

DESIGN & ACCESS STATEMENT

For

INTERNAL ALTERATIONS & A NEW ORANGERY EXTENSION

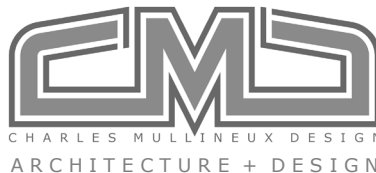
at

MANOR HOUSE

South Cerney, Gloucestershire, GL7 5TT

DECEMBER 2023

Prepared by



Introduction

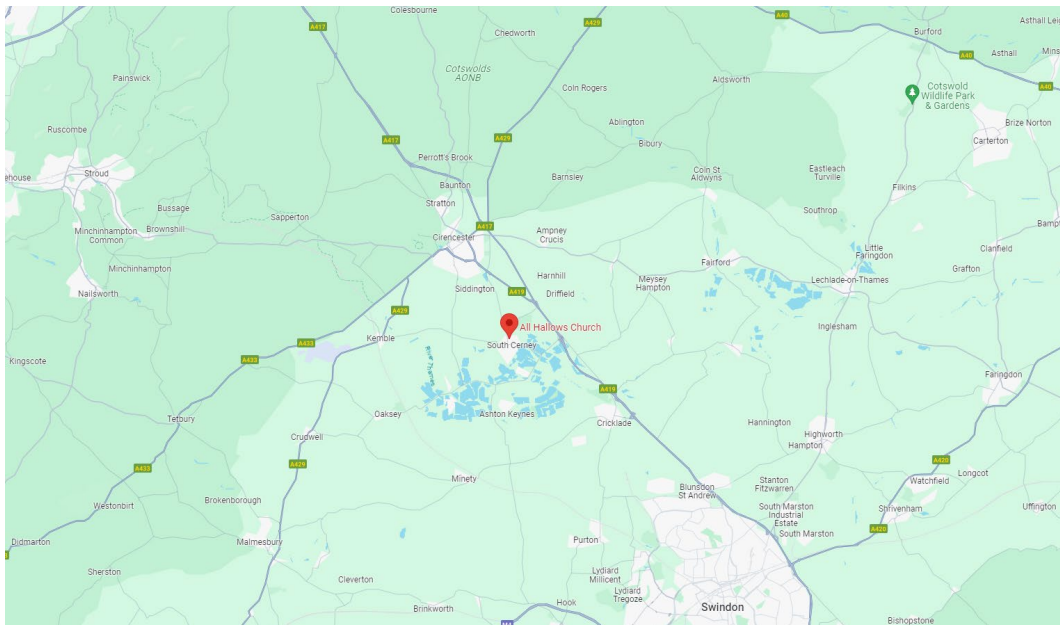
This statement has been prepared by Charles Mullineux Design Ltd on behalf of the clients Mr and Mrs Johnstone to accompany Planning and Listed Building Consent applications for a replacement extension to the existing domestic building and internal alterations.

This statement should be read in conjunction with the accompanying application plans as outlined on the drawing list and the Heritage Statement by Armour Heritage.



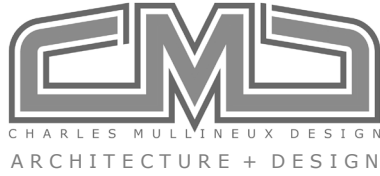
Location

The property is located approximately 4 miles to the south of Cirencester in the village of South Cerney. The house is beautifully situated within the heart of the old village neighbouring All Hallows Church. There are a few adjacent properties, but this part of the village consists of larger wider spread properties. The house and gardens are not significantly overlooked, and despite being within the village the house is sheltered from view by garden walls and tree coverage. There are a few outbuildings within the grounds associated with the property.



Access to the property is up a private drive to the south accessed off the no through road that leads to the church. This road is shared by other properties. The drive approaches the house from the front on the west side, with the existing glass house / conservatory making a prominent feature on arrival.





Property Listing Details

The property is Grade II listed described as follows on the Historic England website:

SOUTH CERNEY CHURCH LANE SU 0497-0597 (north side)

14/235 Manor House

4.6.52 GV II

Large detached house. Main section of 176?, inscribed on plaque on right hand return, added to wing probably of early c18, with mid C19 additions in rear angle. Coursed and dressed stone with alternating chamfered quoins, stone slate roof with coved wood eaves cornice, stone end stacks with offset and moulded cornice. 'L'-shape range. Main range of 3 storeys and attic with 5 windows, plate glass sashes with plain stone raised architraves and keystones set against flush lintels and quoins. Central stone doorcase with 2 attached Doric columns on bases, entablature and pediment, inner moulded arch with keystone and impostes and double plain half-glazed doors with flush lower panel. Rear wing has 2- light stone mullion casements with square hoodmould. Main entrance in C19 rear angle addition with flat stone hood and flanking 2- light stone mullions. C20 conservatory to left on front replaces C19 one. Interior has some original fireplaces and shell niche cupboards in ground floor room, and twisted baluster stair.

Listing NGR: SU0496597343

A detail Heritage Statement and Impact Assessment has been produced by Armour Heritage and submitted with this application.

Existing Property and Site

From the front the original Georgian façade sits prominently within the garden. However, the property has clearly been extended in several phases at the rear and side albeit close to the original date of construction. These extensions form two wings. One from the north east extending back from the house to provide separate accommodation (The Wing) and a garage. The other runs along the back of the house and extends beyond the façade to the west, this concludes in a modern pitched garage structure that has been converted into a home office. The west wing provides ancillary rooms and an extension to the kitchen space. The rear door is predominantly used on arrival at the property due to the location of the car parking space.

Both extensions have been constructed in phases and as a result the rear of the property has a series of lean-to type structures with varying roof heights.



The west wing is divided down the centre by a tall wall which the rear lean-to abut. On the front of this there is currently a large relatively modern glass house. It is understood that a structure of this type has been in this location for most of the property's life. However the current structure is in poor repair and made from moderns pressed metal with a timber facing added to soften the look. It is currently having a detrimental impact on the setting of this heritage asset.



The interior of the property is generally acceptable though in need of modernisation as the existing services are of poor quality and nearing the end of their useful and safe life. The internal layout is generally well proportioned and generously sized although due to the extensions there are areas that have been compromised and become convoluted spaces that link through to each other.

Proposals and Design

General Internal layout alterations and upgrade of the existing services are proposed as well as the replacement of the Glass House with a new Orangery structure.

Ground Floor – Sitting Room and Emma’s Study

The formal sitting room at the front of the house is currently connected to a study / snug at the rear via a large opening with bifold timber doors. These create an awkward feel to the space which is exacerbated by the modern partition lobby formed within the study off the rear hall. The proposals are to remove the modern bifold doors, slightly widen the opening and remove the modern partitioned lobby.

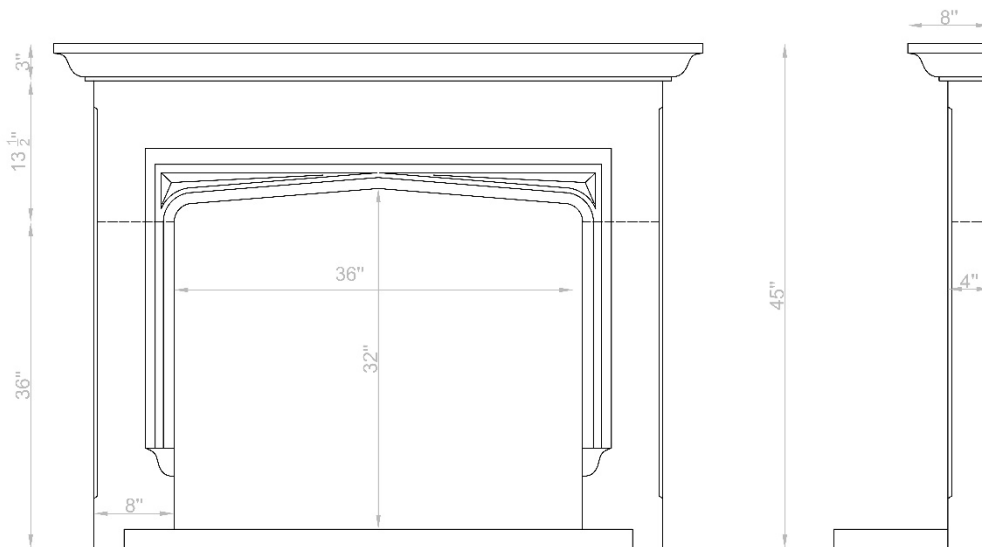


The majority of the fabric removed is modern and the original plan form will remain legible with the retained bulkhead between the rooms. The existing carpet will be removed to expose the existing timber floorboards, these will be repaired as required, finished and sealed.

The sitting room boasts two shell niche cupboards either side of the fireplace that are included in the listing description, these will be retained as existing. There are also two faux pillars that are proposed to be removed, improving the stature of the original niches.



The existing modern fire surround will be replaced with a new stone surround more in keeping with the property, The Tudor Arch.



THE TUDOR ARCH

The modern boxing around the beam will be removed to expose the original timber.

Back Hall to Study

It is proposed that a larger opening is formed between the rear hall and the study / snug to improve the light into what is a dark oppressive section of the house. This will be arched to reflect other similar openings found throughout the house.

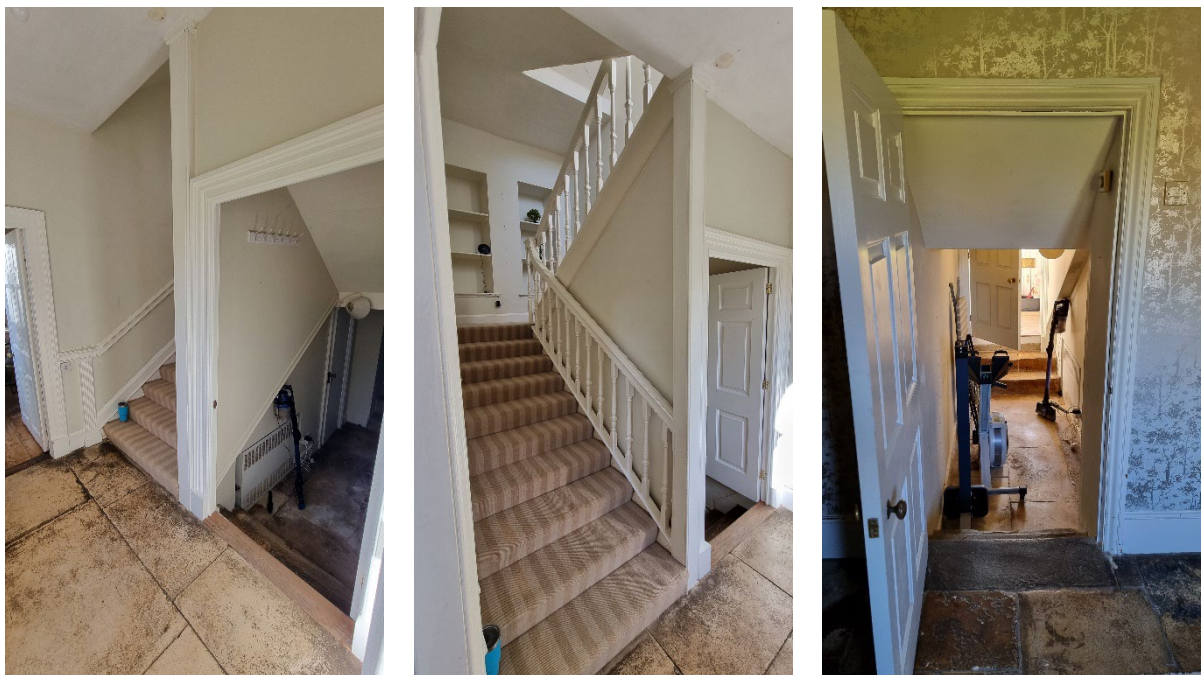
There is reason to believe there were originally two openings within the hall wall in this location, this is evident in the stone flooring and as one is now being utilised as a cupboard. Therefore, the increased access reinstated between these two spaces is not a significant change from the original plan form.

It is proposed that glass screen with doors will be installed within this arched opening to help maintain the legibility of the original plan form whilst improving the practicality and feel of the spaces.



Front Hall and Under Stair and Staircase

The area between the front and rear halls is connected by a section of lowered floor that provides access under the staircase half landing. As a result the original staircase, that was likely open, has been boxed in at ground level to form a large understairs cupboard accessed via steps at both ends. The proposal here is to divide the space below the half landing to provide a WC at the lower level accessed via the existing steps off the rear hall. The moderns partitioning and door enclosing the stairs within the front hall will be removed with the existing balustrade, handrail and post retained and open to view.



A small section of suspended floor will infill the remaining floors space at ground floor level creating a formal open front entrance hall in keeping with a property of this type and improving the visual setting of the historic staircase. A stone floor will be installed to match the existing.

The two modern alcoves on the landing will remain in situ having been boarded over with the Dado rail continued across them to match the existing.

Kitchen

It is proposed that the existing kitchen is replaced and upgraded, the current kitchen is modern and poor quality. The Kitchen is currently connected to a section of one of the rear lean-to extensions via a large opening, this also houses a WC formed off a small internal corridor by modern partitioning. The proposal is to remove the modern divisions within the extension and widen the opening into the kitchen to form a larger more practical space. As with the Living room the original plan form will remain legible due to the bulkhead dividing the two spaces. The existing internal door and architrave will be relocated within the opening between the kitchen and the rear Hall.



The modern boxing around the beam in the kitchen will be removed to expose the original timber. A new stone floor with UFH will be installed in place of the modern timbers.



Rear Service Wing, Circulation and Study

This section of the house is formed by a series of linked single pitch rooms which make up a rear lobby, Utility Room and Study. These connect from the house across to the drive to the west and sit behind the tall wall which divides them from the existing Glass House. The layout of this area will remain predominantly the same with some alterations to the circulation throughout the spaces.

The ceilings in all these spaces are low and modern, as a result they feel small and dark. The proposal is to open all of these up to the ridge lines to improve the spaces and improve the natural light. The existing rooflight in the utility room will be replaced with a conservation rooflight in the existing opening.

As stated previously the rear door here is often used as the principal entrance to the house and therefore the feel and flow of the house stems from here. It is proposed that the access into the lean-to section of the kitchen is closed off and a new access through the new Orangery is introduced, this in turn leads you through into the kitchen via the existing opening from the Glass House. This rear Lobby will be fitted out for form a more formal Boot Room. A new stone floor with UFH will be installed in place of the modern timbers throughout these three rooms.

A door will be installed between the new Boot Room and the Utility room and access from the study to the Utility room Blocked off. The Study will then be accessed through the new Orangery.



The existing external door to the study will be replaced with a window within the existing opening and the lower section infilled with stone to match the existing.

These changes will greatly improve this service section of the house whilst maintaining its form and function. An improved arrival will be created via the new Orangery without impacting the main house layout.

New Orangery

The existing Glass House is of poor quality, in a state of disrepair and is causing harm to the stature of this listed property. It is therefore proposed that this is removed and replaced with a traditional style Orangery structure that will greatly improve the setting of this Heritage Asset.



The design will be in keeping with a property of this era and will not detract from the Georgian façade. The Orangery will be set back from the façade and not impact the existing coins.



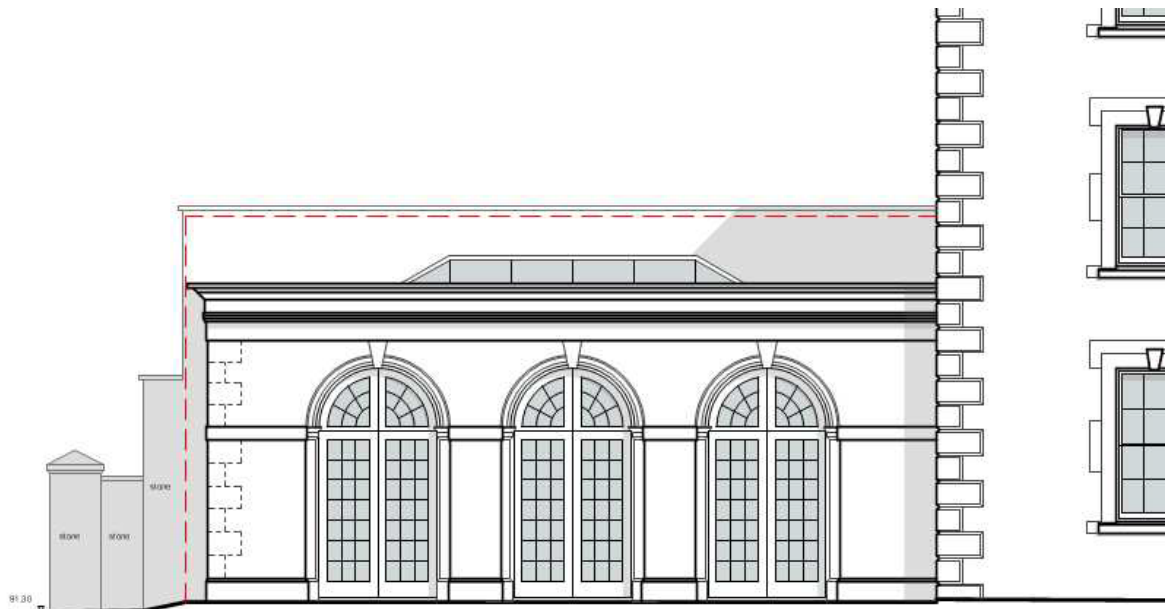
The Orangery will be constructed from cut stone to form the cornice, quoins, band course, plinth and window surrounds and have coursed rubble walling stone infills to match the house. Traditional style timber windows / doors with slimline double glazing will be installed.

The structure will have a slightly larger footprint in depth but a similar width to the existing Glass House. The parapet and flat roof design means the height will be lower than the existing Glass House and therefore the massing of the proposed will have no greater impact on the existing condition of the house than that currently in view, however the visual impact and building quality will be greatly improved.

The design will adopt a symmetrical form that picks up on some details from the house. The cornice profile will match that of the front porch and the windows and surrounds will also reflect the profile and shape of those around the front door.

A traditional timber pyramid roof lantern will sit centrally within the space. This will remain lower behind the parapet to reduce any visual impact from the surrounding viewpoints.

A new fireplace will form a key feature in the centre of the east wall internally abutting the existing house connecting into and utilising the existing chimney that run to the roof.



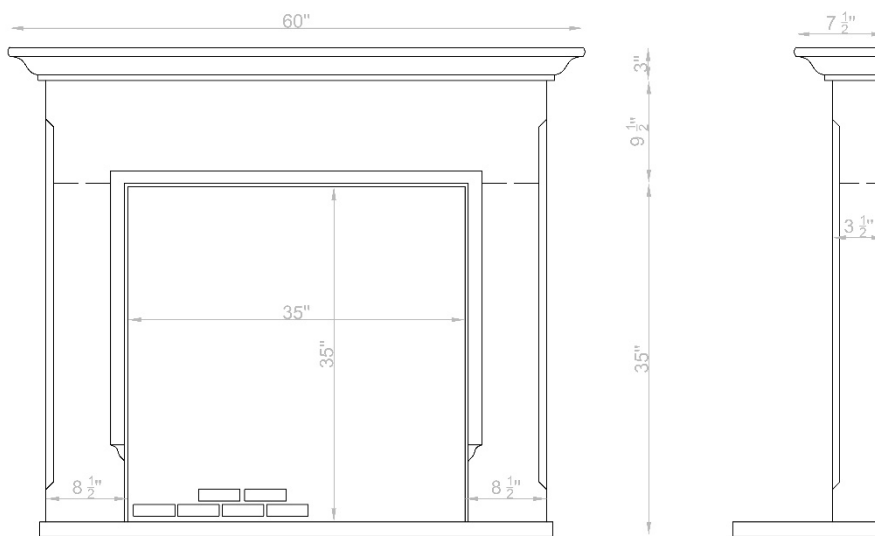
First Floor - Master Suite

The existing master suite accommodates one of the principal rooms on the first floor and two rooms behind that extend out into the north wing.

The bedroom will remain as existing with the modern boxing around the beam removed to expose the original timber, modern window seats removed and replaced with panelling to match the living room below and the built in cupboards replaced with new joinery. The carpet will be removed and the existing timber floorboards retained.



The fireplace will have a new stone surround in keeping with the property, The Bampton, with the existing internal stonework lime rendered and a new stone hearth fitted.



THE BAMPTON

The room behind, currently subdivided to form a bathroom, laundry store and Utility space will be returned to its original form to create a single dressing room. The two doors that form a lobby between the rear room and a shared bathroom will be blocked off on the dressing room side with the existing doors retained in the other rooms to access cupboards created by the deep reveals. The removal of these modern partition walls to create a single room greatly improves the space and helps restore the original plan form of the house.

The rearmost room of the house on this floor is currently a dressing room, the modern joinery will be removed and a new bathroom installed with a stone tile floor in place of the existing carpet. This will be laid over the existing deck.

It is also proposed that the existing door head between the new dressing room and bathroom be raised from its current height of 1.7m to 1.9m to form a more practical opening. The existing door and architrave will be adjusted to suite, matching the original and any historic lintels will be reused at the new level.

The proposal will greatly improve the layout in this area and reinstate the historic plan giving a positive contribution to the development of the house.



Modern partitioning behind the existing bathroom



Existing bathroom



Modern joinery to be removed to form new bathroom

Family bathroom

The existing bathroom is awkwardly designed with a central stair accessing it from the main stair landing. This currently achieves the required headroom by opening up a section of the sloped roof to its ridge line.

It is proposed that the full extent of the ceiling is opened up to the ridge line to allow the stair to be adjusted to form a more practical bathroom layout.

The ceiling is currently formed from modern fabric.

The bathroom will then be fitted out with modern sanitaryware and finishes. As mentioned before the existing door through to the master suite will have been blocked up with the door retained to form a cupboard within this bathroom.

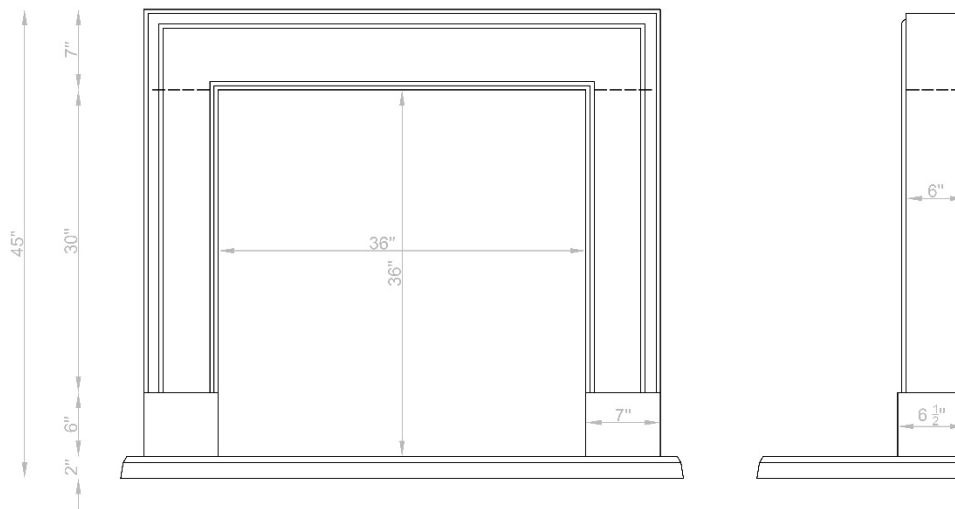


Guest Bedroom 1

No significant work is proposed to this room with a general decoration and upgrade to the services proposed as detailed later in this document.

The modern boxing around the beams will be removed to expose the original timber, carpets removed, and existing timber floorboards retained.

The existing modern fire surround, insert and hearth will be replaced with a new stone surround more in keeping with the property, The Bolection. Exposed insert to be lime rendered.



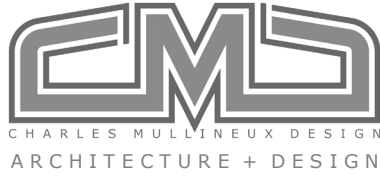
THE BOLECTION FRAME

Guest Bedroom 2,

No significant work is proposed to this room with a general decoration and upgrade to the services proposed as detailed later in this document.

The modern joinery and studwork either side of the fireplace will be removed to leave the chimney breast exposed as it is in the bedroom 1 below. A new fire surround will be installed, The Bolection, with the stone insert lime rendered.

The modern boxing around the beams will be removed to expose the original timber, carpets removed, and existing timber floorboards retained.



Bedrooms 3 and ensuite

No significant work is proposed to this room with a general decoration and upgrade to the services proposed as detailed later in this document.

The modern boxing around the beams will be removed to expose the original timber, carpets removed, and existing timber floorboards retained.

Fireplace boarded over and retained behind with skirting across to match the existing.

The existing rooflight in the ensuite will be replaced with a conservation rooflight in the existing opening and bathroom refitted.

Third Floor

Guest Bedroom 4, Landing and Study

No significant works are proposed to these floors with a general decoration and upgrade to the services proposed as detailed later in this document. Carpets removed, and existing timber floorboards retained.

The eaves storage will be removed on one side of the bedroom.

The high level window between the Study and the Bathroom will be removed and blocked up.

The bathroom will be refitted

The Wing refurbishment

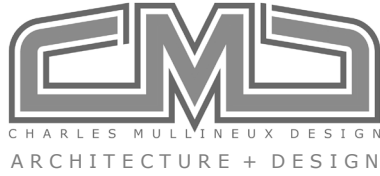
The Wing will undergo a general refurbishment as detailed below with the layout staying predominantly the same. The existing fabric throughout The Wing is generally in poor condition having been subject to a relatively recent cheap fitout.

New timber floors with UFH will be installed on the ground floor and the modern partition removed to open up the kitchen space.

The bathrooms will be refitted.

On the second floor the modern dropped ceiling will be removed to open the spaces up to the ridge exposing the original timber structure.

The access to the eaves storage will be altered.



General Maintenance and Upgrade

As stated earlier in this report the general condition of the property and services are in need of maintenance. As part of the proposed works a general upgrade to the Electrics, Plumbing and Heating is proposed as a necessity.

The condition of the existing fabric, such as floorboards and stone floors, will be assessed and repairs or replacement made like for like as required. All existing floor finishes are retained unless stated otherwise, these will be cleaned and sealed.

Modern bathroom fixtures and finishes will be replaced and installed as required.

Where new carpets and floorboards are proposed within rooms these will be laid over the existing floor finishes or deck and care will be taken not to damage the existing fabric of the building. These are annotated on the drawings submitted as part of this application.

Where new joinery is proposed this will be installed so that this can be removed at a later date if required without causing any damage to the existing fabric of the listed property.

These works will only have a positive impact on the house, maintaining modern standards of living, safety and prolonging the usable life of the property.

Access

No alterations are proposed to the current access to the site, entrances to the building or circulation throughout.

Conclusion

The complementary design of the new Orangery will significantly enhance this heritage asset following the removal of the existing Glass House.

It is our opinion that the proposed alterations will result in a positive contribution to the existing condition and layout of the house with minimal impact on existing fabric.

No historic features are affected by these proposals and no resultant harm is caused to the Listed Property due to these works.

The layout alterations have no impact on the significance of this heritage asset.

The minor alterations proposed combined with the maintenance to be carried out will greatly increase the lifespan of the building and its usability to modern standards.

It is therefore requested that Planning and Listed Building Consent be granted for these proposals.