

Design Statement

Lower Dean Manor

FLEMING *FA* ARCHITECTS

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Introduction

This Statement is submitted in support of proposed extensions and alterations at Lower Dean Manor, Turkdean.

Applicants

The applicants have acquired the house as part of the family's estate planning, where the owners' daughter is looking to move in with her family of 4. She grew up in this house and is returning home, and wishes to maintain and improve the house so she may pass it on in turn.

Proposals

Each element of the proposals is categorised by lettering, and the following statement should be read alongside the proposed drawings.

A – New Studwork Partitions in Store Building

This store building was converted by the current owners in the 1970s. It was used as a recording studio. There is little heritage fabric inside, and the rooms are already subdivided for domestic use. A spiral stair exists in the NW corner, leading to an open mezzanine.



Image of Store Building stairs and gallery

It is proposed to provide an enclosed stair with rooms either side, requiring stud partitions. These partitions are unlikely to cause harm to surviving heritage fabric.

On the 1F, a Home Office is proposed for the applicants, which the proposed stairs (see section N) and the stud partitions provide. This is an essential part of the living arrangements. It would mean closing off the open void, but this building is already converted, consequently its character has been eroded, and the provision of both this Home Office as well as the Pantry below is a key part of the scheme and is unlikely to impact the significance or legibility of this store building.

B – Proposed Kitchen Extension

Currently this area is an open courtyard, used as a back yard for washing line, BBQ, breakfast table, gas cannisters, mopwash and so on. A C20 lean-to exists for the boiler room, and a C20 brick in-situ BBQ tower abuts the lean to.

The existing kitchen is located partly in the single storey C20 flat roof extension and partly the C19 NE extension.

This kitchen is set into the bank, it does not connect well to the garden to the south, and is of low quality, particularly the C20 addition with terrace above which is likely to be adversely affecting the significance of the C17 range behind.



Images above showing extg courtyard area between house and Store.

It is therefore proposed to relocate the kitchen by partly infilling the courtyard space, to provide a generous kitchen in the manner of modern day living.

This extension is perhaps the key component to the scheme. Historic maps certainly show a range of development in this area, see below, and this addition goes hand-in-glove with the demolition of the C20 existing flat-roof kitchen extension range with terrace above, where its removal, which is unquestionably a heritage gain, puts pressure on the relocation of the kitchen. As above, this C20 extension is clearly harmful, whilst the goal of the new kitchen extension is to create a more robust, sympathetic and well detailed addition.

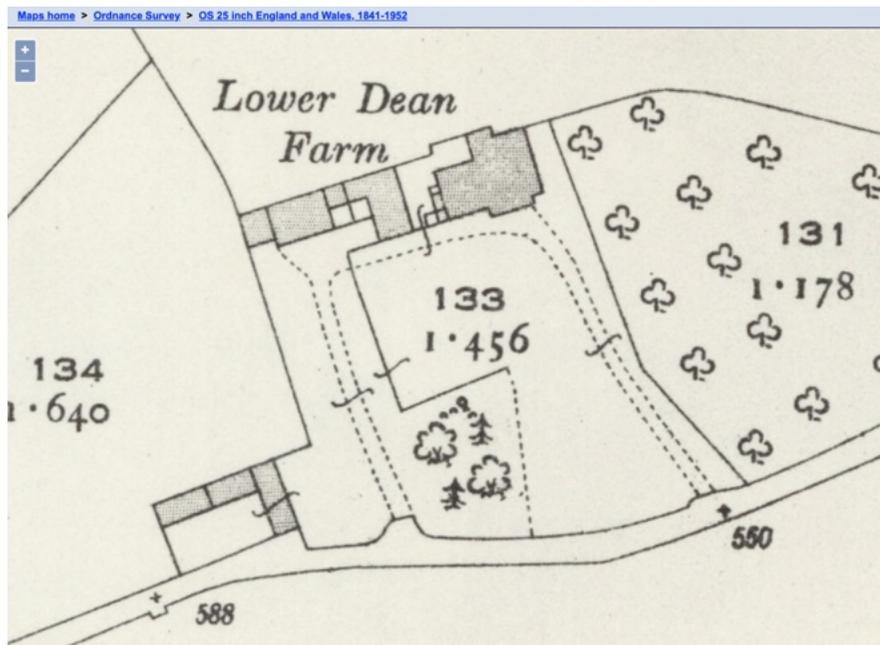


Image above showing 1880 historic map.



Image showing harmful C20 flat roof addition, currently serving as the kitchen, which is to be replaced with a larger although more sympathetic kitchen extension.

Special attention is paid to the south wall and its impact and connection to both buildings to E and W. Several key contributions or details should be highlighted:

- 1) Firstly we feel it important to retain the visual distinction between domestic house to the E and store building to the W. Hence the character of the garden wall is retained, with obvious benefits of retaining as much of the existing fabric as possible, even though the wall itself is medium to low significance, C19 and C20.
- 2) Secondly, the existing doorways are retained, see Sections G and H.

A new window is inserted, see Section F. This window results in the loss of the C20 faux lattice window, as well as the loss of some of the existing fabric of the wall, but this addressed later.

- 3) Third, the rain water pipes are concealed within the internal wall lining, see Section E, to keep the appearance of a simple garden wall. (Garden walls do not have downpipes).
- 4) And fourth, much thought has been put into its character and detail. The principle has been to design a low-pitch roof form which is not prominent from wider viewpoints and so retains some of the existing character as an 'infill' courtyard space. The roof pitch is shallow, hipped 4 ways in Code 6 lead, with a roof lantern in the centre of the ridge to again mimic the open courtyard affect, see Section C.

At the parapet, a tiled detail is proposed, instead of the more typical once-weathered stone coping, which we feel would be too hard and rigid. (To copy the soldiered parapet of the C17 range to the E would

be too intricate, not appropriate for a garden wall.). The tiled-parapet is more vernacular, something the Arts and Crafts architects used in the early C20, as these images show. This detail should soften the proposals, give a little more materiality to it, and help bed it in pleasingly.



Image above showing stone-tiled parapet at a GII barn in south Cotswolds, done in the early C20, and which now hides a garage behind it.



Image above showing stone-tiled parapet by Norman Jewson, early C20. The conversion behind is modern, just discernible by the roof lantern.

Elevationally, to keep with the A&C theme, the south elevation has a staggered string course introduced over the openings. However this is not the typical string detail with cavetto and step, which the A&C practitioners used (see example images), but rather a flat, more modern string. Its purpose is to pull the 3 openings together, rationalise them under a single detail, but doing so in a slightly simplified, more humble way.



Above images showing moulded string courses on buildings by Jewson (below) and Dawber (above).

The rear elevation is more simple, with simple chimney and simple casement windows but still with the tiled parapet and concealed downpipes to reflect the garden wall appearance.

It should be noted the existing lean-to here is entirely C20. There might have been a similar lean-to here at some point, as seen in the historic maps, but currently it is a C20 structure and its demolition should cause little or no harm.

In terms of use, this kitchen space is what the family needs, and follows the way of modern living. The plaster internally would be removed and the walls limewashed finish to express the historic fabric more fully and to enhance the feel of the infill extension. The roof of the extension is not largely seen or read externally, it does not compete with the heritage ranges to the E and W, it retains a garden wall feel, and perhaps most importantly it provides a connection to the south garden space which we feel is lacking in the house and ought to give these designs longevity.

C – Ridge Light to Proposed Extension

As discussed above, the provision of the ridge light serves to enhance the open courtyard affect, allowing light from above. This detail suits the slightly modern designs and, alongside the lime-washed walls internally, ought to give a subtle grace to the space inside.

D – Adaption of existing Buttresses

These buttresses are C20. They were added as part of the conversion works in the C20. The cut stone quoins are sharp at the edges and the mortar is cementitious.



Photo showing C20 buttresses with sharp-edged quoins and cementitious mortar.



Image above showing phasing plan, with buttresses outlined as C20 additions.

In order to achieve the continuous eaves detail of the infill extension, the buttresses are proposed to be adapted with their upper section removed. The lower section would be retained, and the tiled coping extended – see detail attached to this application.

It is feasible to remove the buttresses but we feel they add character and there might have once been buttresses here which these replaced, hence their retention and adaptation.

E – Concealed Downpipes within Wall Lining

As mentioned above, part of the aesthetics of this Kitchen Extension is to retain the character of the garden wall. This is to help retain the visual distinction between domestic house and agrarian store building.

To enhance this visual separation, the rainwater downpipes are to be concealed within the wall lining internally. Garden walls do not have downpipes, clearly, and this detail hopefully exaggerates this affect.

F – Proposed Opening within Existing Garden Wall

Currently a decorative lead lattice window exists within the wall. This lattice window is not historic, it was inserted by the Milnes in the 1950s. Indeed this window was once a door opening. Historic maps show a range of development here and it is possible behind this wall was once an enclosure or lean-to, hence the markings of a door opening.

Externally to the S, the wall is nicely coursed and shows square edged worked stone. This shows a higher status than the reverse of this wall, to the N, which is more randomly coursed and of a lower, patchwork quality. The new window would replace an existing C20 ‘window’. It is detailed as a simple mullion window in the A&C style, i.e. without hood moulding, although it has the staggered string course running over it.

There is loss of fabric and therefore possible harm. However the fabric itself is low to medium significance, and the precedent of a window here is already set. There is also ample heritage gains throughout this scheme, such as the removal of the flat roof terrace and the removal of the C20 rear extension to compensate for any perceived harm. In short, the window is necessary for the scheme and would affect fabric which is only of low to medium significance and the window would not otherwise cause harm to the wider house.

G – Retention of Existing Doorway

The existing door is modern although the opening is more historic.



Photo showing non-historic door within historic opening. Most likely the door has been replaced over the years.

Therefore this opening is to be retained. A new glazed door is proposed here. There is the introduction of a fanlight but this is to cater for the

reduced floor level (the current concrete slab in the courtyard rises and falls in multiple places).

Note, the door is deliberately low, 6'4", to reflect a diminished garden door status.

H – Retention of Existing Historic Door

The current opening is historic, so too is the door although it is thought this door was once the front door, and it has been moved from the door of the Great Room.

In any event this door is to be retained; no changes are proposed, and internally the door is to be covered over.



Image above showing historic door, likely moved from the front.

I – Retention of Existing Mullion Window

The existing mullion is an original feature. Therefore this is to be retained, and expressed, with the lime-wash running around the windows so that the mullions and jambs and head are left as exposed stone. This is to retain and enhance the character of this inner courtyard infill.



Image showing surviving mullion window. This window is to be retained and the limewash to run around its mullions, jamb and hood.

J – Proposed Single Storey Extension

Currently a flat roof C20 extension exists here, forming part of the kitchen. This flat roof addition has a modern flat roof terrace above.



Image above showing C20 kitchen extension with flat roof above, clearly harmful in design and detail.

As mentioned above, both the flat roof extension and the terrace above it are causing harm. Instead it is proposed to replace this with a pitched roof extension. Its length is slightly reduced from the current footprint, in order to set it back from the adjoining C19 range to give subservience and legibility.

The construction would use oak rafters and frame, and be a traditionally built addition, with oak end rafters and exposed purlin ends in line with a low-status vernacular extension – which this is.

K – Infilled Wall

Currently there is no wall here, it is part of the open kitchen. We feel a particularly harmful element of this kitchen is that it creates 1 room from 2 ranges and is therefore not visually consistent. This is not in keeping with the Cotwolds way. Therefore it is proposed to fill this opening back in, thus reinstating the separation.

L – Removal of C20 Rear Extension

As noted above several times, this existing rear extension is harmful in many ways and it is proposed to demolish this element, thereby exposing the original C19 gable wall.



Image above showing gable end of C20 N extension. Note the use of Bradstone, albeit with a small portion of natural stone bottom LHS, likely leftovers from parts of the C19 range behind when knocked through.

It is difficult to accurately assess what would be left after this C20 extension has been removed, and it is noted on the drawings that any areas of exposed masonry should be infilled or re-patched as necessary using lime mortar and toothed to suit the coursing of the existing stonework.

M – Existing Opening Infilled

This opening is C19, most likely created in the C19 when the rear C19 range was added, and utilising one of the existing openings of the original C16/C17 host range.

It is proposed to block this in and create a cupboard. This ought to retain its evidential value as an indent to the plan form.

A cupboard door detail is proposed to reflect style and status, see detail.

N – Removal of existing C20 Stairs and Replacement with new Stair

This store building was converted by the current owners in the 1970s. It was used as a recording studio. Currently a set of metal spiral stairs exists in the corner, accessing the upper floor and coach house to the west.

The existing stairs are modern. Their removal is unlikely to be contentious.



Image showing modern spiral stairs in store building.

In terms of its replacement, the new stair is a discreet straight flight, detailed to reflect a typical vernacular stair with square spindles and side-fixed handrail.

The stairs help split the spaces into well proportioned rooms, and their insertion would not disturb any heritage fabric.

O – Proposed Extension at First Floor

Currently a 1F bathroom serves the Master Bedroom. This bathroom is a sinister addition. It has a flat roof, and the gable wall of the catslide has been built up to provide a flat coping stone, concealing the bathroom behind. These are C20 additions, built within the Milne tenure. This is assessed and mentioned in Section B.



There is clear harm caused here; it is uncharacteristic and ill at ease with its host C17 range which holds high significance.

Instead it is proposed to rationalise this rear roof by creating a gabled extension, extending out as far as the existing stone wall below at GF level i.e. the same depth as the existing extension. This extension creates a bathroom and dressing room for the Master En Suite. This is not atypical of a house this size, and this addition would greatly enhance what is there currently.

A mullion window sits to one side, opposite the door in to the bathroom, see Section Q. This is detailed as part of this application, but the principle of seeing a window to the side of the gable elevation is typical, particularly where a chimney exists (for the window to avoid the flue).

In assessing whether this would entail the loss of heritage fabric, photos were taken of the underside, from within the loft area. It is possible to see a truss and purlin, as well as surviving rafters. However not all the rafters are historic and the roof has clearly been repaired at some point with modern felt.

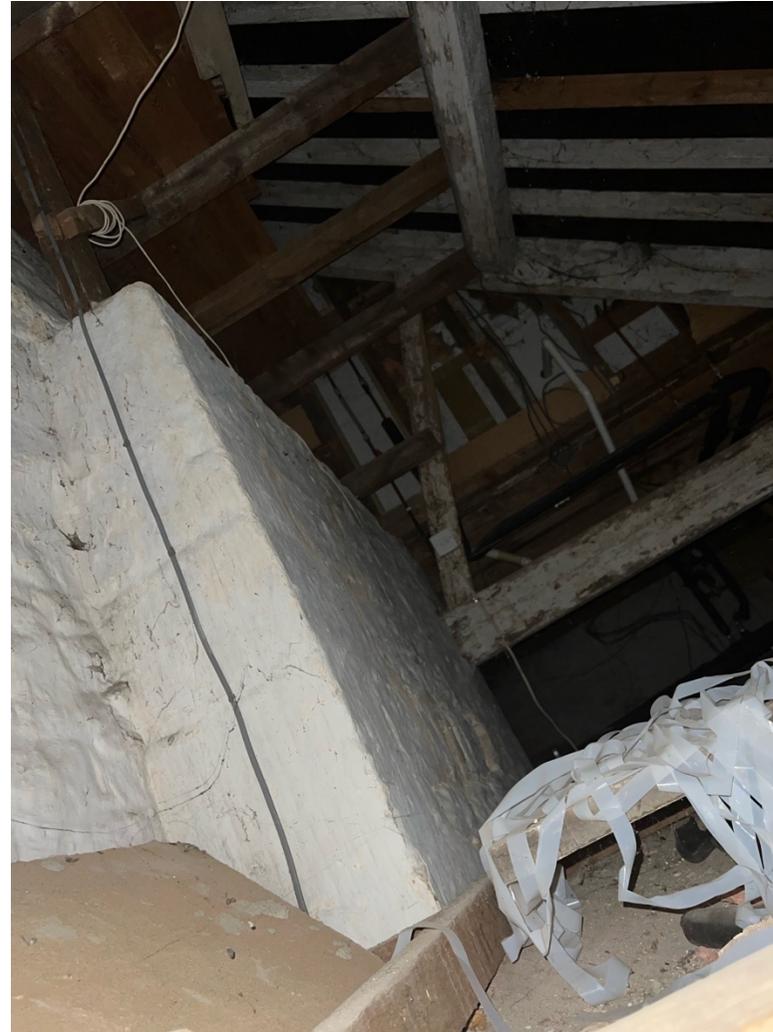


Image above showing the underside of the existing ceiling. Note the surviving truss and most of the purlin, which are to be retained. Also note the surviving rafters, which are to be re-used. The roof felt is modern, meaning the roof has been re-tiled in the C20.

It is therefore proposed to retain the existing truss in situ and as much of the purlin as possible, so that the new roof would be spliced over and thereby enclosing them within its construction to retain fabric and evidential value. To allow access into the new room, a section of purlin will need to be removed; the remaining length being supported by a pier, adjacent to the door. The rafters would be removed and reused in a perpendicular direction for the Dressing Room. The loss of rafters from this space may cause harm, but it should be pointed out the rafters in the current bathroom extension are all missing, and this scheme at least seeks to retain and reuse them in close proximity, and simultaneously bettering the architecture of what exists currently.

In terms of massing and design, this roof form is simple, neat, makes use of the existing C19 structural wall under at GF level, and importantly frees up the W gable wall so that it now reads independently from any extension. Nor is the host C17 behind adversely impacted; it is the rear elevation, and accretions already exist here, which these proposals serve to rationalise and improve on. There is loss of fabric but there is also significant heritage gain.

P – Retention of Existing Truss and Purlin

This is explained in more detail above, but the dividing wall seeks to enclose the truss with the truss exposed. The purlin would be reduced, but the majority retained, see section drawing.

Q – New Opening

The photos from within the loft area show an opening which appears to be enclosed. This might be an earlier surviving window or doorway into a previous structure which has since been removed. In any case it

appears there is evidence of an opening once existing here and this proposal seeks to reinstate this opening.



Image above showing the markings of an earlier opening. It is possible it was once a window serving the bedroom behind or an old access

hatch. It is proposed to reinstate this opening to allow access to the bathroom.

R – Retention of Existing High Level Opening

Currently a high level window exists. It is proposed to retain this window for borrowed light into the Landing. There is sufficient change in levels to ensure privacy is retained, and it helps retain evidential value of this peculiar narrowing of wall thickness. The opening itself is C20 but whether it relates to an earlier opening is unclear.

S – Proposed Dormer Window

A dormer window is proposed to the W elevation of the 1F extension, see Section O. This dormer would be tile hung, in the vernacular fashion, and is unlikely to cause any harm to the legibility or aesthetic values of the C17 range to the S. The dormer is detailed as part of this application.

Conclusion

The proposals follow sound conservation principles in the sense they remove what is harmful and look to balance this out against any perceived harm. For instance the removal of the C20 rear extension is a considerable heritage gain, ditto the removal of the flat roof C20 kitchen extension with flat roof terrace over, as well as the removal of the C20 bathroom addition to the 1F. The main proposed change is the new kitchen extension, which is infilling part of the courtyard space. This statement has demonstrated there is little to no harm to these

additions and changes; each is assessed in detail and referenced against photos and the history of the house.

In particular the kitchen extension has been carefully designed with an overt garden wall character to the south which provides a good and natural distinction between the domestic C17 range to the East and more agrarian range to the West, it has a low pitched roof to lessen its massing and to retain this visual separation, it has some pleasing A&C details injected to accentuate its softness and use of materials, and it respects and maintains all the existing openings.

The rear extensions are the result of the omission of the various C20 additions, and are seen as neutral to slightly positive changes in the sense their architecture and use of materials would be greatly enhanced in comparison.

There are no changes proposed to the main core ranges.

Each individual change is categorised in the above lettered system.

In short, the applicants are here for the long term, they wish to bring the house up to modern day living standards with an open-plan kitchen which connects to the garden and rationalises the house, as well as rear extensions which dovetail with the removal of some harmful C20 additions, and in short we feel the proposals are soft, respectful, and well considered, and we hope they meet with officer approval.