



## **MONKS HOUSE**

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**DESIGN & ACCESS STATEMENT**

**Nov 2023**

Paul Cashin Architects

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<b>site</b>	<b>applicant</b>	<b>agent</b>	<b>heritage consultant</b>	<b>summary of proposal</b>
Monks House Gomshall GU5 9LU	Paula Wilson	Paul Cashin Architects Chernocke Place 35 Southgate Street Winchester Hampshire SO23 9EH	Neil Burton The Architectural History Practice 70 Cowcross Street London EC1M 6EJ	The refurbishment of the existing reception rooms, and extension for a dining space and landscaping

**SITE LOCATION**

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The site lies towards the south off Queens Street from the main road A25.



# SITE LOCATION



Existing site plan, not to scale

Red line = application site



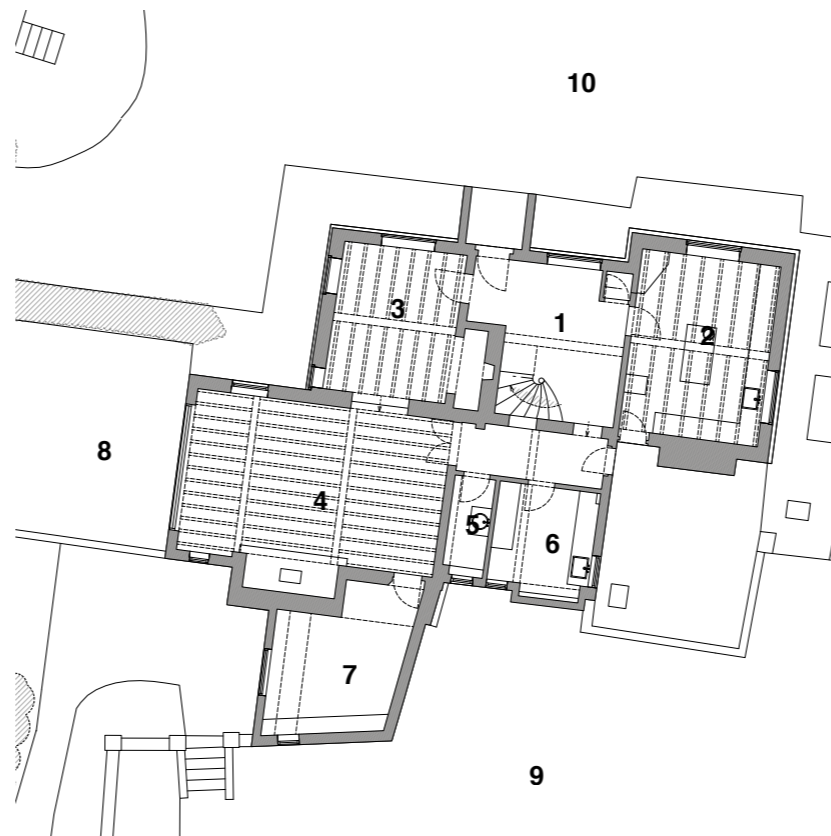
north

## EXISTING FLOOR PLANS

### MONKS HOUSE

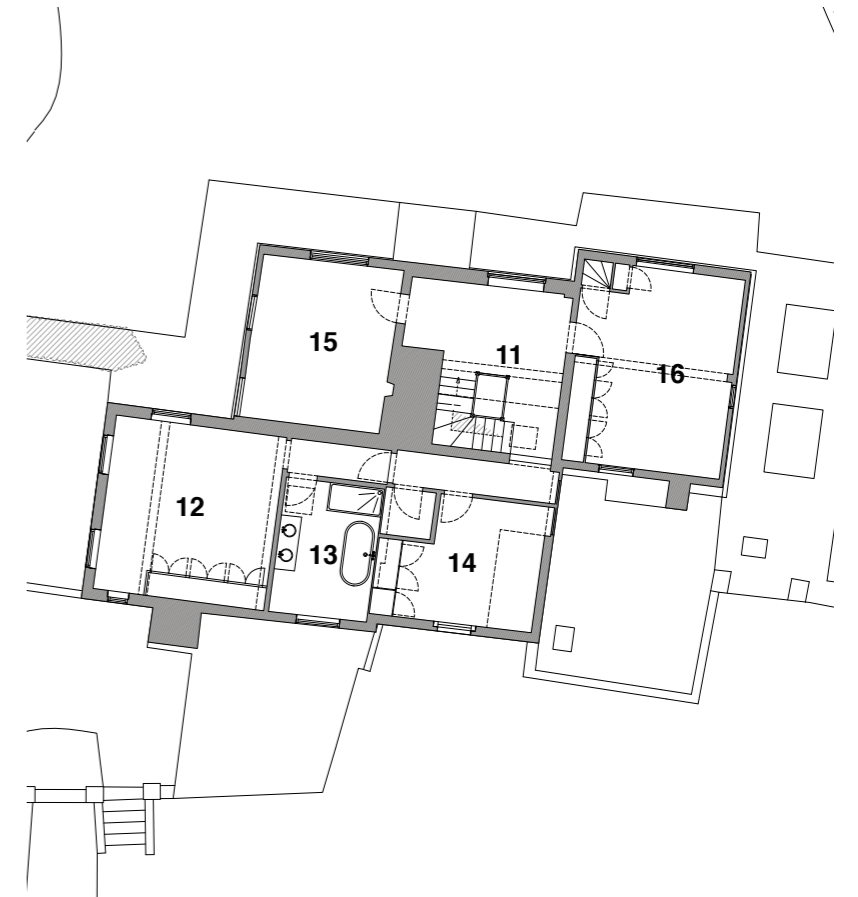
The property is a large detached family home. Situated in the sought after village of Gomshall, the house is Grade II listed sitting in a generous garden plot surrounded by similar properties on the north, west and south sides. Queen Street runs north to south along the eastern boundary, and access to the driveway of the house is from this minor road.

The house has three floors and a basement, with clearly readable historic elements to the north which are referred to as the range in the Heritage Statement. The entrance is presented as a porch and front door which lead to a central hallway with feature staircase. The house has had numerous additions over the last few hundred years but most recently an extension to the west stands out when viewed from the gardens. It is the focus of proposals to reconcile this facade and the inner layout of the house, so to resolve the functional layout whilst celebrating the historic features.



**Existing ground floor plan, not to scale**

- 1 - entrance / hallway
- 2 - existing kitchen
- 3 - dining
- 4 - living / reception
- 5 - WC
- 6 - utility
- 7 - office
- 8 - patio
- 9 - orchard
- 10 - driveway



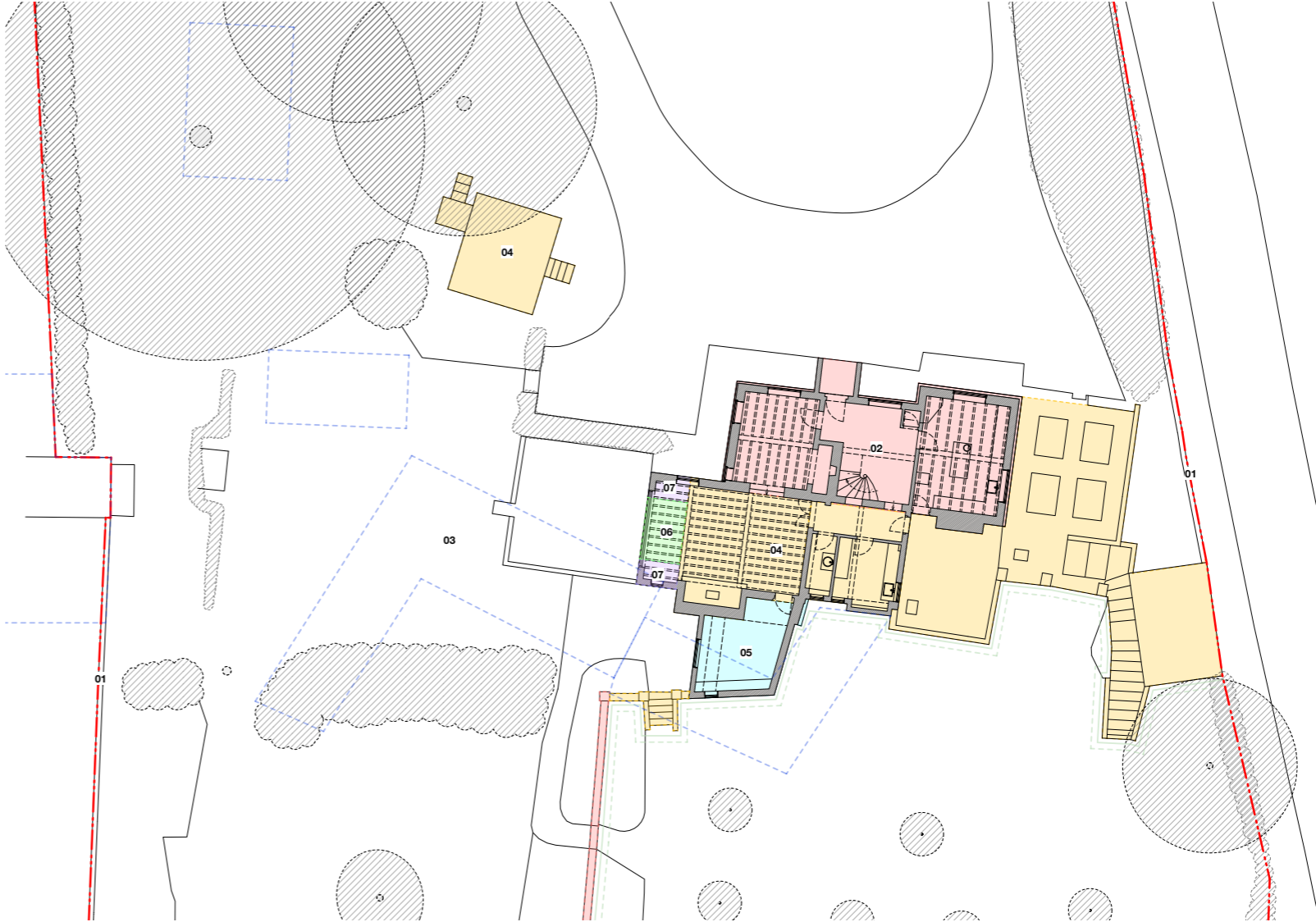
**Existing first floor plan, not to scale**

- 11 - landing / hallway
- 12 - master suite
- 13 - ensuite
- 14 - bedroom
- 15 - bedroom
- 16 - bedroom

# HISTORIC SITE DEVELOPMENT

The house has a rich history of owners prior to the current applicants, including a black smith and later a famous sculptor. Over time the house has seen various stages of outbuildings constructed and removed. The plan to the right shows how each footprint was arranged and later removed or updated.

At present the house has an internal floor area of 317 sqm and outbuildings of approximately 78 sqm. The gardens are approximately 0.97 acres.

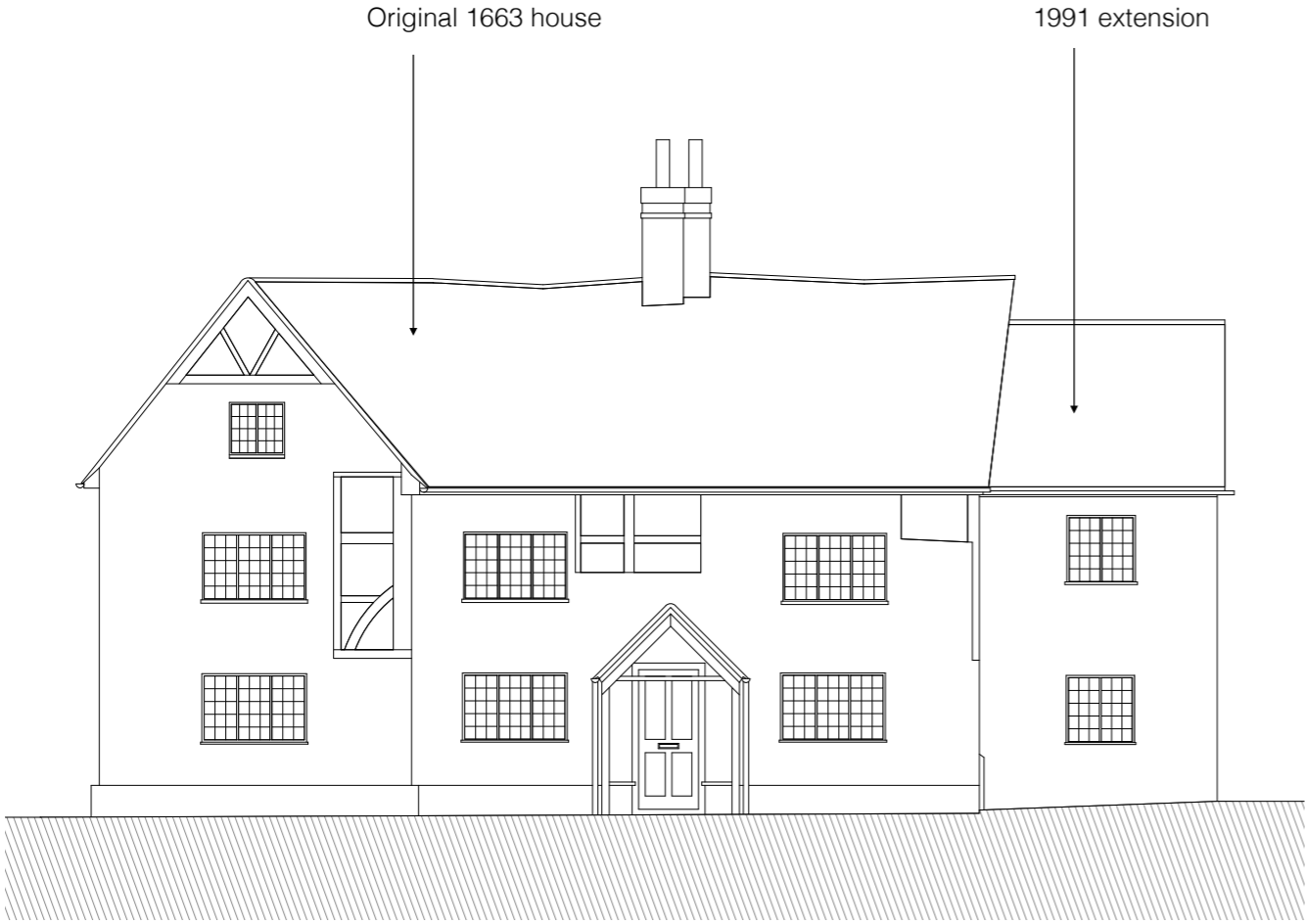


**KEY**

- 1 - - - BOUNDARY
- 2  ORIGINAL HOUSE AND BUILDINGS (1663)
- 3  FOOT PRINTS OF (REMOVED BY 1874)
- 4  FIRST ADDITION AND COURTYARDS (BY 1844)
- 5  LOCATION OF CONSERVATORY/ACCRETIONS
- 6  LATER ADDITION
- 7  MOST RECENT ADDITION (1991)
- 8  RETAINING WALLS

**EXISTING BUILDING ELEVATIONS**

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Existing northern elevation, not to scale



Existing western elevation, not to scale

**SITE CONTEXT - EXTERNAL**



Primary facade of the house, northern elevation from the driveway



Secondary facade of the house, with 1991 extension as the main form



Side office extension with brick wall (historic) leading to Orchard on the right



Juxtaposition of original house construction (left) and 1991 extension (right)



**SITE CONTEXT - INTERNAL**



Existing inglenook with log burner, in the living room



Office space with curved window looking west



Kitchen with island, and beams above



Level change between dining and living room

**SITE CONTEXT - OVERVIEW**

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Overview from the north, looking towards original 1663 house

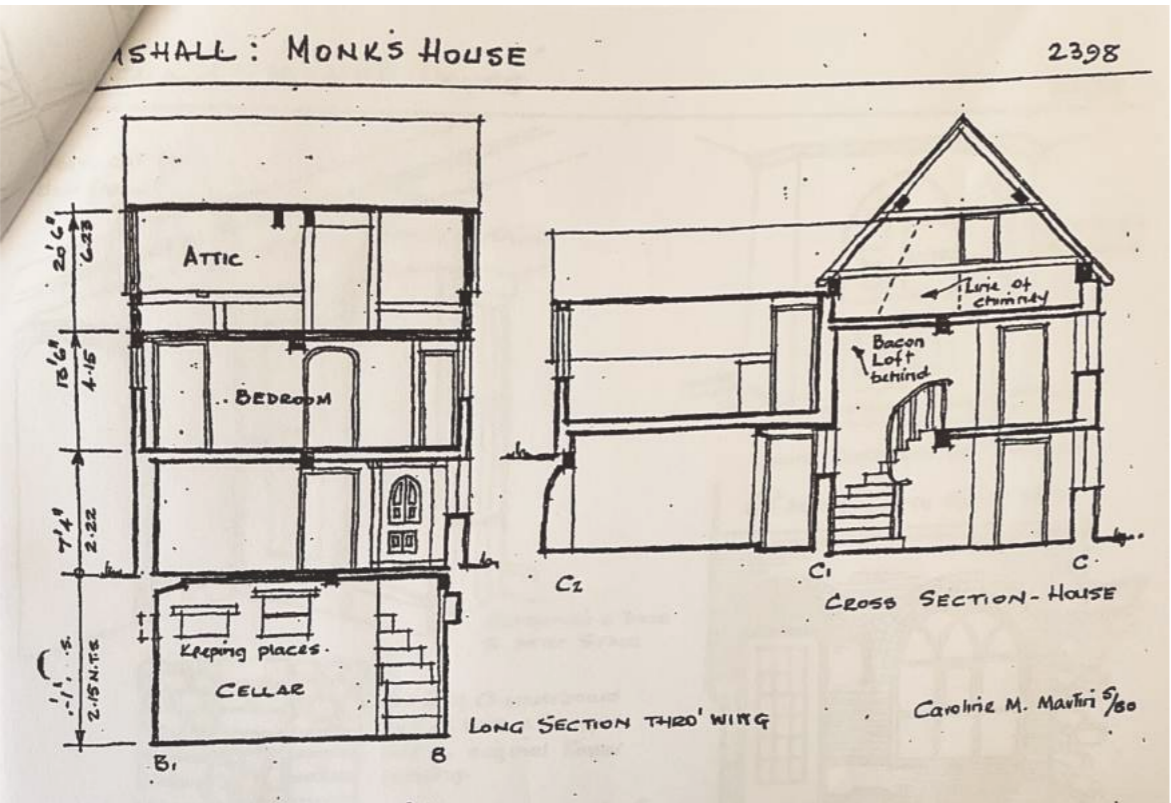


Overview from the north west, with outbuilding and house behind

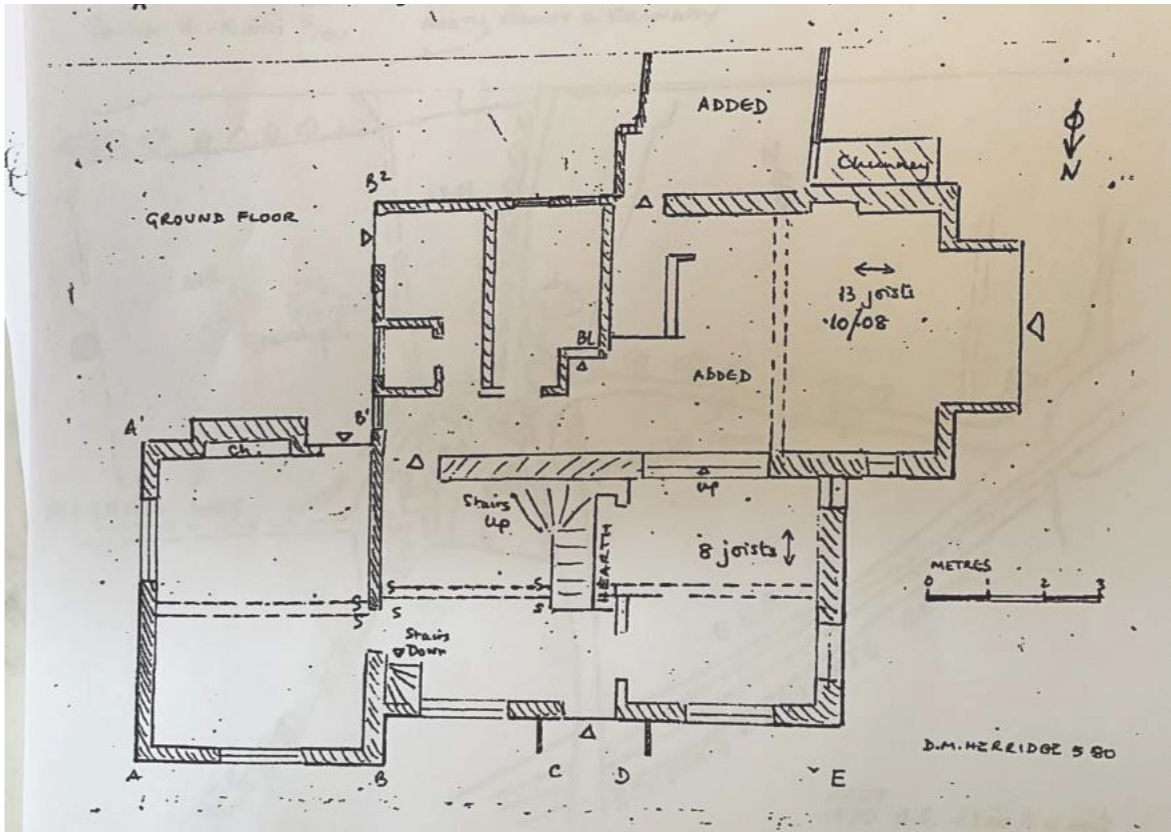


Overview from the west, with 1991 extension prominent

SITE CONTEXT - HISTORIC DOCUMENTS



Historic drawings of sections, 1980



Historic drawings of ground floor plan, 1980



Historic sketches of the original house facade details



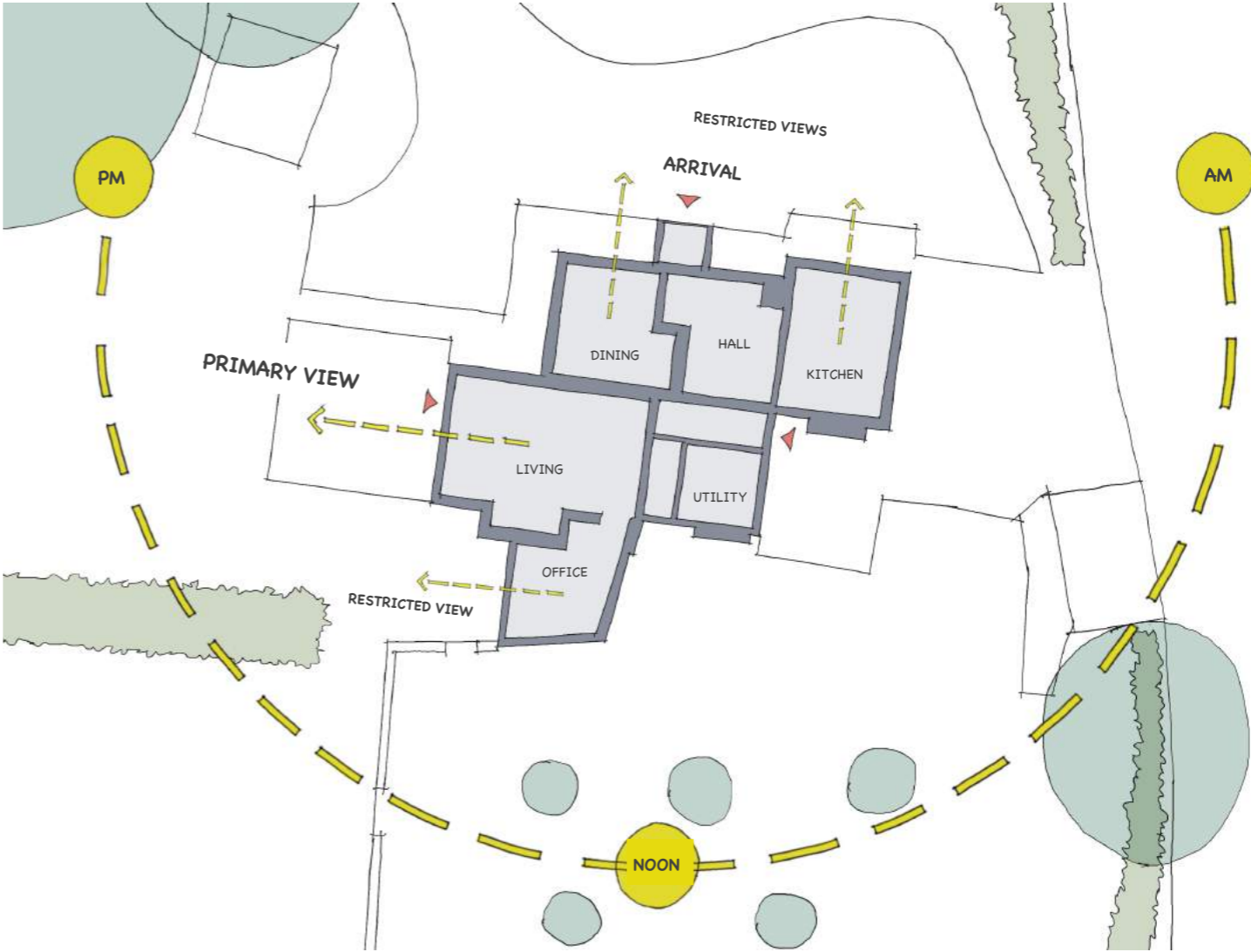
Historic sketch of the house in context, with outbuilding

# SITE ANALYSIS

## VIEW / ACCESS / LIGHT

The following is an analysis of the existing house in its garden context :

- The historic house has a primary facade facing north, with clear access to the front door via the porch. This leads to the main hallway with two wings either side and a staircase in the middle
- These north facing rooms have limited views and daylight.
- The current living space has the most prominent view out into the garden, and good day light in the afternoons. The office behind has some view into the garden but is darker with limited fenestration.
- The gardens spaces, orchard, and patios, are only accessible from the living space.
- There is a rear door from the utility space into a courtyard with historic features on the east side of the house.



## SITE ANALYSIS

### CONSTRAINTS / PROBLEMS / DISCONNECTIONS

The following is an analysis of the properties shortcomings :

- The existing kitchen is disconnected from the dining room, as the formal hallway does not allow easy access from one to the other.
- The kitchen feels separate and disconnected from the rest of the house, and suffers from poor outlook/views.
- The dining room feels like a connecting space into the existing living room, and is not welcoming.
- The existing living space is too large for a cosy room, and has a too many doors and routes passing through to allow for a sensible arrangement of furniture.
- The office feels cold and disconnected, and doesn't link to the garden spaces.
- The patio would be ideally used for eating, but is too far from the kitchen.
- The orchard is also disconnected from the house.
- The external appearance of the house from the west distracts from the historic elements of the north wing.
- The out building needs refurbishing and is disconnected from the house and gardens,

### POTENTIAL OPPORTUNITIES / CLIENT REQUIREMENTS

The following is the requirements of the project :

- Create a better connection between the kitchen and the dining space, wherever this is best situated
- Create a 'centre' of the house
- Upgrade any non historic fabric with insulation and new waterproofing
- Create coherence to the buildings appearance
- Respect the setting and landscape
- Provide better use of the gardens



**CONCEPT DESIGN - LANDSCAPE**

**1 - Celebrate historic building and setting**

The primary view when approaching the house is from the north, as shown in the photo and 3D image below. This view is from the entrance driveway and clearly shows the 1663 building at the front, and the later additions behind. The primary architectural features of timber frame and brick infill panels are clearly visible. Any new proposals will retain this setting.



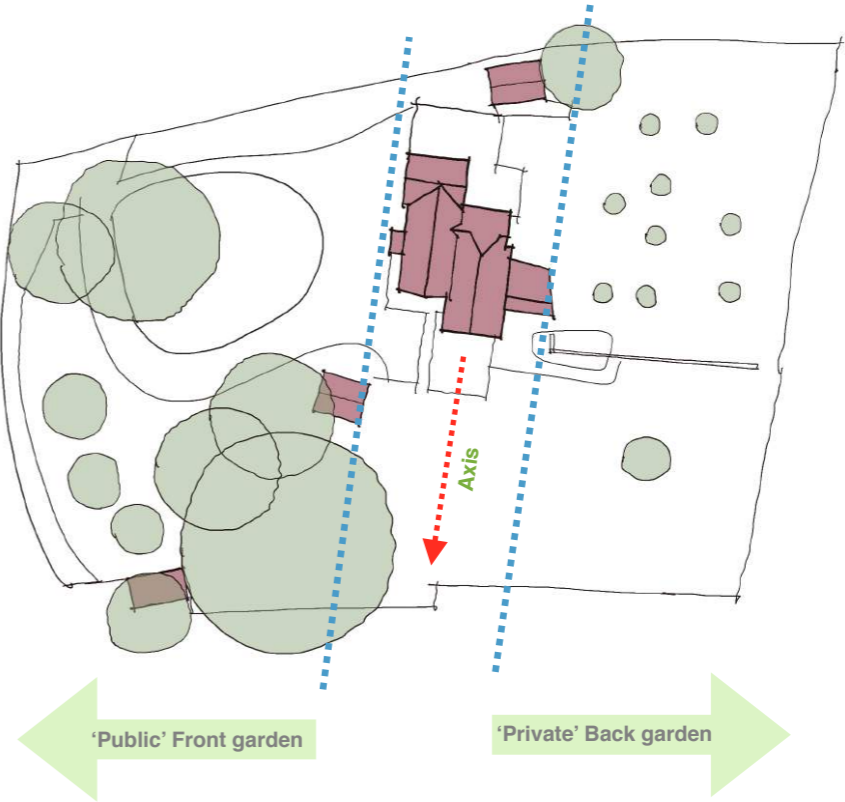
Photo from the driveway looking south



3D view with historic house highlighted

**2 - Front and back gardens, split with formal lawn : 'spaces along an axis'**

When viewed from above the landscape of the garden can be easily split into two, a 'public' front garden with mature trees and sweeping driveway to the north (left), and more 'private' rear garden with orchard and walled garden to the south (right). The division between these two spaces is not clear and can be improved with a formal axis linking to the house.



Spatial split between front and back



Formal lawn with strong axis and wall like planting

# CONCEPT DESIGN - LANDSCAPE

### 3 - Improve the existing private gardens to the south : 'orchard' and 'walled garden'

The orchard is not currently fully utilised and is overgrown and unmaintained. However it enjoys an elevated position and should be celebrated as a space to walk amongst the planted trees and look back towards the house. The walled garden is well kept at present but feels hidden from view. Both spaces feel disconnected and under used.



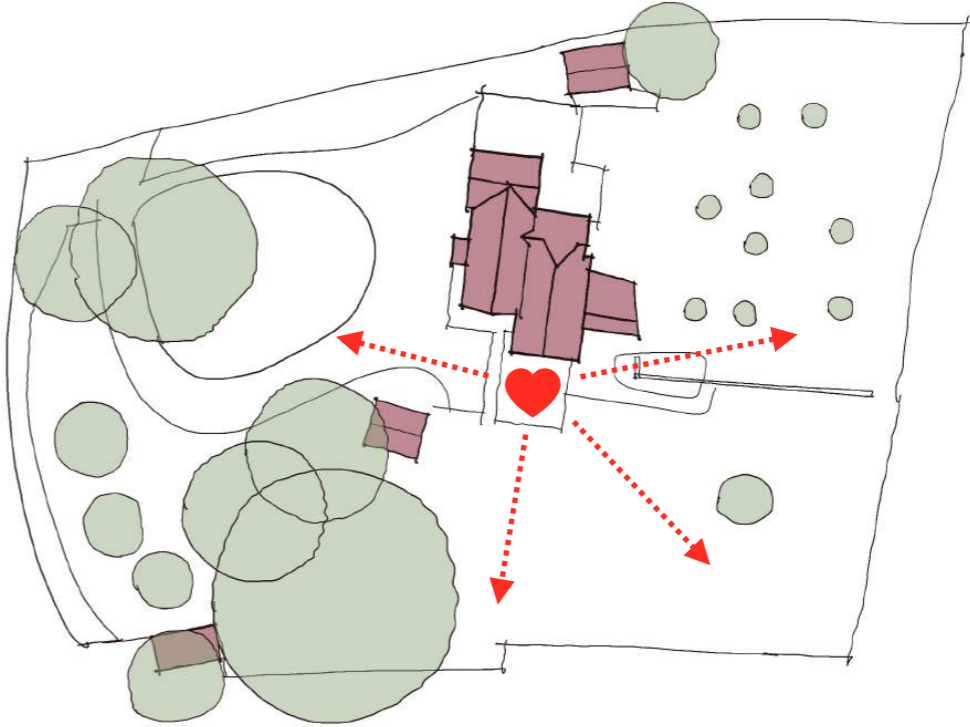
Photo from orchard looking north west



Photo from rear walled garden looking north east

### 4 - Create linking pathways to the granary, orchard, and walled garden

By linking together the separate garden spaces we will be able to create a series of walks and routes that celebrate the gardens whilst enhancing the setting of the historic house. We propose to create openings in planted walls and make suggestions of 'discovery' so to invite people to move from one space to the next. Views into each of the gardens will be made from the proposed extension which will feel like a central space in the site.



Views from the extension into each of the garden spaces



Opening in hedge - invitation to explore

## CONCEPT DESIGN - LANDSCAPE

### 5 - Create outdoor seating and eating areas

The gardens should be enjoyed as part of the house with everyday functionality where appropriate. The garden and the kitchen/eating areas could be better connected, and the introduction of external eating and cooking areas will greatly benefit the enjoyment of the landscape.



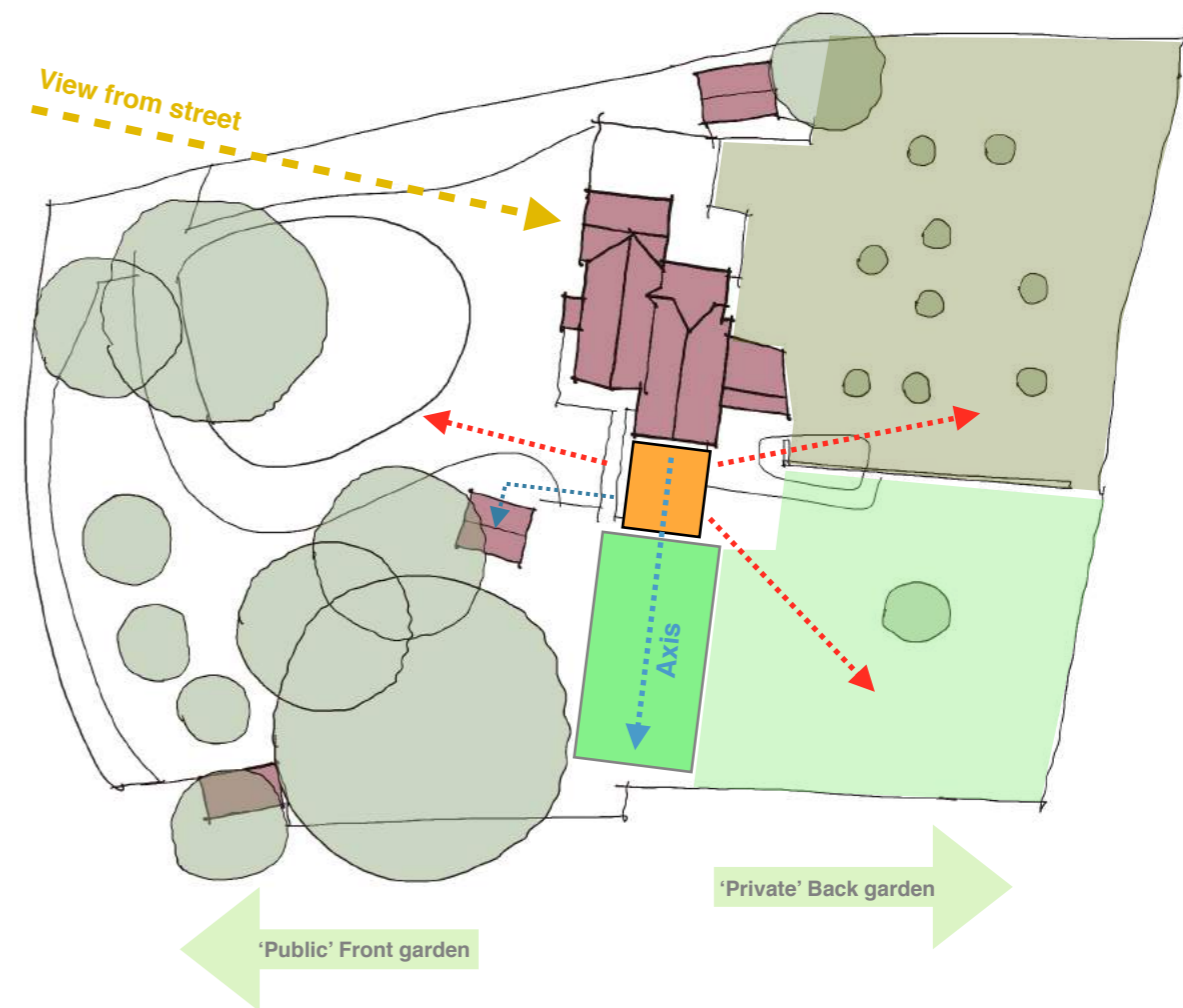
Fire as an event to gather around



External circular cooker

### 6 - Enhance history setting of the house with a cohesive extension and landscape design

With a cohesive landscape design the setting of the house can be enhanced. The introduction of a centrally placed extension to the house can help connect all of the gardens together and reconcile the house in the landscape. Furthermore the proposed position of the extension will not detract from the prominence of the historic elements of the house.

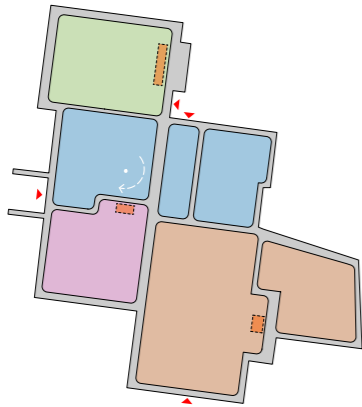




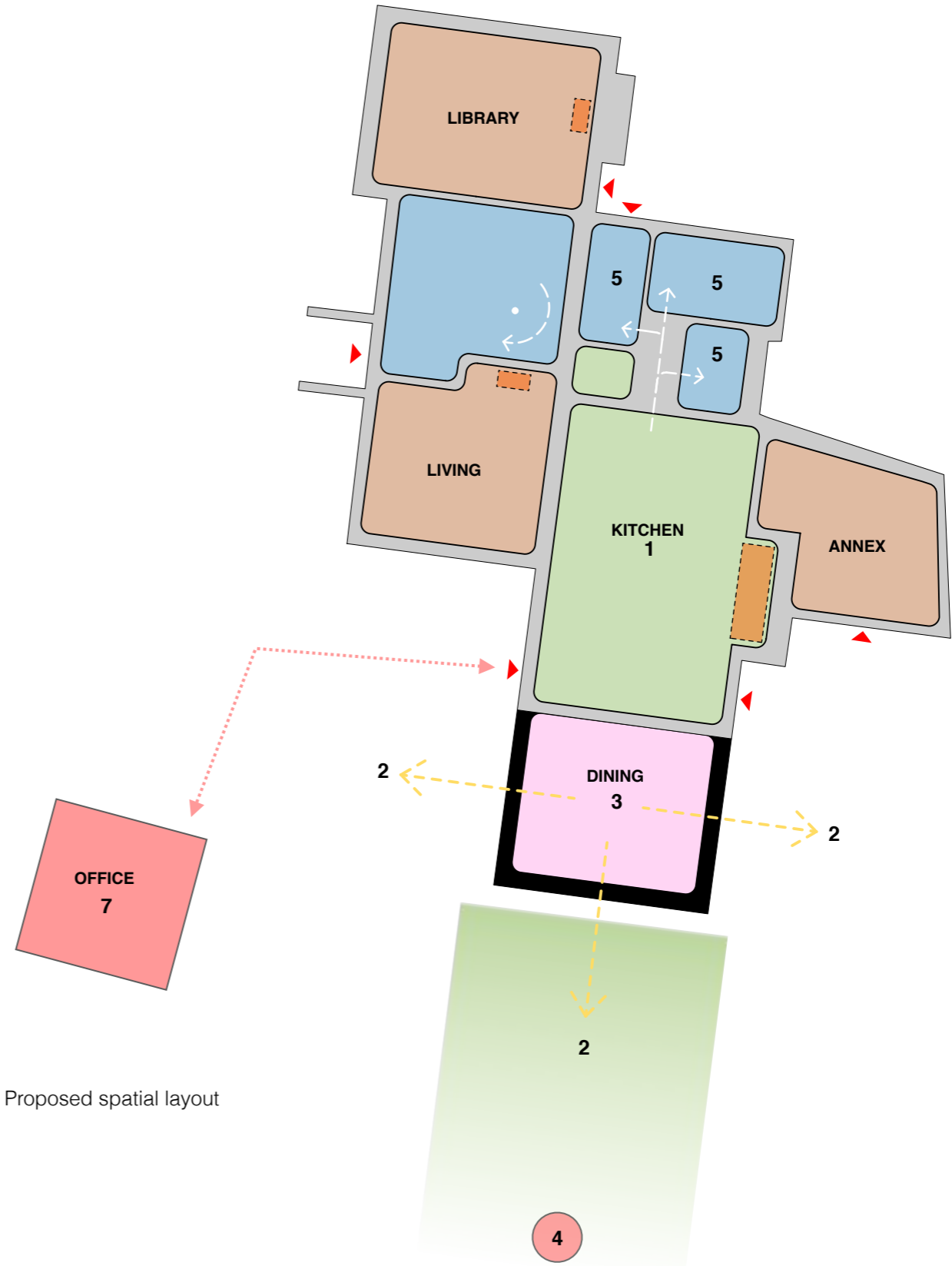
# CONCEPT DESIGN - HOUSE

## INITIAL IDEAS

- 1 - Relocate the kitchen, dining, and living areas.
- 2 - Create better connections with outdoor spaces and garden features.
- 3 - Extend the house on the west elevation so to create a dedicated dining space that links to the garden.
- 4 - Create a formal garden space with feature/sculpture to the west that enhances the house.
- 5 - Remodel the utility spaces to include a shower, larder, and storage for boots and coats, with access from the formal entrance and rear entrance.
- 6 - Renovate the exterior of the house to make better sense of the later additions and accretions.
- 7 - Renovate the out building and landscape external areas to link with the house.
- 8 - Celebrate the historic significance of the original house with a cohesive proposal that reconciles the house and its setting.



Existing spatial layout



Proposed spatial layout

**DESIGN CONCEPTS - PRECEDENT**

**Extension as a pavilion dining space**

Isle of Wight Pavilion  
Niall Mclaughlin



**Timber frame with a dramatic volume**

Park Farm Estate  
Richard Parr



**DESIGN CONCEPTS - MATERIALS**

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**Timber**

Vertical cladding  
Frame interior



**Zinc**

Metal roof (Pigmento Brown)  
Gutters and pipes

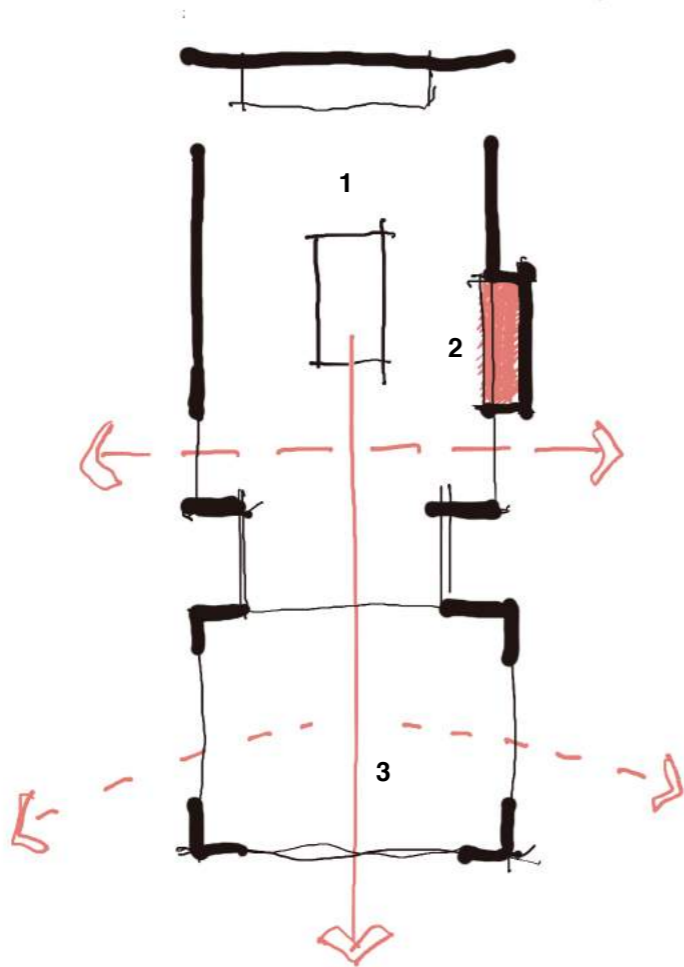


# SKETCH IDEAS

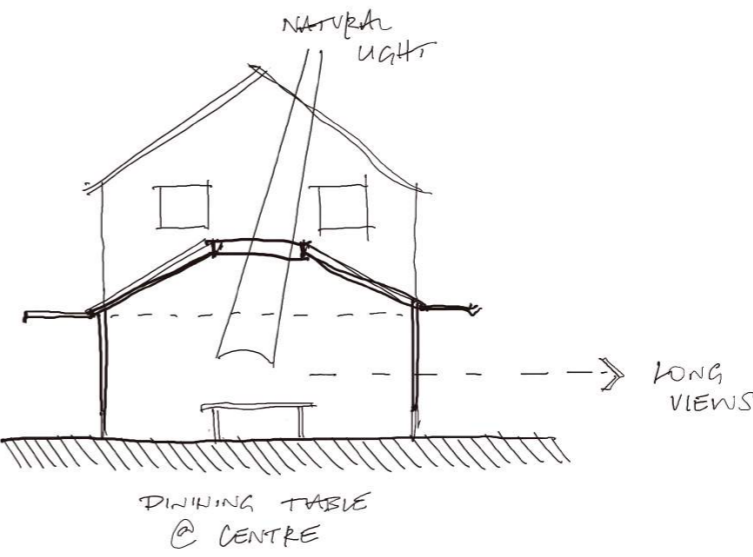
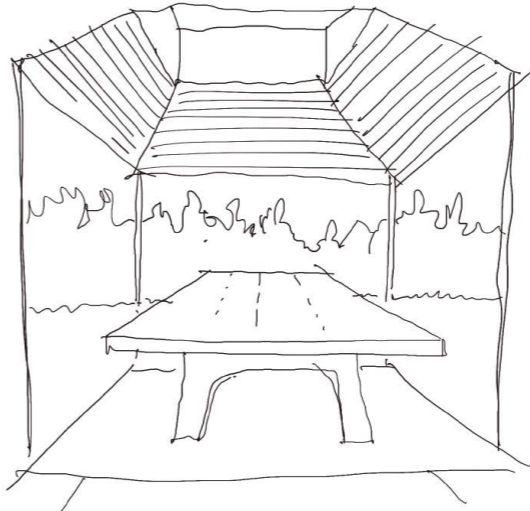
## Initial sketches

These sketches show the ideas of a simple roof form and cruciform layout of structure. From these early ideas we can see how an articulated roof structure will be a dramatic space at the end of the journey through the house, whilst remaining subservient to the historic setting of the house.

The kitchen (1) can become the heart of the house and the direct link to the new dining space will help to provide a sense of order along an axis to the garden. The hearth (2) is refurbished to become part of the cooking area, and the dining room table (3) is located in the extension which creates a look out space into the areas of the garden.



Symmetry and axis



# PROPOSAL - SITE PLAN

## KEY

- 1 - DRIVEWAY
- 2 - GRANARY
- 3 - PATIO
- 4 - WALLED GARDEN
- 5 - ORCHARD
- 6 - EXISTING HOUSE
- 7 - EXISTING OUTBUILDINGS
- 8 - PROPOSED EXTENSION
- 9 - FORMAL LAWN

← NORTH

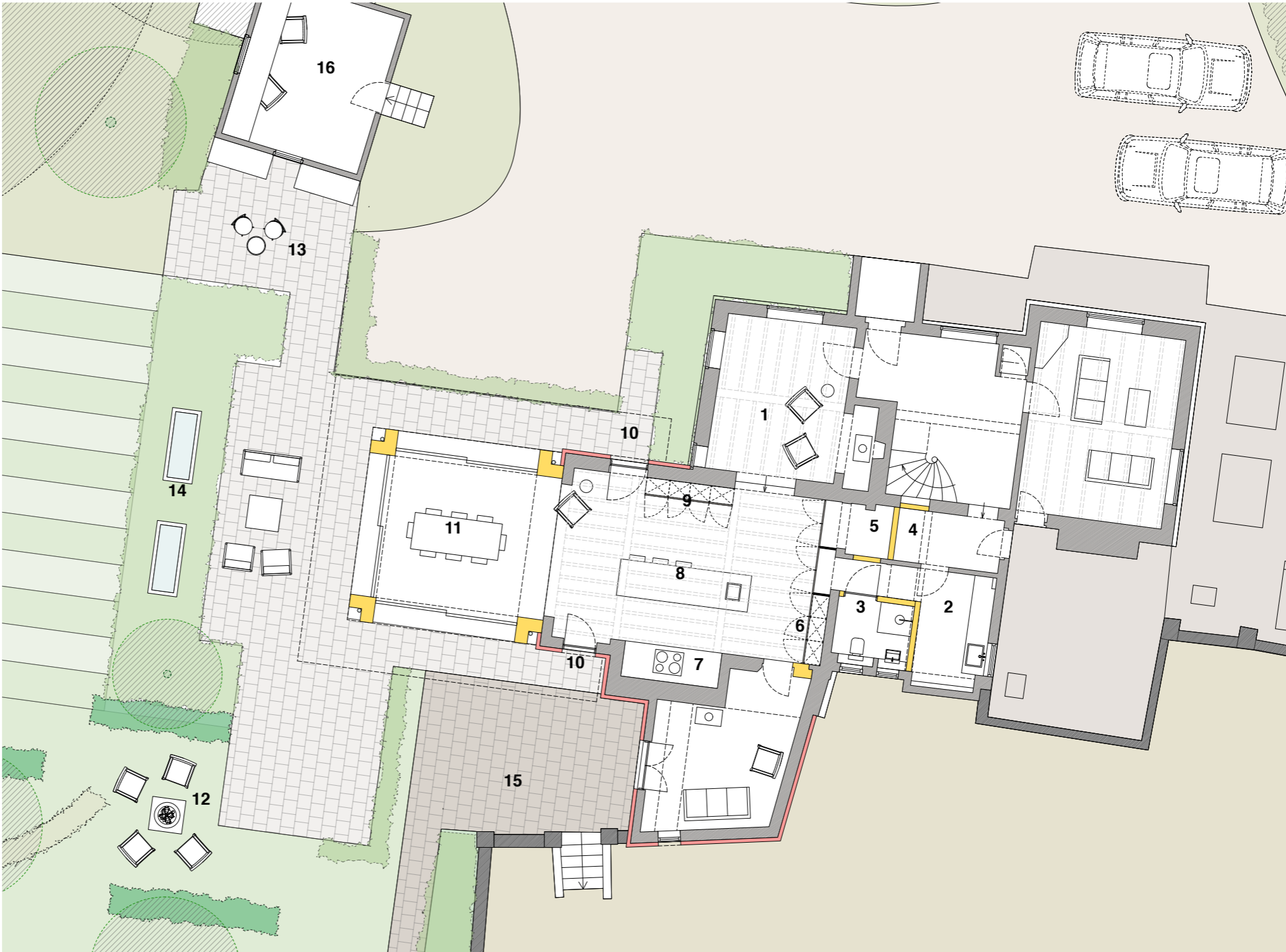


# PROPOSAL - GROUND FLOOR PLAN

## Kitchen at the heart of the house

- 1 - Library snug
- 2 - Utility
- 3 - WC and shower
- 4 - Coat store
- 5 - Larder
- 6 - Ovens/microwave
- 7 - Hob and cooking top
- 8 - Island with sink / seating for 4
- 9 - Fridge/Freezer/Storage cupboards
- 10 - Access door
- 11 - Dining space
- 12 - Fire pit
- 13 - Outdoor kitchen
- 14 - Planting and water tables
- 15 - Patio unchanged (heritage)
- 16 - Granary

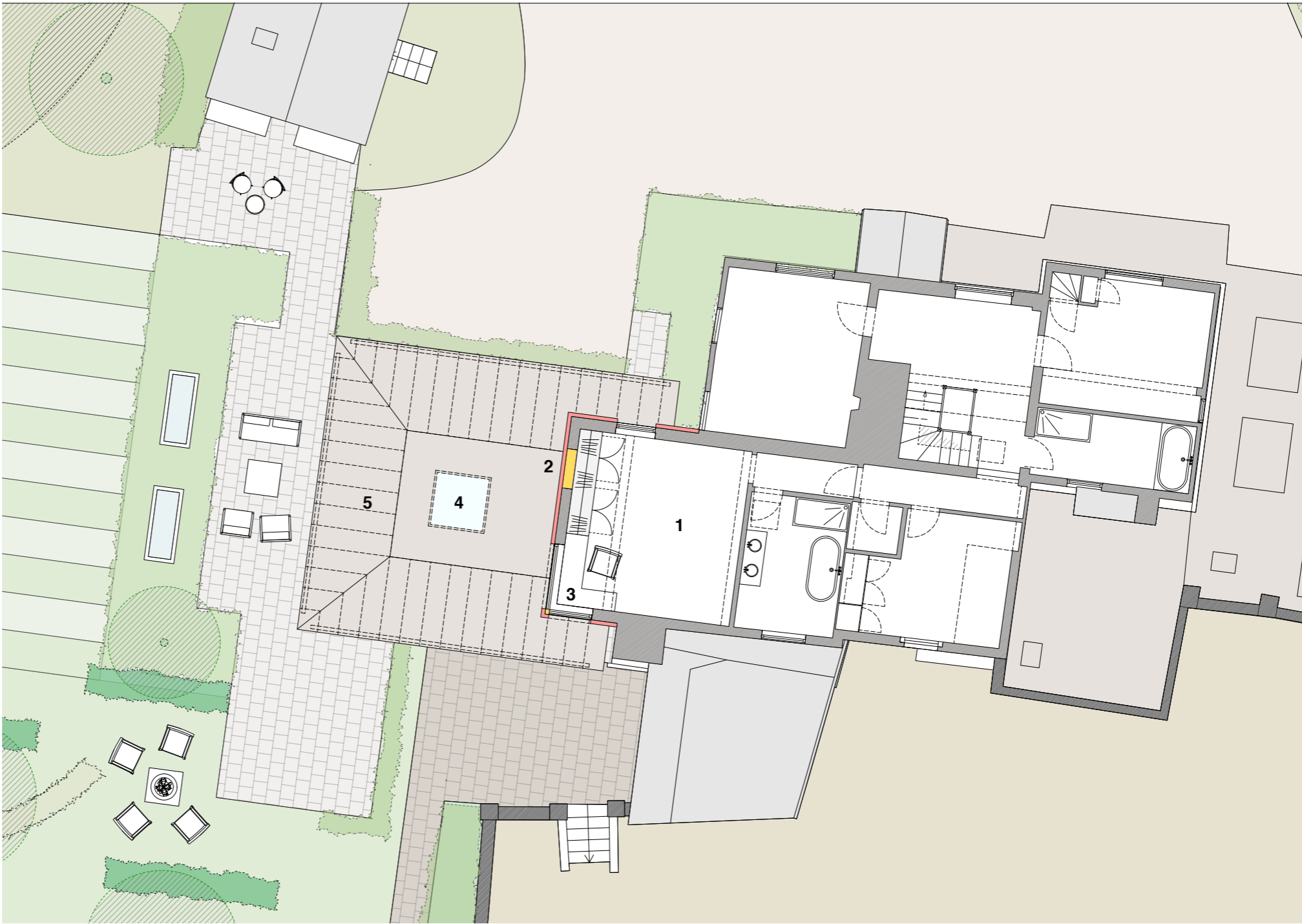
↑  
NORTH



# PROPOSAL - FIRST FLOOR PLAN

## Master bedroom benefits from a better view to the gardens

- 1 - Master suite refurbished
- 2 - Window blocked up and clad over
- 3 - Corner window with desk
- 4 - Roof light over dining room table
- 5 - Zinc roof



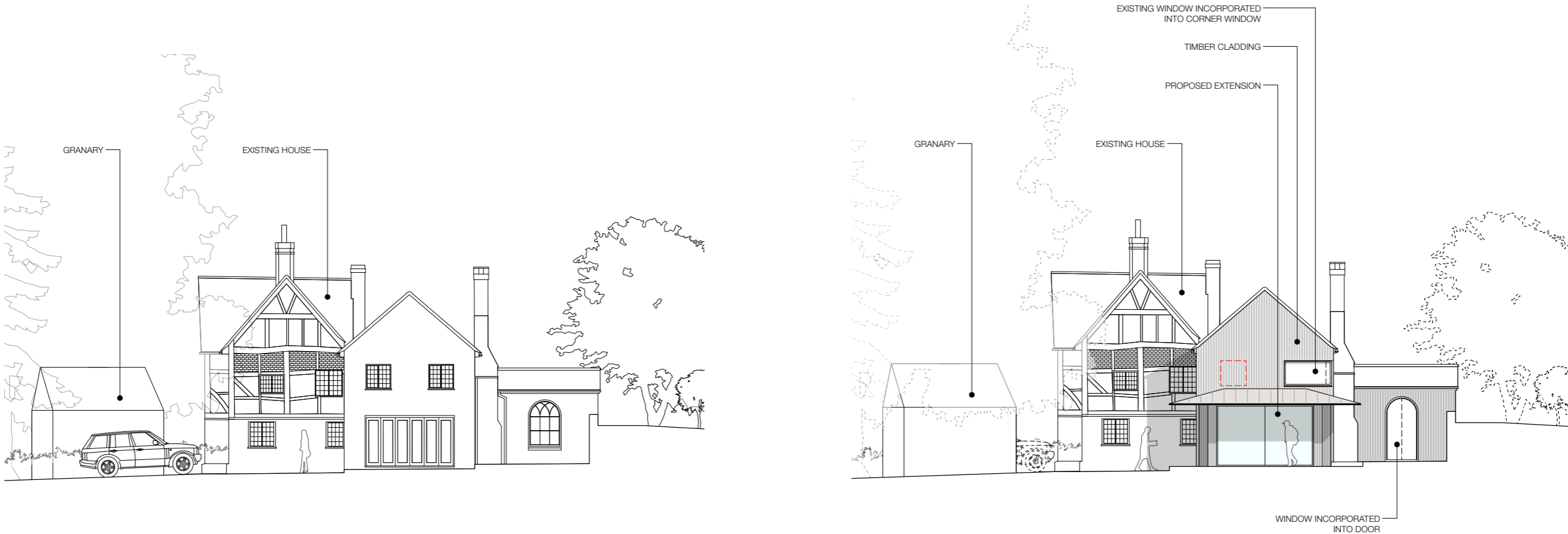
# PROPOSAL - ELEVATIONS

## WESTERN ELEVATIONS

The design proposals seek to improve the appearance of the building when perceived from the gardens, with an emphasis on the historic elements remaining most prominent. The elevations below are the existing (left) and proposed (right) western elevations with the 1991 additions clearly visible. The idea is to simply clad all of the additions and extensions in a single vertical timber cladding material, with insulation included in the cladding build up.

This will help to reconcile the mixture of materials on the facades, covering the pebble dash render and modern brick work. The openings will be upgraded to aluminium frames with double glazing units. Furthermore the proposals do not involve any works to the historic house 'range' section, which will be clearly legible and most prominent when viewed from the public realm.

The extension, which allows a dining space to be added to the relocated kitchen, is proposed as a light weight pavilion with large overhanging roof to provide shade to the glazing. The roof is designed as a low profile metal canopy, reminiscent of tree canopies in the gardens. The pavilion form is similar to garden rooms or follies often installed into large gardens, which historically would have been at the end of a sweeping journey through the garden spaces.





# PROPOSAL - LANDSCAPE

## LANDSCAPE DESIGN CONCEPT

The existing garden comprises of different adjacent areas:

- an Orchard to the southeast;
- a walled garden to the southwest;
- an expanse of lawn with hedges to the west;
- a large front garden with large, mature trees towards the north.

The landscape plan proposes changes to the existing layout of the garden in one area to connect the new extension with the landscape. By removing the existing, very imposing beech hedge that separates the walled garden and the lawn in front of the extension, the design aims to link these two areas and to create one.



1



2



3



4

## LANDSCAPE DESIGN CONCEPT

To mitigate the loss of the beech hedge (1), large planting beds and new Taxus hedges are proposed, which will feature a selection of native and non-native perennials and shrubs, in order to increase the flowering season and the source of nectar for pollinator communities. Six new trees (2) will be planted with a focus on their biodiversity value, while sweeps of tall grasses (3) and meadow turf will contribute to the biodiversity net gain.

These area will form visually important focal points from the house, to reflect the seasons and to connect with nature. Water will also be introduced in the form of two weathered steel water tables, nestled amongst wildlife friendly planting (4).

The design features several seating areas for dining and relaxation, for the family to gather and enjoy the outdoor spaces, which will be closely connected to the proposed extension of the house and will complement and enhance the new living space.

The other areas in the garden, orchard and front gardens, remain as existing.

PROPOSAL - VIEWS



Existing view from driveway looking south



Proposed view from driveway looking south

**PROPOSAL - VIEWS**

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Existing view from walled garden looking north east



Proposed view from walled garden looking north east

PROPOSAL - VIEWS



Proposed inner view looking west



Proposed western cross section

## ACCESS - SCALE & FORM - MATERIALS

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### ACCESS

The proposals do not seek to alter the access to the site. The driveway will be kept in its current position and parking arrangements are unchanged.

The proposed extension is accessible from the existing driveway ensuring minimal disturbance to the historic setting of the house during works.

### SCALE AND FORM

The scale of the extension has been proposed as single storey and the ridge of the low profile roof has been aligned to the cill of the existing first floor windows. The proposals include minimal contemporary materials and detailing so to create a light weight appearance set against the heavier masonry of the existing house. This will help to set the 'old against the new' so to create legibility between the elements of the house.

The form of the extension is a simple square room plan with supporting columns in each corner supporting a light weight metal roof. This references the canopies of the trees in the area and garden pavilions found in similar historic gardens.

The overhanging roof is designed to help with shading in the summer months as three sides of the extension are glazed for views into the gardens. The overhang is also incorporated into porch cover roofs for the two new doors (in place of existing windows). By overlapping the canopy roof with the existing two storey form the proposal appears more conjoined with the existing house, instead of being tacked on with a single vertical join.

Finally the master suite will benefit from an improved view of the garden, and some useable wall space for wardrobes, in place of the window that is to be removed and clad over.

### MATERIALS

The materials proposed are vertical timber cladding and zinc. The cladding will cover all areas of the existing pebble dash and brick work which is prone to leaking and unsightly stains, as well as appearing incongruous to the historic fabric of the house.

The cladding is a 100mm deep buildup with 75mm of breathable insulation set behind 25mm of vertical timber cladding, most likely cedar which will silver over time.

The roof of the proposed extension is a standing seam zinc in 'Pigmento' brown, which appears as a dull penny colour. This colour compliments the vertical timber cladding and appears comfortable against the existing roof coverings of clay tiles and peg tiles.

## SUSTAINABILITY - ECOLOGY - HERITAGE

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### SUSTAINABILITY

The proposals include the insulation of external walls using a treatable mineral wool type of insulation behind the timber cladding. The design will also feature upgraded glazing units to the more modern facades of the house. By improving the external envelope of the house the proposals will minimise energy consumption to heat or cool the home.

The light weight building will feature minimal foundations to help reduce embodied carbon usage in the concrete footings. The overhanging roof will shade the dining space in the summer, whilst allowing winter sunlight to penetrate into the space so to utilise solar gain in colder months.

The kitchen will reuse the existing chimney stacks which will therefore not require new extraction points from the house. This will ensure the house has a continued usage of historic elements.

### ECOLOGY

The proposals do not interfere with trees or root protection zones of the large cedar and neighbouring quality trees in the gardens.

The proposed extension makes best use of a tired patio area which is currently hard landscaped with modern flagstones that do not allow drainage into the ground below. The proposals will include a new patio area surrounding the extension which will feature better surface water drainage connections so to aid water movement. The canopy roof will also feature rain water collecting opportunities from new rain water pipes in the corners of the new extension.

The use of appropriate timber will help to reduce maintenance of the facade of the buildings. The timber will be sourced from a responsible provider and is proven to be a 100% renewable, carbon-sequestering and naturally insulating material.

### HERITAGE

This Design and Access Statement is accompanied by a Heritage Statement from AHP.