

DESIGN AND ACCESS STATEMENT
TO ACCOMPANY A PLANNING APPLICATION FOR ALTERATIONS TO
THE OLD RECTORY IN TUNWORTH



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Applicant

Owner

Mr. and Mrs. Buckworth

Consultants

Architect (Agent)

ADAM Architecture

1.0 DESIGN TEAM

ADAM Architecture: Company Introduction

ADAM Architecture is one of the leading practitioners of progressive, traditional architecture and contextual urbanism in Europe.

The practise has extensive experience in refurbishing, extending and remodelling sensitive listed buildings, curtilage listed buildings and works within conservation groups. Our detailed historic research provides invaluable evidence of a building and historic landscape's past, investigating its different development phases, uses and growth, and enabling us to create the most suitable and sympathetic proposal for each project. As a result, our designs are directly informed by historical research and a deep understanding of a site's evolution.

2.00 INTRODUCTION

This statement supports a pre-application enquiry to carry out alterations to the existing Grade II listed Old Rectory, in Tunworth, Hampshire. The proposals aim to adapt part of the internal layout at ground floor level to the comparatively recently constructed Pool Hall and to the first floor level master bedroom suite within the main house, altering 3 first floor windows on the south elevation and changing two pitched roof lights to lower level, mono-pitched ones. These alterations are intended to preserve the character of the Grade II listed rectory. Alterations to the main house are intended to adapt some quirky features to the house which have resulted from later additions to the original structure and do not aesthetically work well. There is a particular focus on enhancing the views of the extensive gardens which the house is situated in.

3.00 LOCATION

Tunworth is situated in North Hampshire in general open country on an unclassified 'C' class road that forms a loop off busier local distributor roads and southeast of Basingstoke which is around 3 to 4 miles away. The Old Rectory is situated within 27 acres of garden and grounds adjacent to All Saints Church. It is positioned on a slight north facing slope with the ground continuing to rise away to the South of the property. The gardens and grounds of the house are mainly laid to lawn and lie primarily to the south and around the north of the property with fields to the east.



Aerial view of Tunworth Village, All Saints Church and The Old Rectory.

4.00 HERITAGE STATEMENT

The property has been developed, adapted and extended around the original medieval core of the house in many stages, with the first possibly in the late 16th or early 17th century to accommodate a new chimney stack. Further extensions were added to the east end of the medieval core in the early or mid-17th century and a wing added parallel to the south side in the 18th century. There were subsequent changes up until the late 19th century which then had the east and west cross wings added.

In the early 20th century the single storey elements to the north elevation were added and further developed in the mid-20th century along with further additions and internal alterations. There were then further external additions that were added along with internal alterations in the late 20th and early 21st centuries.

In 2013 the existing house was subject to extensive repairs, refurbishments and extensions following the approval of applications: 13/02218/HSE and 13/02219/LBC, which were accompanied by an extensive and detailed Historic Building Assessment Report, submitted as part of the supporting documents. The proposals for these applications resulted linking the main house to the existing garage building on the east

side and a new structure for an indoor swimming pool, formed around an open courtyard on the south-eastern side of the house. As a result, the overall structure contains a mixture of materials, styles and workmanship, with each phase being identifiable.

Also, as part of these approvals three new single storey, detached buildings have been built further eastwards of the main house complex. These are arranged in an open four-sided courtyard and comprise two buildings for vehicle and machinery storage and the most easterly an annex with accommodation for staff, with an integral garage.

Additionally, on the eastern boundary lies a detached bungalow, used as ancillary accommodation. This has been built during the latter part of the 20th century with a timber frame finished with a composite timber effect weatherboard set over a brick plinth, with UPVC double glazed casement windows. The building is of very low quality and does not contribute to the wider aesthetic of the neighbouring properties and landscape.

5.00 THE PROPOSALS

At ground floor level the proposals are to cover over the recently added indoor swimming pool with the resulting floor space divided to form a gym and playroom. At first floor level it is proposed to rationalise the internal layout to the suite of rooms serving Bedroom 1. The suite's bathroom door is to be blocked up and a door linking the bedroom and bathroom is proposed on the shared wall between the two rooms. The wall between the Dressing Room and Bathroom has been crudely formed against the mullion to the existing window WF4. Creating an opening in the partition wall would give access between all three of the connected rooms and reinstate free space around WF4 and both the Bathroom and Dressing Room would be able to take advantage of more natural light from the window. The window WF2 to Bedroom 1, which was a replacement as part of the previous works to the house some ten years ago, is intended to be changed to a pair of timber framed glazed French doors. The width of the existing opening is to be

maintained with the sill height being lowered. This will allow a small balcony area to be formed on the existing flat roof of the Drawing Room and provide better views and connection to the garden.

The existing pitched rooflights over the Conservatory and the Pool Hall restrict views to the southern aspect of the gardens from the first-floor windows and it is proposed to remove these and replace them with much lower, flat rooflights to provide an enhanced view across the gardens.

The rooflight over the existing pool hall is to be removed and replaced with two smaller mono pitched roof lights relating to the new playroom and gym below. In elevation, the roof lights become more subtle and less obtrusive, thereby enhancing the character of the original rectory.

In the East wing of the main house, both Bedrooms 4 and 5 are proposed to have their windows replaced. WF16 to Bedroom 4 would have a lowered sill, which will require alterations to the replacement dormer to extend forward a little, whilst maintaining its overall form and profiles. WF15 to Bedroom 5 is proposed to be widened and have a lower sill height. Both windows would be replaced with timber casements in an appropriate style to suit the house.

With the main focus being on the first floor, pool room and changes to the rooflights, Adam Architecture's proposals have made subtle changes to improve the current state of The Old Rectory whilst being sympathetic to its heritage.

6.00 ACCESS

The house is approached by a pair of drives, with one to the rear and service wing of the house whilst the other runs up to a turning loop in front of the front door to the house. Access to and within the site will remain as existing. As part of the extension and alteration works in around 2013/14 an accessible route was provided via a Lobby between the garage and the Boot Room, leading to an external courtyard with level access to part of the ground floor with a WC.



7.00 ENERGY STATEMENT

Although the proposed changes to the Old Rectory are minor, where possible, the potential for sustainable and improved energy consumption have been considered. The enlargement of windows allows more natural light into the bedrooms, reducing the need for artificial lighting in the day. The replacement timber windows and metal framed rooflights will be of suitable quality and double glazed to reduce heat loss within the house. The changes to the windows will help to reduce the buildings energy usage due to the requirements of heating and lighting being reduced. Additionally, decommissioning the indoor pool would significantly reduce the energy consumption of the existing house.

8.00 SUMMARY

These proposals allow for refurbishing the property to meet the new owners' requirements, whilst preserving the existing character, scale and appearance of the listed building.

Overall, it is believed that these proposals maintain and enhance not only the building itself but also the immediate attractive setting, along with the wider rural landscape within which it is located.