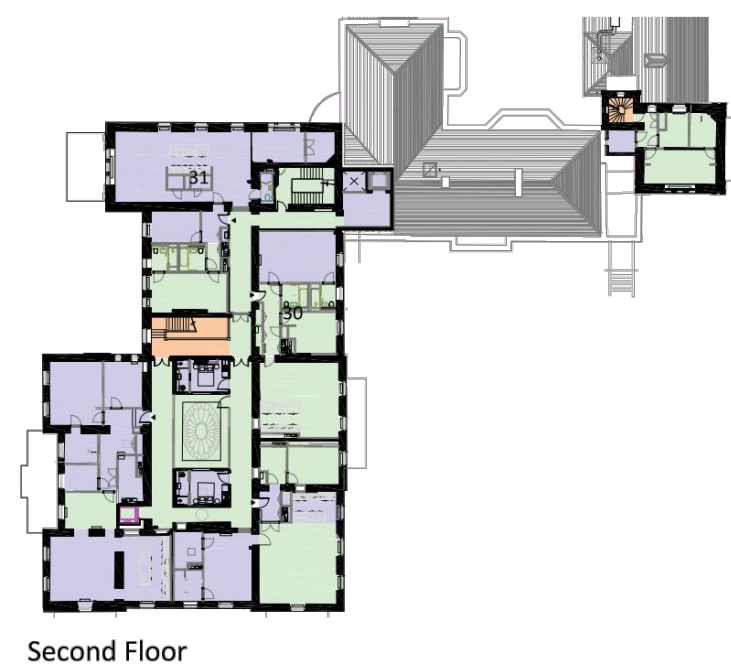
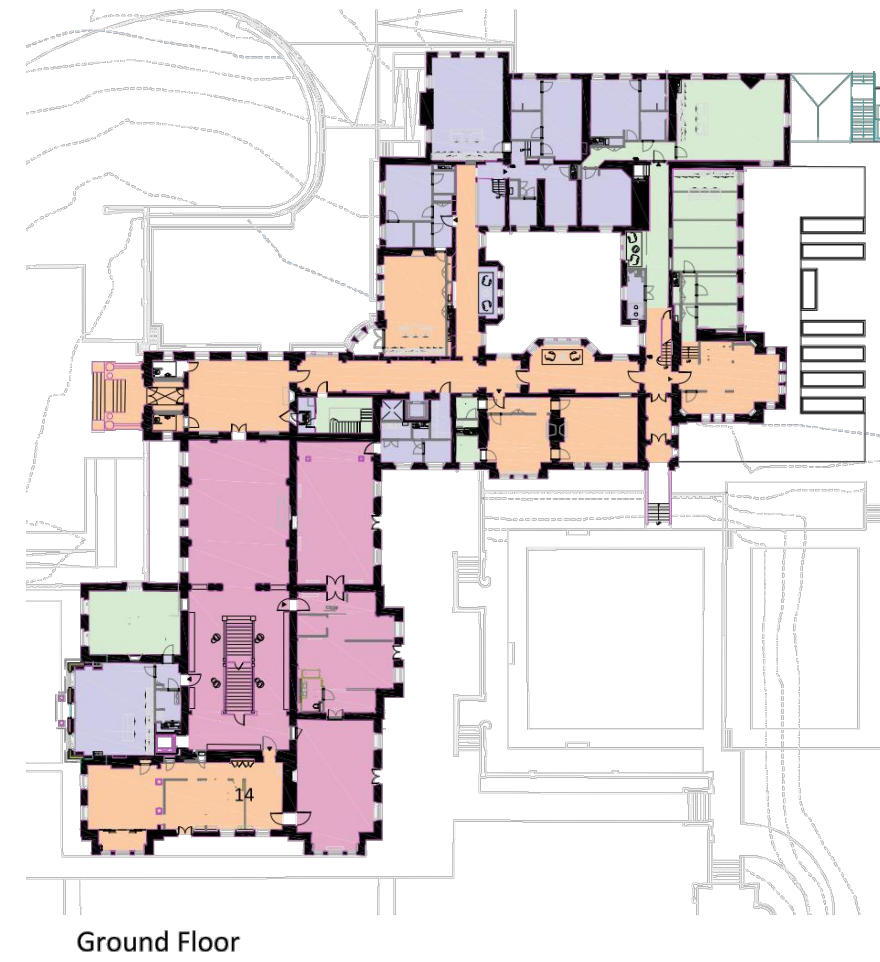
- The creation of an accessible path to the restaurant.
- Additional CCTV to increase site security.
- Improved access to the terraces of apartment 13 and 14.
- Improved apartment entrances.
- The addition of external double sockets to all terraces for the following apartments 9, 10, 11, 12 13, 14 and 15.

Proposed Internal Works

- The requirement for additional services bar electric, water supply and waste.
- The addition of a kitchen extractor fan in apartment 27.
- Remediation works to apartment 19 for insulation and damp damage.

The work proposed is required to retain and preserve the historic legibility of the building.

Coded Heritage Significance Plan



7.0 PROPOSED WORKS

OVERVIEW

Proposed External Works:

- The creation of an accessible path to the restaurant.
- Additional CCTV to increase site security.
- Improved access to the terraces of apartment 13 and 14.
- Improved apartment entrances.
- The addition of external double sockets to all terraces for the following apartments 9, 10, 11, 12 13, 14 and 15.

Proposed Internal Works:

- The requirement for additional services bar electric, water supply and waste.
- Remediation works to apartment 19 for insulation and damp damage.

7.1 ACCESSIBLE PATH TO RESTAURANT

THE CREATION OF AN ACCESSIBLE PATH TO THE RESTAURANT

KEY AREA OF IMPACT & WORK PROPOSED

- Wilderness Estate Conservation Area Landscaped Gardens

The existing landscape pathway arrangement needs to be built out in order to gain level access to the restaurant on the site. The proposal is for the two of the existing paths to join using similar materials to what currently exists.

HERITAGE VALUE

The area where the accessible path is proposed is of low aesthetic and communal value

LEVEL OF CHANGE

The level of change will be discreet using like for like materials where appropriate and adopting a minimal intervention approach. The historic pathway arrangement needs to be built out in order to gain level access to the restaurant from the southern side of the site. The proposal is to join two of the existing paths enabling the residents currently moving into the development step free access to the restaurant. As such the visual impact of the paths will be kept to a minimum. As the new section of path will be built using the same materials and finishes as existing paths to blend into the current landscape. A negligible/minor visual level of change is therefore identified.

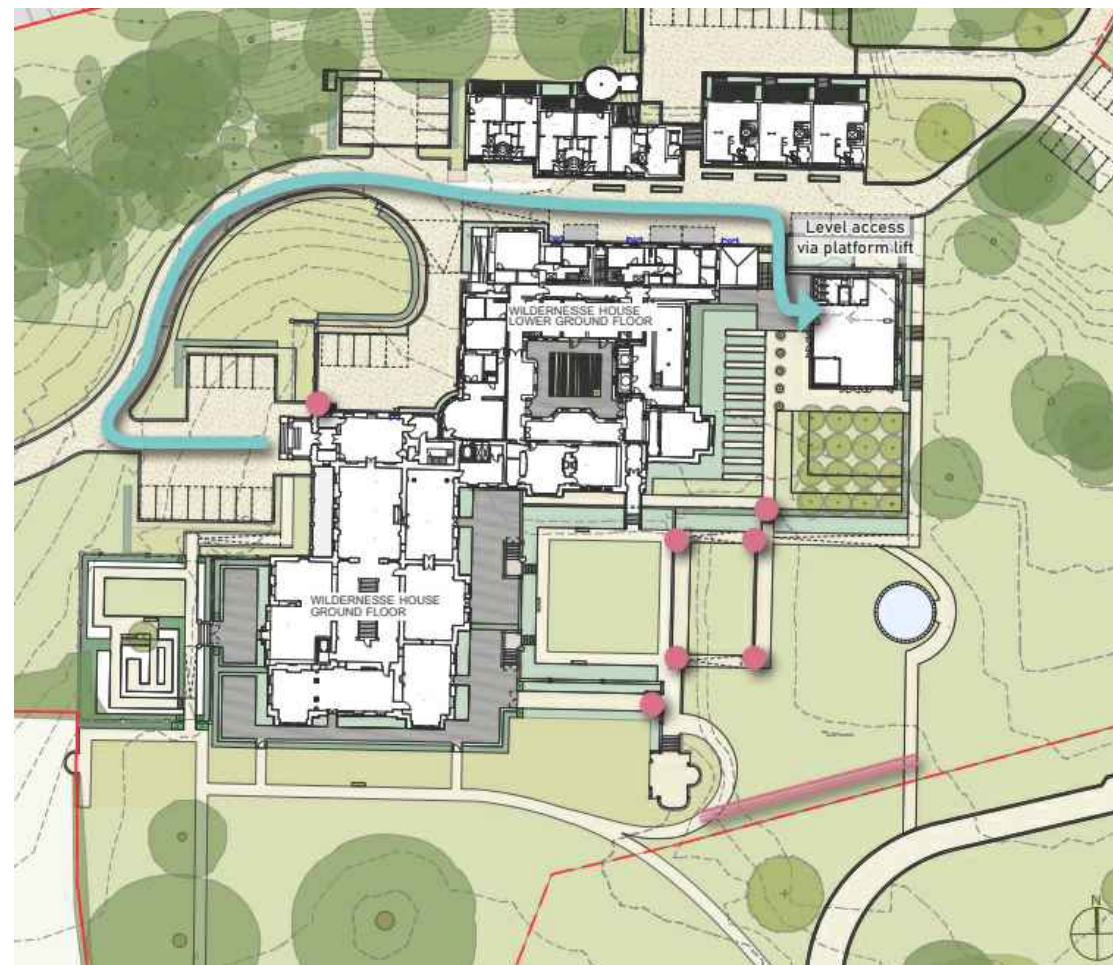
OVERALL IMPACT

The overall impact can be seen as a moderately beneficial in terms of reattainment of the historic landscape and the improvement of the site in terms of accessible access.

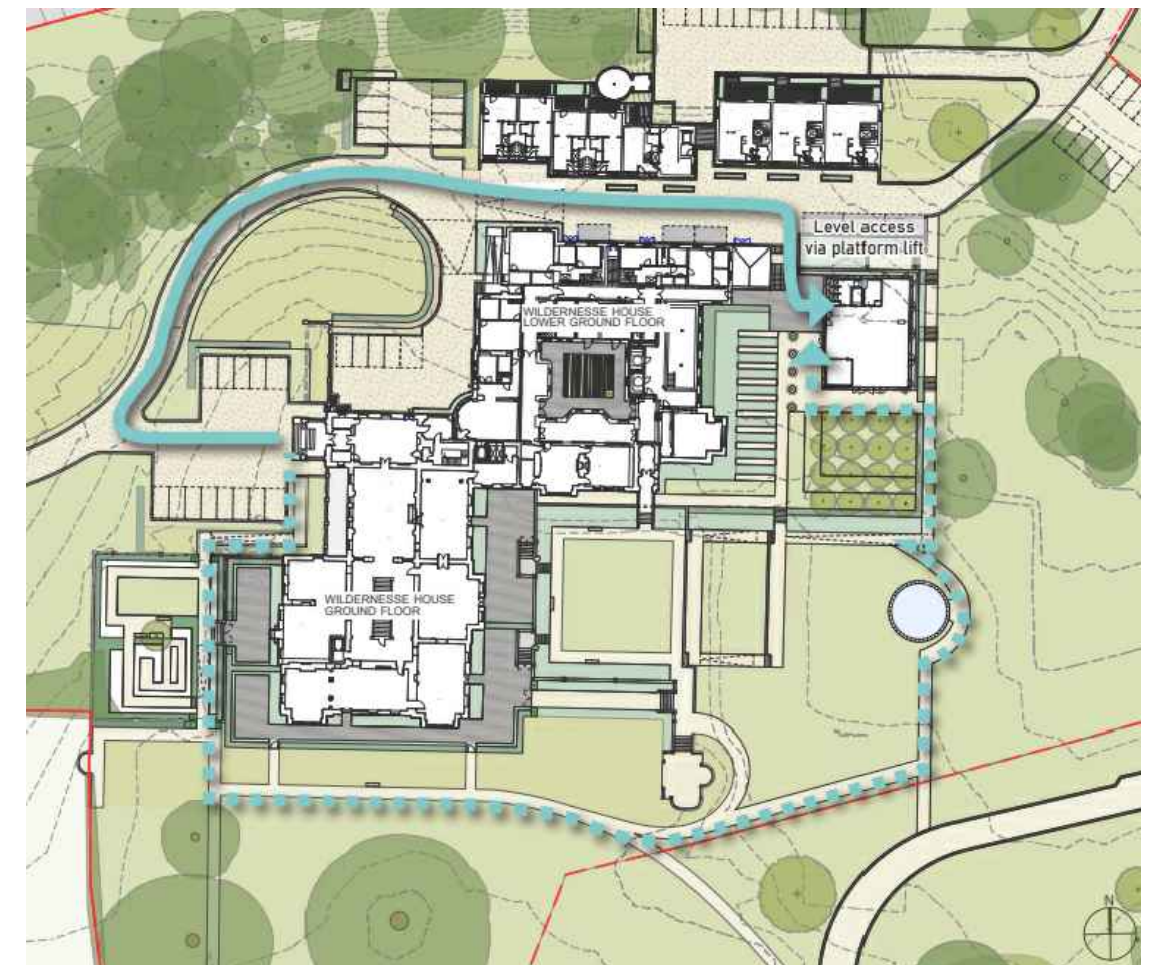
Close up image of existing paths and edging



- Existing step free to restaurant
- Existing steps impeding level access to restaurant
- Location of proposed path extension
- Proposed step free to restaurant



Existing Access (NTS)



Proposed Level Access (NTS)

7.2 SECURITY

ADDITIONAL CCTV TO INCREASE SITE SECURITY

KEY AREA OF IMPACT & WORK PROPOSED

- Wilderness Estate Conservation Area Landscaped gardens area including the main approach

The proposal is for two external post mounted CCTV cameras providing visual coverage of the car park and entrance to the front and the gardens walkways to the rear.

HERITAGE VALUE

The area where the security is proposed of low historical and aesthetic significance due to the late 19th century introduction.

LEVEL OF CHANGE

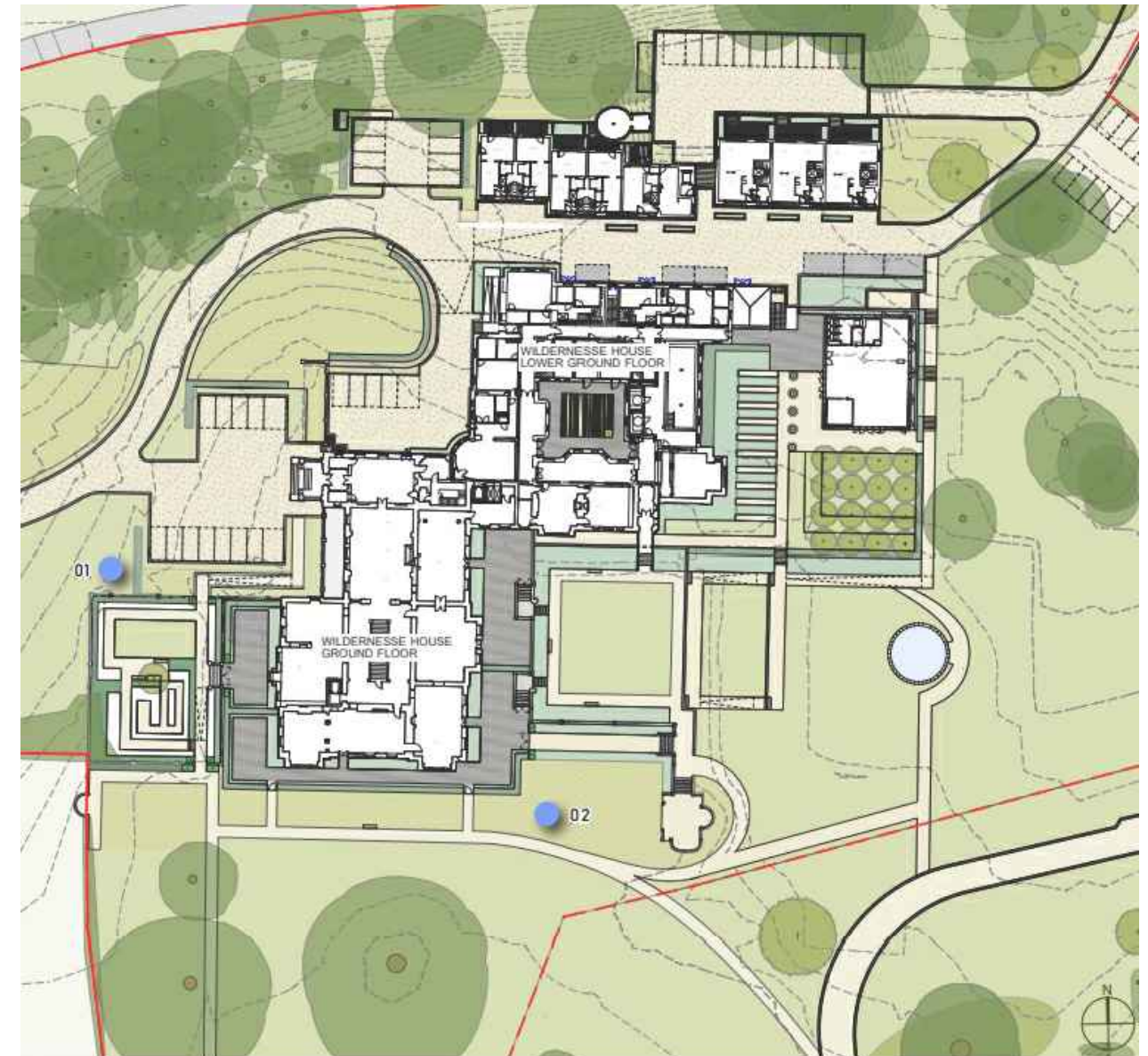
The level of change proposed is minor as a result of the insertion of 2 no CCTV post which will be sympathetic and in keeping with the style that is currently found on the site.

OVERALL IMPACT

The overall impact can be seen as neutral/slight Impact with a moderate benefit when weighed up against the positive security benefit. With the The site will be able to provide an improved monitoring of the heritage asset in addition to the security and well being of the users. Whilst having negligible visual change to the appearance and context of a heritage asset.



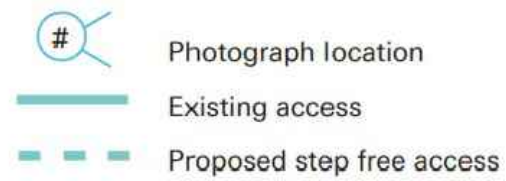
Proposed CCTV post style



Landscape plan showing proposed CCTV locations (NTS)

7.3 NEW TERRACE ACCESS POINT [APARTMENT 13 & 14]

IMPROVED ACCESS TO THE TERRACES OF APARTMENT 13 AND 14



Existing Access (NTS)

Proposed Level Access (NTS)



V1. Existing apartment 13 access

KEY AREA OF IMPACT & WORK PROPOSED

- Wilderness Estate Conservation Area
- Terraces to apartments 13 & 14

Improved access to terraces for apartment 13 and 14 to enable step free access and minimise the distance a wheel chair has to travel on gravelled surface.

HERITAGE VALUE

The areas in question are low historical and aesthetic value.

LEVEL OF CHANGE

The level of change is minor due to the historic alignments being retained. Changes to the pathways and access routes will be altered, levels and surfaces will be amended to create accessible routes to the garden. In addition to the relocation of low level planting. The area in question have undergone continuous change and remodelling over time and given its location close to the main house has been particularly susceptible to changes in fashion and landscape design. The proposed changes will have a minor aesthetic change, however will have a improved accessible route.

OVERALL IMPACT

Is deemed as neutral / slight beneficial impact in terms of improvement in appearance of pathways and retention of historic circulation routes. With the addition of accessible routes to provide enjoyment for all users. In turn providing a positive communal benefit to enable greater access to the site for all user groups. In these terms, the impact is considered to be acceptable.



V3. New access will match other existing access points on site with gravel path meeting hard paving and grass edging



V4. New gates to match existing



V5. Proposed planters level with paving as per existing planters on site



V2. Location of new entrance to the right hand side of the tree

7.4 EXTERNAL FRONT DOOR ACCESS

IMPROVED APARTMENT ENTRANCES

KEY AREA OF IMPACT & WORK PROPOSED

- Wilderness Estate Conservation Area
Externally Outside Apartments 09, 10, 11, 12, 13, 14 & 15

There are four apartments in the Main House with external front door access. All four of these apartments have a sub-standard arrival experience as they have parking directly in front of their entrances and there is no landscape buffer to provide privacy from passers by.

What is proposed are landscaped entrances with small terraces similar to those given to the mews houses to improve their arrival experience and simultaneously provide a much valued external private space, the importance of which has been highlighted over the last 18 months due to the Covid 19 pandemic.

HERITAGE VALUE

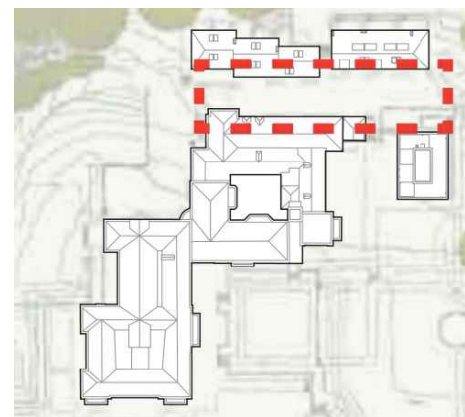
The heritage value in this areas has medium aesthetic and historic value.

LEVEL OF CHANGE

The proposal will have a minor level of change to historic form with the insertion of landscaped buffer zones to the front door entrances. The insertion of the low level planting will provide a better outlook and level of protection to the entrances. The proposed change is in keeping with treatment found in other areas of the site.

OVERALL IMPACT

Slight adverse impact - The adverse impact of this change is weighed up against the aesthetic and communal benefit of these spaces with provide. The raised planter beds at the roadside also provide a level of protection to the perimeter of the building, increased privacy and outlook along with private outdoor spaces. What's more will increase the aesthetics as the apartments will not have cars parked up against their habitable spaces.



Key Plan: Apt 9 & 10 entrance



Access road. New build mews houses on the right with landscaped entrance terraces. Heritage building on the left showing apartments 9 and 10 entrances with parking against facade.



New build mews houses with landscaped entrance terraces allow for outdoor seating area.



Apartments 9 and 10 entrances with parking against facade and no buffer entrance zone.



7.5 EXTERNAL FRONT DOOR ACCESS

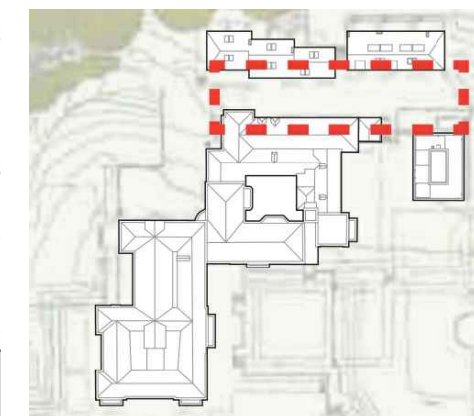
IMPROVED APARTMENT 9 & 10 ENTRANCES



Existing landscape plan (NTS) showing apartment 9 & 10 entrances



Proposed landscape plan (NTS) showing apartment 9 & 10 entrances



Key Plan: Apt 9 & 10 Entrance

7.6 EXTERNAL FRONT DOOR ACCESS

DESIGN PROPOSAL



V1. Existing site condition showing planting edge treatment against heritage building



Removable planters defining edge of terrace. Height to match mews house planter heights and finish stained to match timber panels on facade

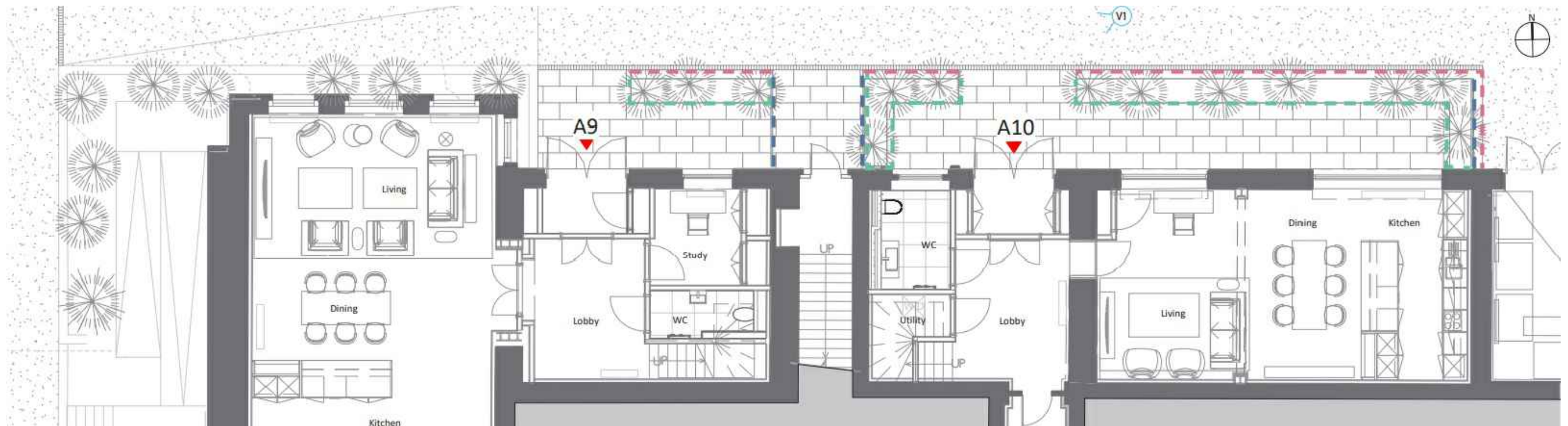


Terracing to apartment 13, 14, and 15 use rectangular pavers to define terrace areas. These will be used in a similar fashion to apartments 9 & 10.



Railing dividing apartments 13, 14, and 15 terraces allow for planting along one side and are not fixed back to the building facade.

These will be used to separate the terraces as a side treatment.



Proposed landscape plan (NTS)

7.7 EXTERNAL FRONT DOOR ACCESS

IMPROVED APARTMENT 11 & 12 ENTRANCES



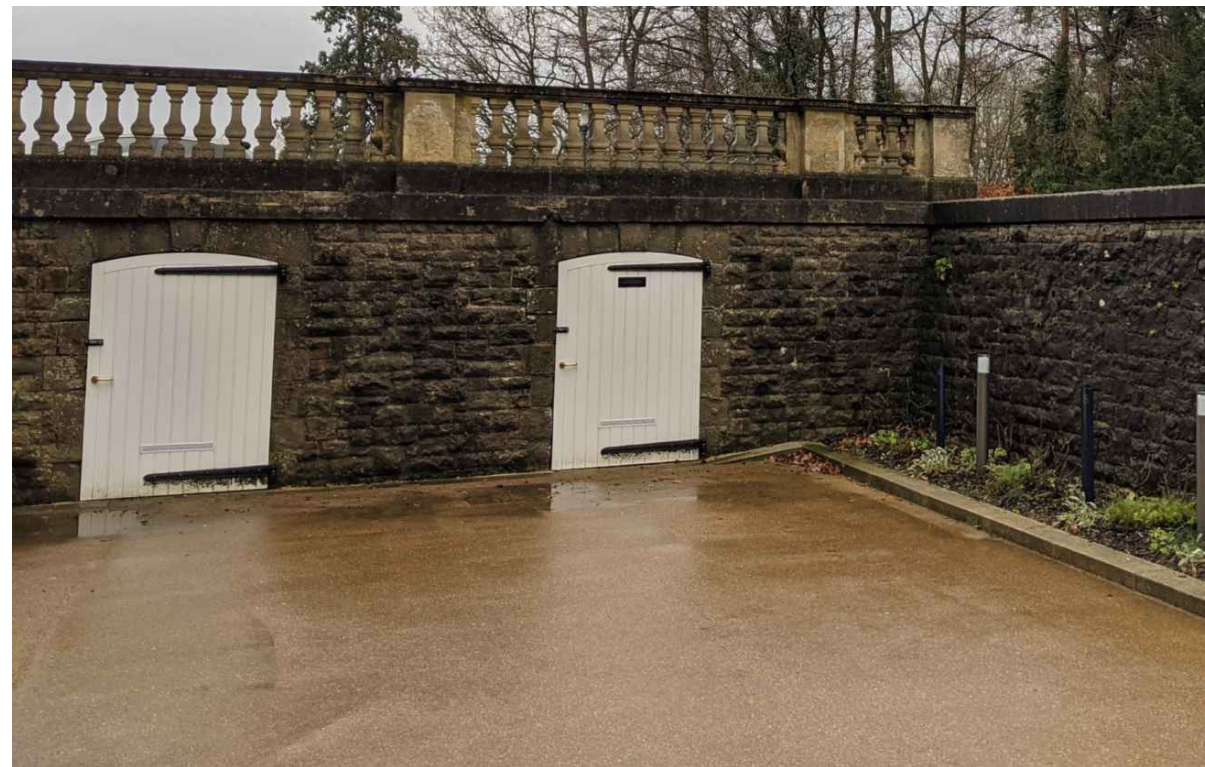
Hardscape parking area directly adjacent entrance to apartments 11 and 12



Apartment 11 entrance



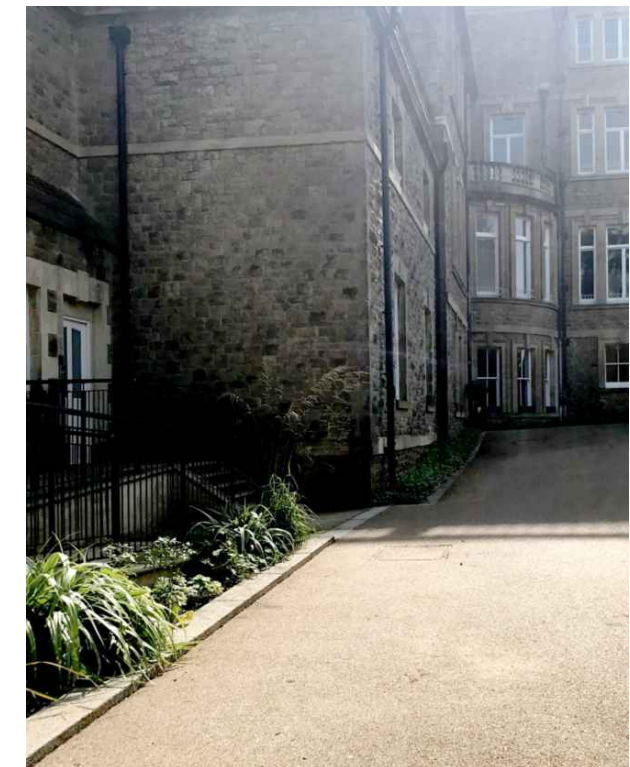
Apartment 12 entrance



Cycle and buggy stores beside entrance apartment 11 off hardscape



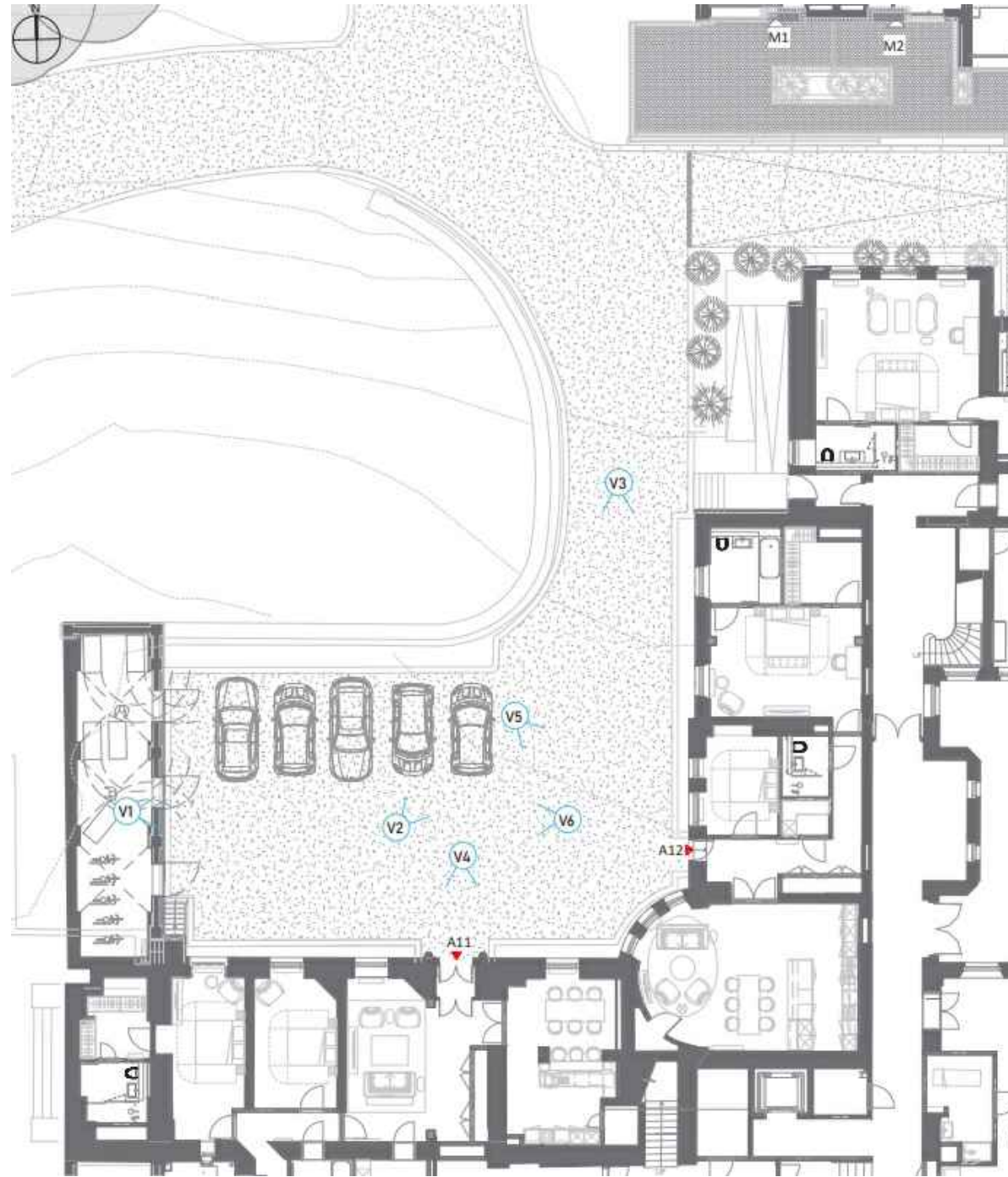
Vehicular entrance to courtyard



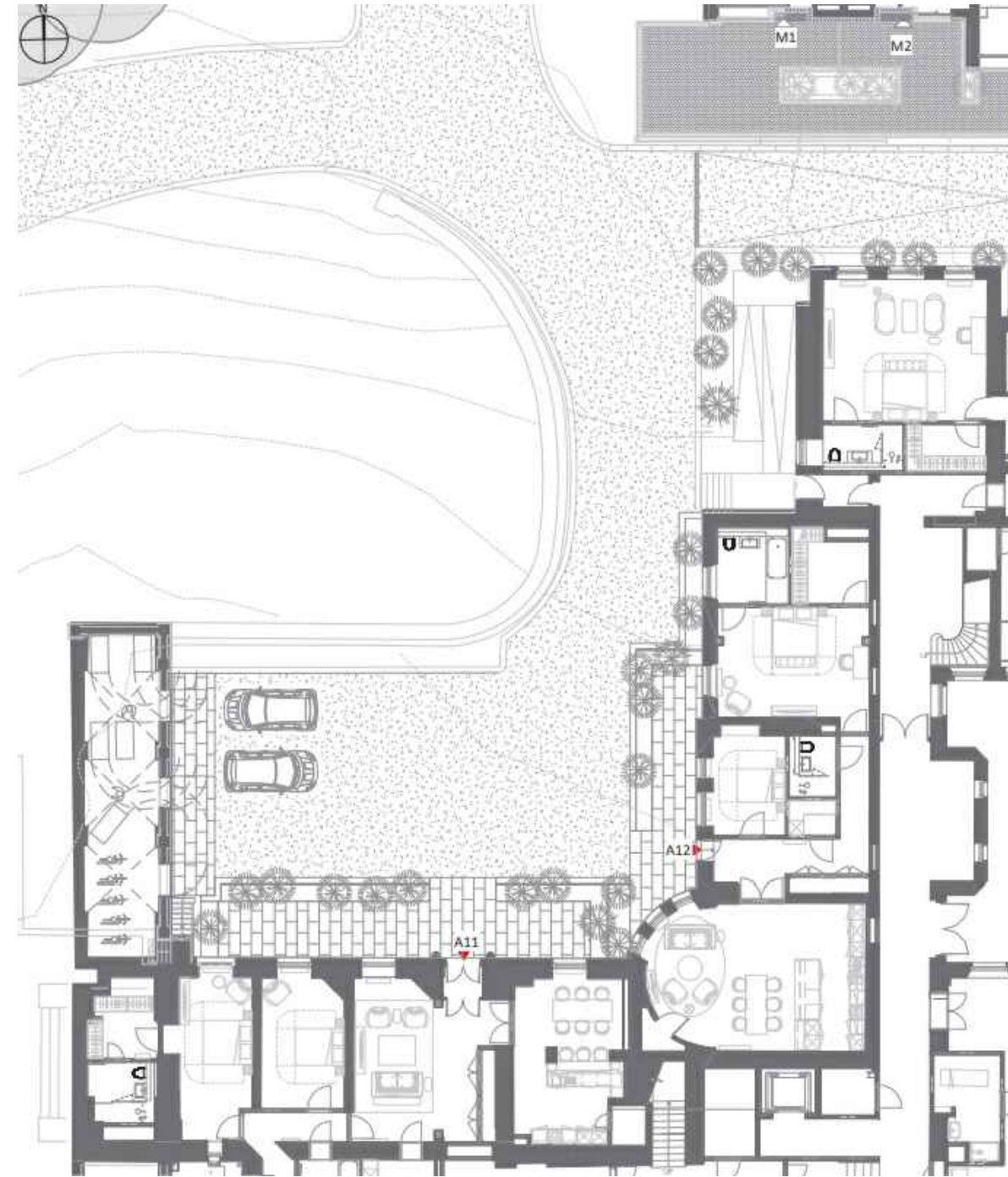
Slim strip of vegetation along the building facade

7.8 EXTERNAL FRONT DOOR ACCESS

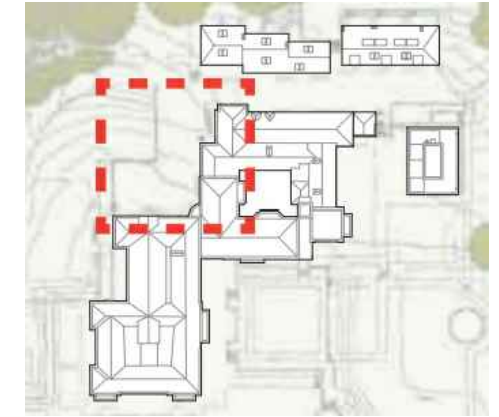
IMPROVED APARTMENT 11 & 12 ENTRANCES



Existing landscape plan (NTS)



Proposed landscape plan (NTS)



Key Plan: Apt 11 & 12 Entrance

7.9 EXTERNAL FRONT DOOR ACCESS

IMPROVED APARTMENT 11 & 12 ENTRANCES



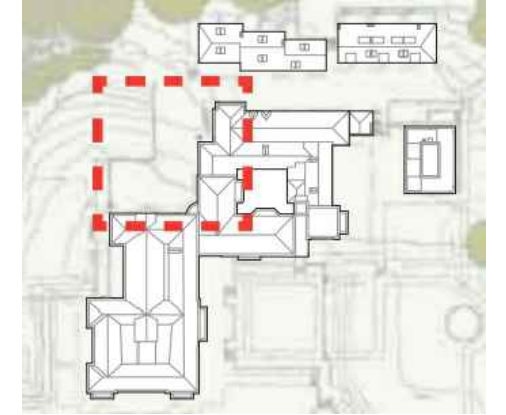
Proposed landscape plan (NTS)



Existing timber clad



Example stain to match



Key Plan: Apt 11 & 12 Entrance



Removable planters defining edge of terrace. Height to match mews house planter heights and finish stained to match timber panels on facade.



Terracing to apartment 13, 14, and 15 use rectangular pavers to define terrace areas. These will be used in a similar fashion for apartment 11 and 12.



Railing dividing apartment 13, 14, and 15 terraces allow for planting along one side and are not fixed back to the building facade. These will be used to separate the terraces as a side treatment.

7.10 LIGHTING TO TERRACES

THE ADDITION TO EXTERNAL DOUBLE SOCKETS TO ALL TERRACES FOR THE FOLLOWING APARTMENTS 9,10,11,12,13,14, and 15

KEY AREA OF IMPACT & WORK PROPOSED

- Wilderness Estate Conservation Area
- Externally Outside Apartments 09, 10, 11, 12, 13, 14 & 15

The proposal is for an additional external double socket to each of the terraces on the lower ground and ground floor apartments. These will enable best use of the space for the resident and allow flexibility to have lighting to their terraces for the darker winter months.

HERITAGE VALUE

The heritage value in the locations outlined are of medium historic value. As these locations have an intrinsic historic role in the operation of the estate.

LEVEL OF CHANGE

The lighting and services to the terraces have been proposed to enable greater visibility and use of these area. An overall moderate level of change is attributed. Please note these additions could be removed at a later date if required and will not have a lasting impact on the historic fabric.

OVERALL IMPACT

The overall impact will be moderately beneficial due to the introduction of power and lighting. The benefits of this impact are however tempered by the aesthetics of these additions being strategic placed, reducing the overall impact to slight adverse.



External double socket per terrace to enable flexible use of the terrace space



Example lighting to outdoor dining tables



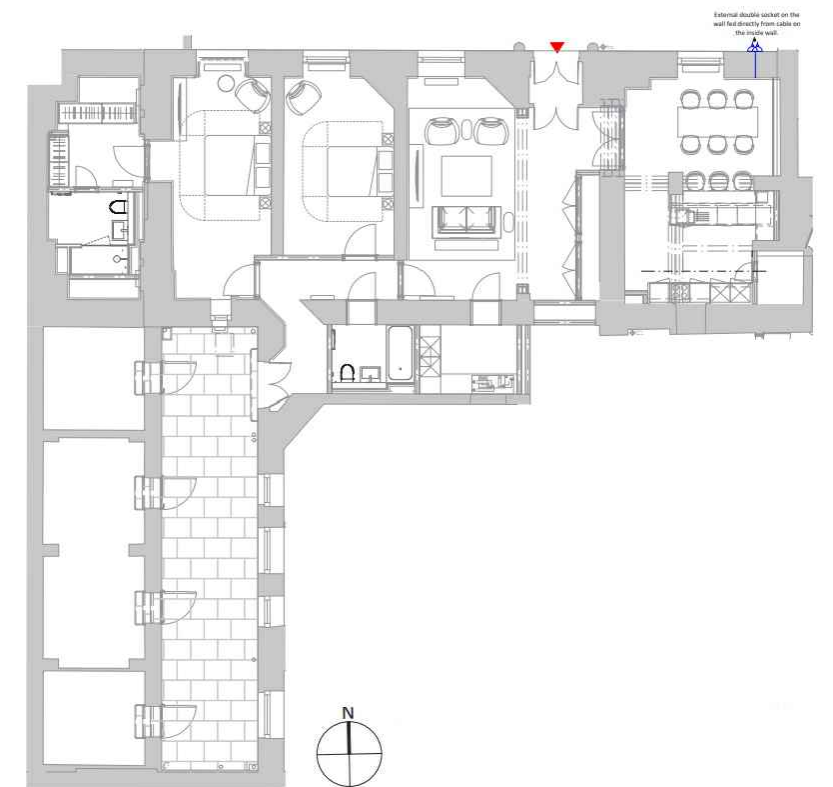
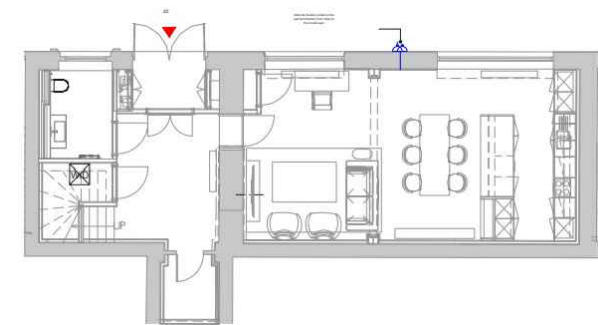
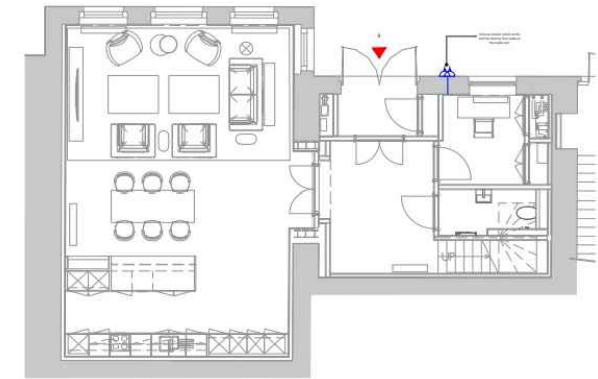
Apartment 09 - External socket & switch location on facade



Apartment 10 - External socket & switch location on facade



Apartment 11 - External socket & switch location on facade



7.11 LIGHTING TO TERRACES

THE ADDITION TO EXTERNAL DOUBLE SOCKETS TO ALL TERRACES FOR THE FOLLOWING APARTMENTS 9,10,11,12,13,14, and 15



Apartment 12 - External socket & switch location on facade



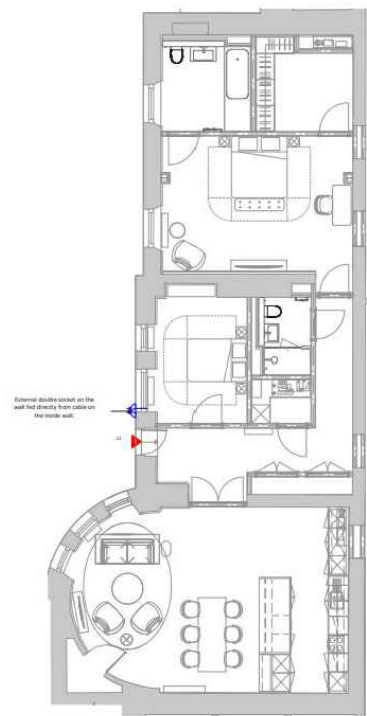
Apartment 13 - External socket & switch location on facade



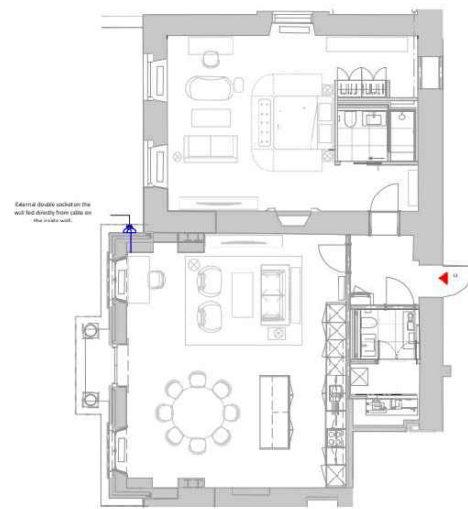
Apartment 14 - External socket & switch location on facade



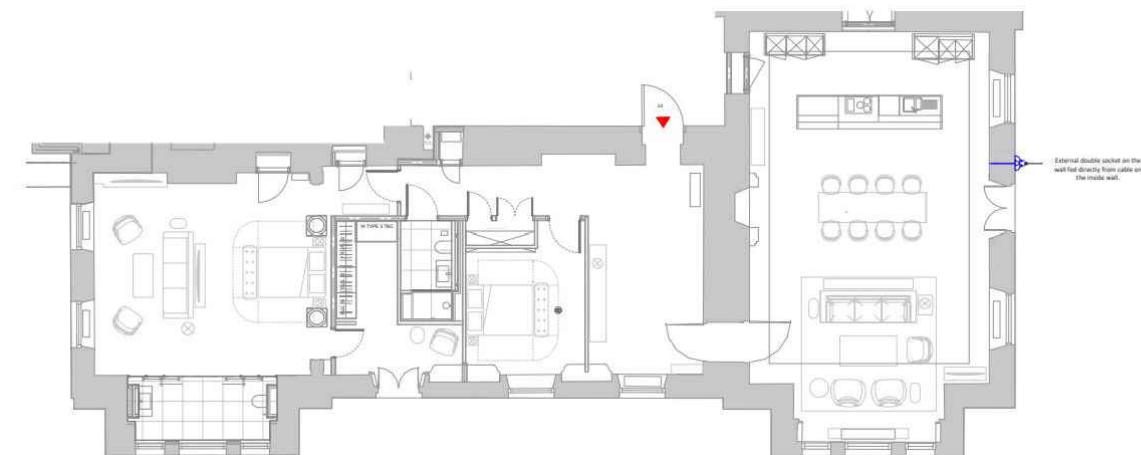
Apartment 15 - External socket & switch location on facade



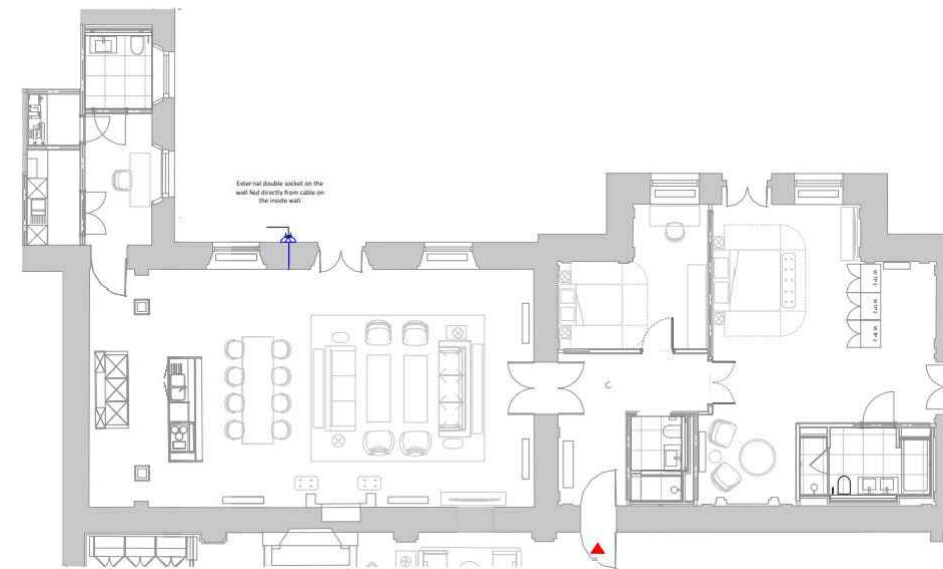
Apartment 12 - External socket & switch plan (NTS)



Apartment 13 - External socket & switch plan (NTS)



Apartment 14 - External socket & switch plan (NTS)



Apartment 14 - External socket & switch plan (NTS)

ELECTRICAL KEY

 New socket

7.12 COFFEE & BAR LOUNGE

THE REQUIREMENT FOR ADDITIONAL SERVICES BAR ELECTRIC, WATER SUPPLY AND WASTE

KEY AREA OF IMPACT & WORK PROPOSED

- Wilderness Estate Conservation Area
- Ground Floor Main Hall

The addition of plasterboard partition within the main hall to provide a staffed bar. The proposed location will allow for a discrete supply and waste directly from the staff area. The water supply as outlined below will enable minimal impact on the heritage building.

HERITAGE VALUE

The main hall is an area of high aesthetic, communal and historic significance. However the proposed alterations required will be discreet and will not have a significant impact on the heritage value.

LEVEL OF CHANGE

Change in these spaces is largely limited to the introduction of a small number of new partitions to facilitate the residents with a staffed bar serving tea and coffee daily as well as hosting events. This is a key element in creating a sense of community and an informal congregation space. Sympathetic decoration is also proposed. The level of change in these spaces is considered to be moderate and low impact as any alterations to the historic fabric for the provision of services with be reinstated like for like and decorated sympathetically.

OVERALL IMPACT

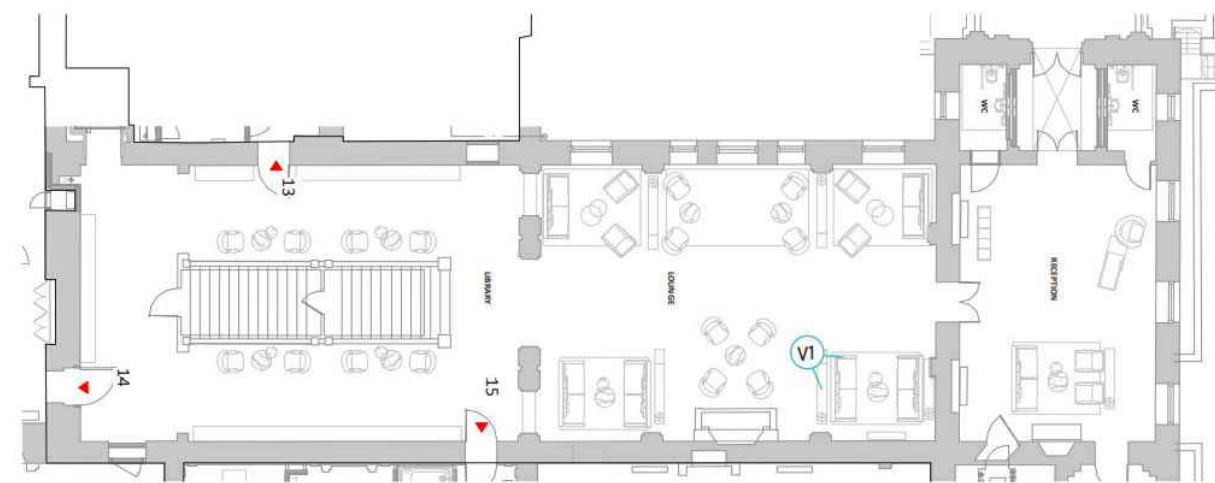
The overall impact would be moderately beneficial as the works proposed will retain the integrity of the spaces how will provide communal benefit and enjoyment for the users. The location of the bar naturally fits within the lounge area in the main hall. This location could access water supply and waste directly from the staff area below. Feeding the water supply from below enables minimal impact on the heritage building.



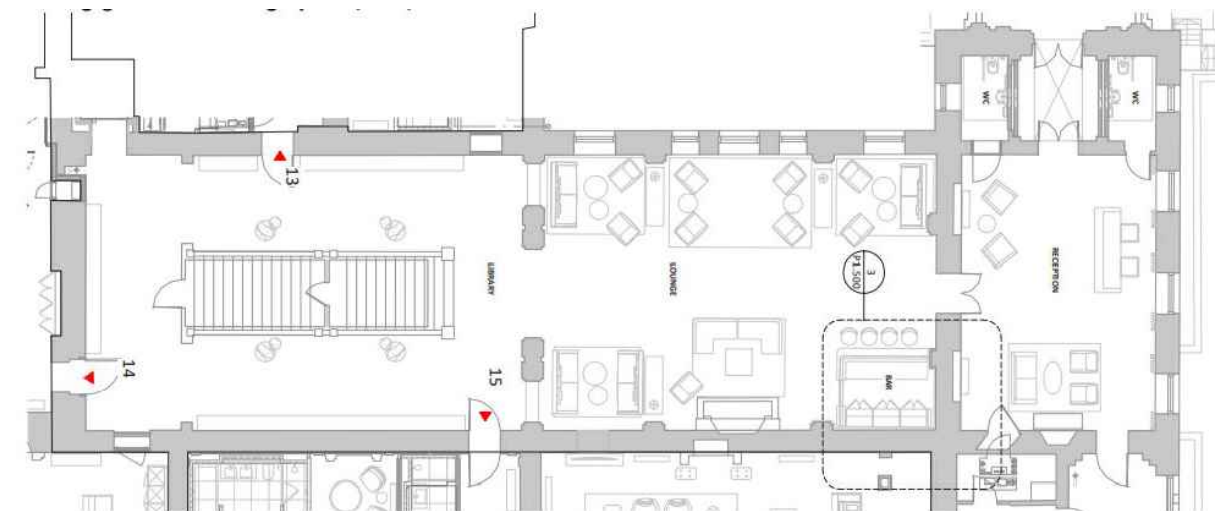
V1. Proposed location for the bar



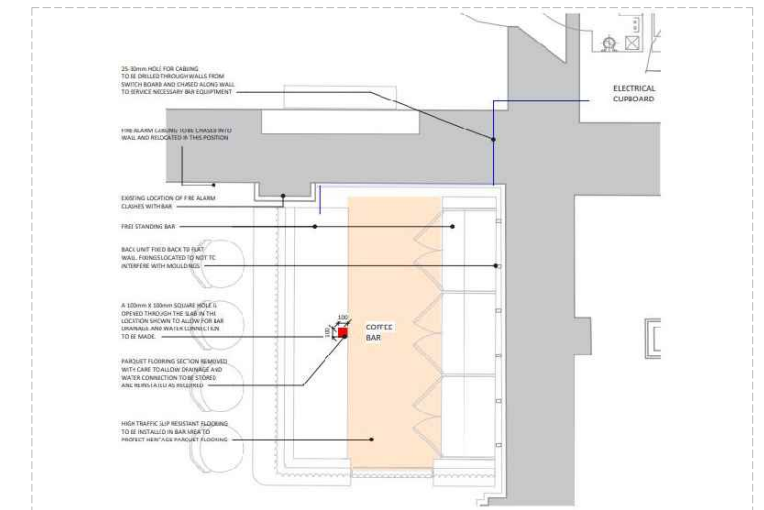
V2. Cleaners cupboard below with connections to water inlet and waste



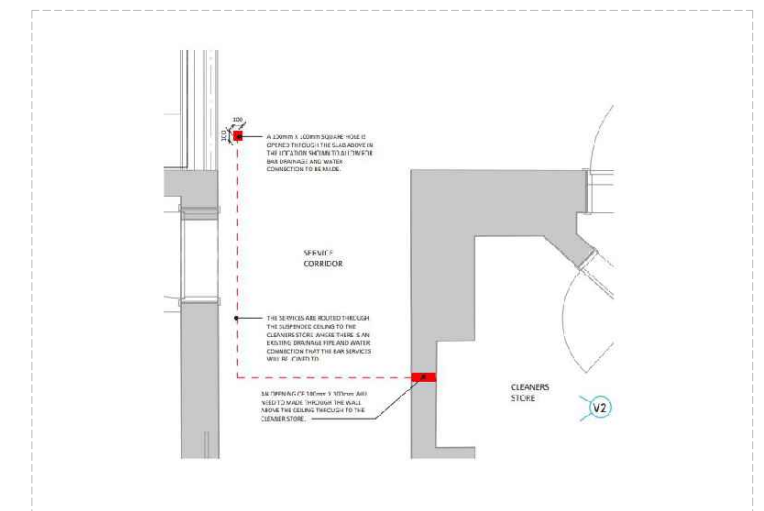
Existing grand hall lounge plan (NTS)



Proposed grand hall lounge plan (NTS)



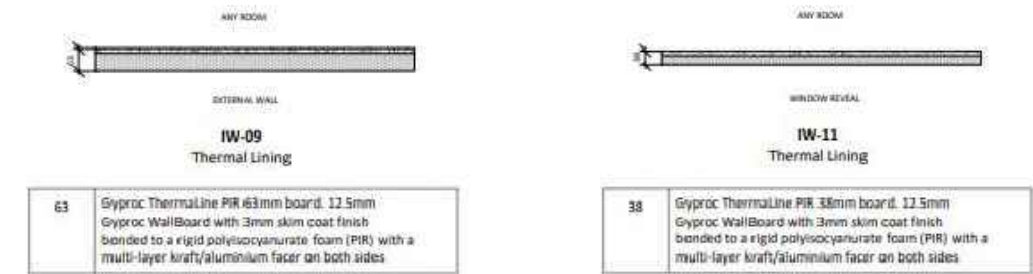
Ground floor - Proposed bar plan and location of plumbing



Lower ground floor - Connections for plumbing through ceiling and soft spot in cleaners cupboard wall.

7.13 APARTMENT 19

REMEDIATION WORKS TO APARTMENT 19 FOR INSULATION AND DAMP DAMAGE



KEY AREA OF IMPACT & WORK PROPOSED

- Wilderness Estate Conservation Area
Ground Floor – Apartment 19

The solid external walls around the living room in apartment 19 do not have any insulation and create a cold bridge in the room. The climatic temperature is several degrees cooler than the rest of the apartment. This is having an effect on the internal paint finish. A 'Thermaline' insulation-backed plasterboard, fixed with dot and dab, is proposed to mitigate this issue as well as a full review of the ceiling insulation.

HERITAGE VALUE

The proposed works outlined above has a low historic value in term of historic fabric.

LEVEL OF CHANGE

The level of change in these spaces is largely limited to the introduction of a insulated plasterboard. Sympathetic repair and decoration is also proposed. The level of change in these spaces is considered to be minor.

OVERALL IMPACT

The overall impact is slight beneficial impact on balance, historic quality of these spaces will be enhanced through the upgraded of materials proposed.



Apartment 19 Living / kitchen / dining room



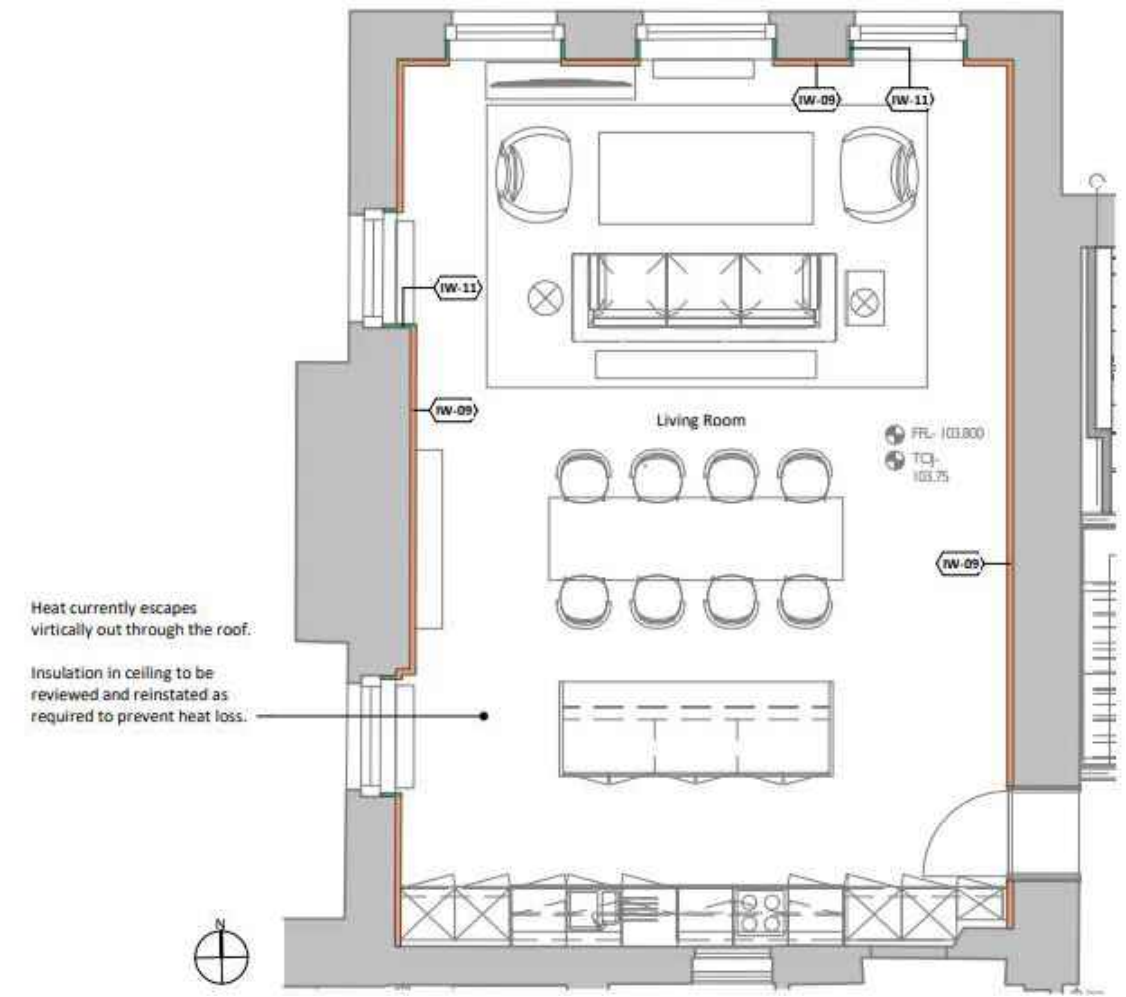
Paint peeling off the walls



Plaster directly onto the solid wall with no insulation

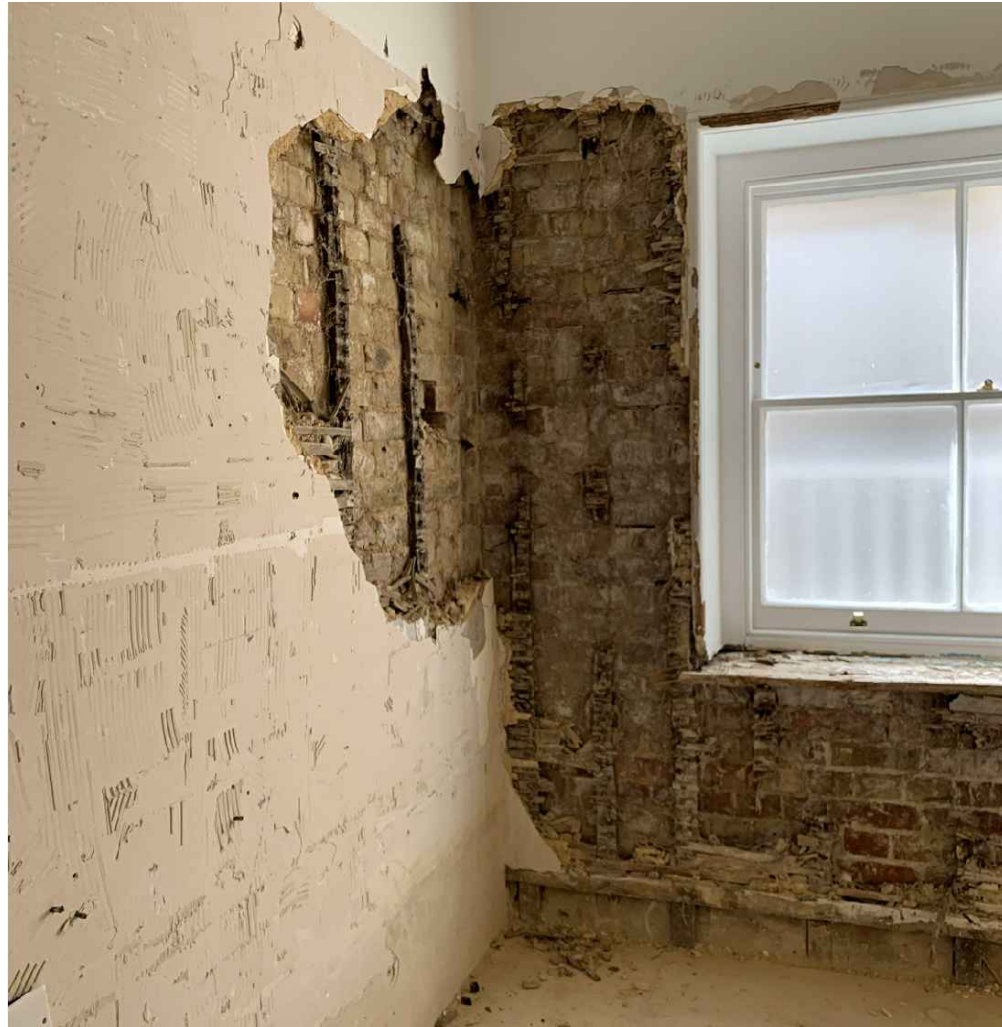


Ceiling void / roof required full review of insulation

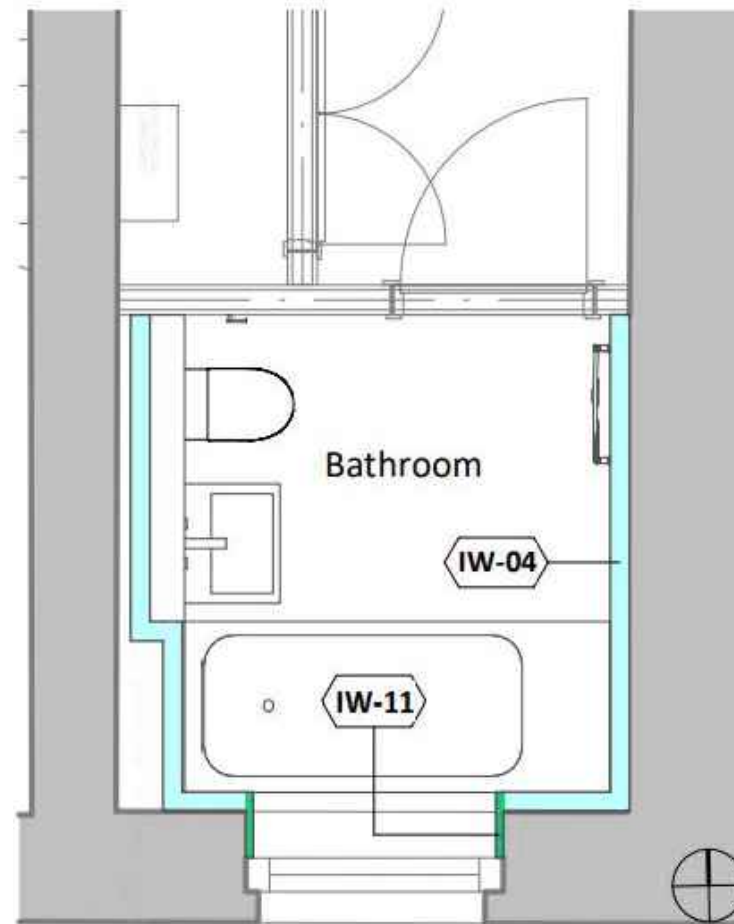


7.14 APARTMENT 19

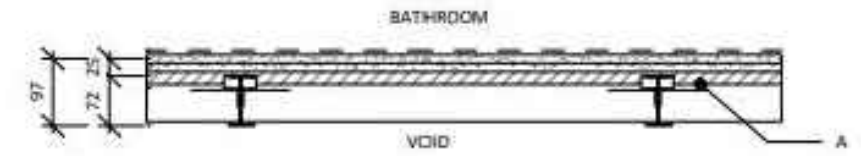
REMEDIATION WORKS TO APARTMENT 19 FOR INSULATION AND DAMP DAMAGE



Apartment 19 bathroom after removal of wall tiles



Proposed wall lining to Apartment 19 bathroom (NTS)



IW-04
Lining to bathrooms

*	Allowance for tiled finish to Interior Designer specification
72	70mm I Gypframe studs @ max 400mm centres,
25	2no 12.5mm moisture-resistant plasterboard
A	Install 18mm WBP Plywood pattressing on Shaft encasement angles or specific pattressing support system as required between studs within the partition framing. Indicative pattressing requirements shown on drawing 70.200 - for full pattressing requirements refer to interior designer drawings
*	Moisture resistant board to be used in all kitchens & bathrooms. Stud centres to be reduced to 400mm in areas of wall tiling (can reduce acoustic performance by up to 2dB)

Apartment 19 proposed wall lining

8.0 Conclusion

The baseline assessment has identified a number of heritage assets across the site that reflect a complex historic evolution with varying levels of original and more commonly modified survival. Wilderness House itself contains evidence of several phases of occupation and the reinstatement of the historic proportions and circulation around the building have been key drivers in developing the design scheme.

The proposed scheme champion's conservation repair to Wilderness House seeking to enhance historic significance and draw out the distinct development phases and historic use of the internal spaces through considered sympathetic and required interventions for compliance with modern day standard and inclusive especially for its elder inhabitants.

In short the proposed scheme seeks to retain, improve and enhance what is special about Wilderness House and its landscape setting through balancing a minimal intervention approach balanced against the need to bring the building into the 21st century to secure its longevity.

In these terms the localised change and level of change within the house and the grounds itself can be weighed up against the overall heritage gains of the scheme which is considered to be acceptable and in the language of the National Planning Policy Framework results as it is 'less than substantial harm'.

the limited number of adverse impacts identified in the statement are considered acceptable to achieve the greater heritage gains of the scheme as a whole. The proposed scheme is aspirational providing an improved accessible living for those of retirement age while carefully balancing sympathetic conservation enhancement and repair with a high quality finish.