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Design, Access & Heritage Statements

Hebden Design Studio

On behalf of

Mr & Mrs Brand

Old Manor House,

Donnington

Proposal for a swimming pool and gym outbuilding to replace an existing garage structure in the garden of a Grade II* dwelling

3.770 Rev 01

Front view representation of proposed gym

Contents:

1. Introduction

This application is a revision of a previously accepted application ref: 22/02733/DOM.

The following changes are proposed:

- Addition of a 5mx15m natural swimming pool
- Removal of an existing modern dilapidated thatch roof which is currently serving as storage space
- Creation of new gym space including new roof, flint and brick wall, new oak posts and glass doors
- Preservation of existing brick and stone wall through the careful dismantling and rebuilding of three existing buttresses and the creation of one new one.

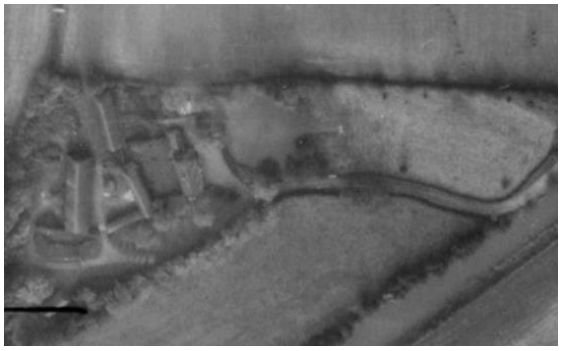
The following documentation has been prepared in support of the proposals:

- Heritage Statement
- Architect's drawings
- Landscaping design intent – 3.070
- Photographic record of outbuildings

2. Context

The Old Manor House is a grade II* listed building set in large grounds, formerly a manor farmhouse and until recently with substantial farm storage structures on its grounds. The property has undergone extensive change over the centuries and is currently undergoing renovations and additions as set out in recent accepted planning applications.

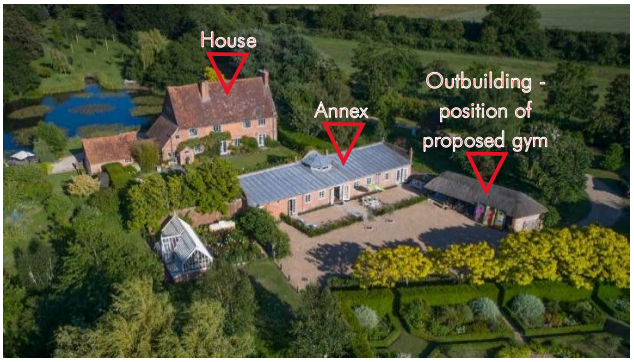
Aerial view of site 1976



Aerial view of site 1960 – source: Historic England

Aerial view of site 1946 – source: Historic England

Google aerial view of the site - 2022



Drone image - rear of property - 2021

To the rear of the property, currently being used for storage, is an open structured outbuilding with a dilapidated modern thatch roof. The roof sits on a stone brick and flint garden wall and timber posts looking across a large, gravelled area. Currently the site can be accessed via its driveway leading from Selsey Road; the driveway is a private vehicle access drive protected by a key coded gate. The driveway also forms part of a public footpath which leads past the property onwards towards Oak Lane. The front of the main house is arrived at first from Selsey Road with rear garden vehicle access available leading to the left of the property. As visible in the aerial view of the property above the house has a large, gravelled area for parking both at the front and to the rear.

Rear view of existing outbuilding

Front view of existing outbuilding

Rear view of existing outbuilding

3. Listed Status

This list entry was subject to a Minor Amendment on 17/02/2012

SU 80 SE 17/646 5.6.58

DONNINGTON SELSEY ROAD The Old Manor House

(Formerly listed under Birdham Road)

*II**

Built in 1677. Two storeys and attic. Five windows. Three dormers. Red brick. String course. Steeply pitched tiled roof. Casement windows. doorway with curved brick pediment and ornamental brick panel.

Listing NGR: SU8519101977

4. Design & Heritage Statement

The Listed Building Assessment sets the history and background for The Old Manor House, as such the following statement will focus on the significance of the proposed alterations set out in this application on the heritage asset. Specifically this involves the historic boundary wall.

The existing outbuilding is supported on two sides of its rectangle plan by existing garden walls, one stone with later additions of brick buttresses and patching and one on its short side made of flint and brick.

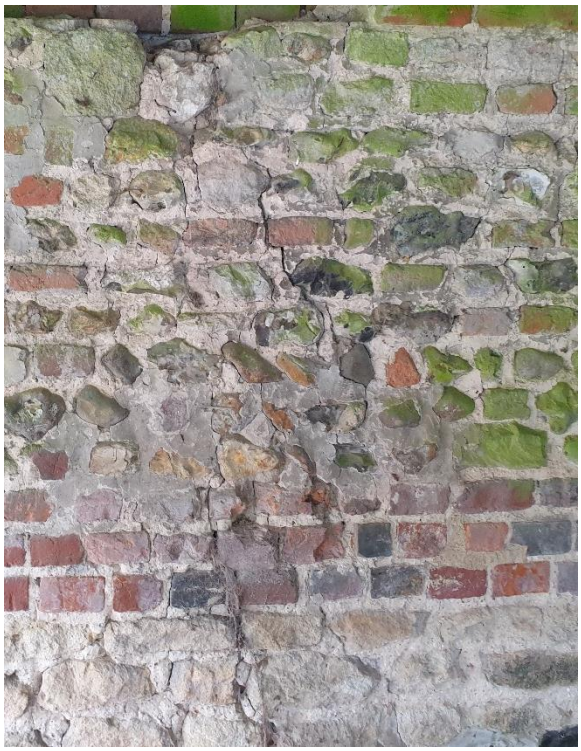
Rear view of outbuilding - existing partial stone with later additions of brick.

Side view of outbuilding- flint and brick wall

The existing walls are cracked as shown in the next page of images. To adequately preserve the historic wall we propose to carefully dismantle the three existing brick buttresses, prepare the ground to resist ground movement and therefore further cracking, then, using the same dismantled bricks, rebuild the buttresses. We also propose one new buttresses, to be matched in size, shape and brick colour to the buttress that lies furthest east (shown above).

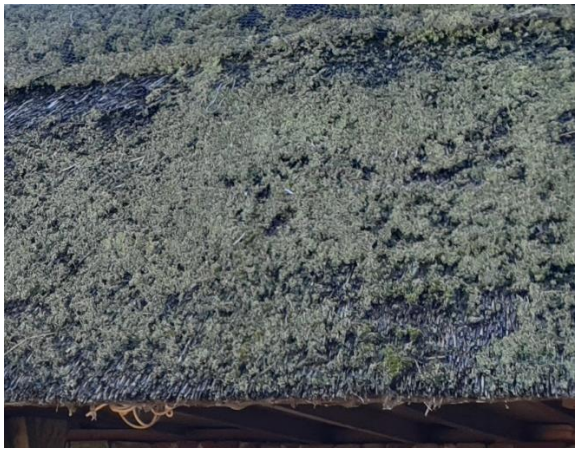
Southern view of outbuilding and its three existing buttresses

Interior view – showing crack on western wall



Interior view – showing crack on southern wall

The timber posts also supporting the roof are sawn regularised timber reclaimed posts on modern cement mortar and brick plinths. These and the thatch roof are post 1920 additions and are in a dilapidated state as shown below.



Mould and moss growing on existing thatch roof

Brick plinth to timber post in need of repair

The ridge height and foot print of the proposed gym building does not exceed the existing structure's and the proposed natural swimming pool and natural stone paving that surrounds it will replace the existing gravel area currently unused by the occupats. The gravel will also be replaced with soft landscaping designed by a professional landscaper – more details set out in document 3.170 with an exerpt of designer Annie Gilfoyle's (Creative Landscapes) landscaping plan.

The new planting aims to be better for drainage and wildlife compared to the existing and aims to preserve the existing planting already in place. Furthermore although the site does not include any tree preservation orders the proposal does not affect any existing trees on site.

The modern addition of the thatch roof and timber posts will be removed and replaced with a new brick and flint wall crafted to match the existing coursed and quioned wall on its opposite side. Internally, oak posts will be added for additional structure where needed (reflecting those removed) and the flint and brick walls will be left exposed where possible to better preserve the existing building fabric and to make a statement of the historic character of the site.

New IQ triple track sliding glazing will allow for the majority of the front to be opened up for ventilation on hot days and for cold days it has an impressive thermal insulation performance compared with other typical glazing solutions. As they are north facing no protection from solar glare is needed instead they let in lots of natural light without overheating whilst keeping the interiors clean and dry - preserving existing wall interiors.

Structural glazing proposed above the walls is there to give the allusion of a floating roof again enhacing the existing flint and brick wall by allowing a 'seperation' between old and new. The extent of glazing also aims to reflect the natural beuty of the greenery and dapled light from the water.

The new zinc roof in quartz finish will match the new roof of the neighboring extention, approved in the planning application 22/00328/LBC. The grey subtle tone was designed to alow the existing structures and landscaping to dominate. Zinc was also chosen for its hardwearing and low maintenance properties and clean look and, in terms of procurement, zinc can be a sustainable option by being partially or even 100% made from recycled materials.

Example of zinc envisioned for this project – quartz finish

Sustainable design has also directed this project, but unfortunately the proposed gym's roof would not be suitable for solar panels as its south light is block by trees. Instead it will make use of the ground source heat pump which is being installed on site – a great sustainable alternative to fossil fuels that make use of the heat from the ground.

Due to the small-scale nature of this proposal and its reuse of existing walls the noise pollution caused by construction will be negligible. This work is also a small addition in comparison to ongoing work to the main building. The outbuilding proposed for alteration is also not visible from public roads and is masked from the public footpath by existing trees.

View of existing structure from public footpath

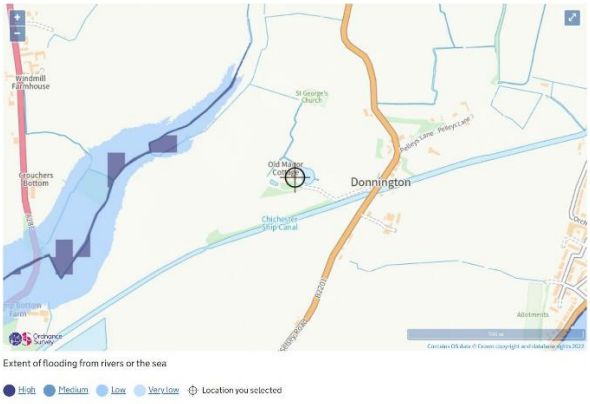
5. Access

Access to the site is to be retained as existing, no alterations proposed. The current main access to the house is to its front (facing east), the rear parking is additional and surplus to the needs of the owners.

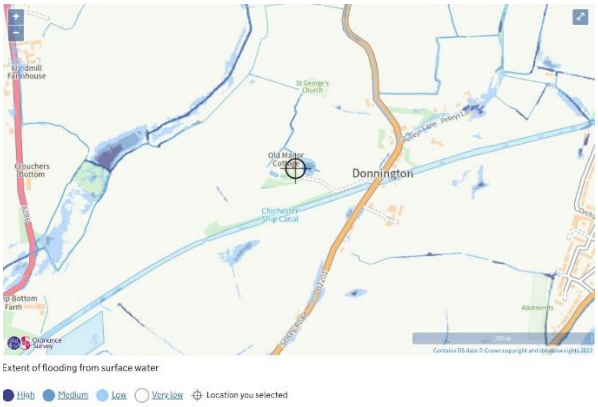
The gym is designed for longevity and for inclusivity. The ground floor space is accompanied by a large shower room and a step free threshold which opens its use for varying abilities. The sliding doors are also designed to be lightweight on opening and are typically easier to access than casement doors.

6. Flood Risk

According to the gov.co.uk website the site's risk of flooding from surface water is low and its risk of flooding from rivers and sea is very low. We can therefore assume the existing drainage methods are suitable and do not need dramatic improvement.



Screen shot of gov.co.uk website – risk of flooding from rivers and sea



Screen shot of gov.co.uk website – risk of flooding from surface water

7. Conclusion

The proposed additions are minor and respectful of the existing historical fabric. The proposed alterations will be undertaken with due care and not affect the existing walls or trees. Overall, the proposal will produce a garden better for its use serving a modern family home with improved greenery, access, structure, quality of materials and drainage.