



CRAIG HAMILTON ARCHITECTS

MAWLEY HALL

COACH HOUSE: PROPOSED SERVICE KITCHEN EXTRACT

DESIGN, ACCESS, AND HERITAGE STATEMENT

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1.0 INTRODUCTION:

- 1.1 The Coach House is an early-eighteenth-century structure, Listed Grade 2, situated to the north-east of Mawley Hall. It is contemporary with the Hall itself dating from about 1730, although it incorporates an earlier structure. It is Palladian in style with a formal south front which is viewed from Mawley Hall. The east and west façades are designed as formal façades to match the south front, whilst the north façade retains the more vernacular aesthetic of the earlier building.
- 1.2 The building suffered significant internal damage during the twentieth century, resulting in the almost total loss of the original stabling and internal historic features. At this time, it was converted into ancillary accommodation to the Main House. Planning Permission & Listed Building Consent was obtained in 2018 (refs. 18/03039/FUL and 18/03040/LBC) to sensitively restore the exterior and interior, and works are currently advanced on site.
- 1.3 This application presents proposals to discreetly take supply and extract ventilation to and from the consented Service Kitchen on the ground floor of the north side of the building to the exterior, with below-ground ductwork extending to the north beneath the raised terrace on the north side of the building and out through an existing eighteenth-century historic retaining terrace wall. Two louvred grilles will be in this wall at low level, partially hidden behind the side of the Condenser Enclosure which has received consent (Ref. 21/05720/FUL and 21/05721/LBC).
- 1.4 This below-ground route is the most appropriate and least obtrusive route for this ductwork and is being proposed after very careful research was done into other routes including expelling these through the lead flat roof of the Coach House. Mock-up trials conducted on the flat roof option confirmed that ducts in this location would be too obtrusive when seen from various views on site, especially from Mawley Hall itself.
- 1.5 The application is supported by architectural and structural drawings, along with a report by the Structural Engineers, Frank W. Haywood & Associates, demonstrating how the below-ground ductwork and louvred grilles can be installed with minimal loss of historic fabric and be sited in such a way that they in no way detract from the historic setting of the Coach House and Mawley Hall itself.

2.0 CONSULTATIONS

- 2.1 An informal pre-app discussion has been held with the LPA in November 2023 regarding the proposed works and we understand that they are minded to support the proposals.

3.0 PROPOSALS:

- 3.1 Prior to deciding that the best option for the supply and extract ductwork was to place them below ground, a detailed exercise was carried to understand their impact if they were to expel through the lead flat roof of the Coach House. To best understand how visible these might be, plywood mockups were constructed and placed on the roof of the Coach House and then photographed from various viewpoints. See figures 1–4 in Appendix A.
- 3.2 Despite placing these extracts as discreetly as possible behind the western chimney stack at roof level, the vents were still very visible, including from the East Drive and from rooms at the upper levels of the north façade of Mawley Hall. It was decided that these would be unacceptable and detract from the setting of Mawley Hall.

- 3.3 As an alternative, these proposals demonstrate a below-ground system of supply and extract ductwork which will be very much more discreet and unobtrusive and not detract from the setting of Mawley Hall or the Coach House itself.
- 3.4 The proposal is for the two ducts in the Service Kitchen to go out under the north wall of the Coach House, beneath the north raised terrace and expel at low level through the brick retaining wall, with purpose-made louvred grilles recessed into the battered historic brick retaining wall. Please see figure 6 photomontage in Appendix A.
- 3.5 The two grilles will measure approximately 600mm × 800mm, and will be in the historic retaining wall adjoining the south wall of the Condenser Enclosure. This location for the grilles is very discreet as the area is well shrouded by vegetation. Furthermore, recessing the grilles into the batter of the wall will make them even less obtrusive.
- 3.6 The structural report and detail drawings by Frank W. Haywood & Associates that accompany this application demonstrate that this work can be carried out with minimal impact on the historic fabric of the north façade of the Coach House and the historic retaining wall.
- 3.7 The north side of the Coach House has always historically been the more vernacular, less formal side of the building, beyond the views from Mawley Hall. It is for this reason that the grilles are proposed in this location.

4.0 HERITAGE STATEMENT:

- 4.1 As stated above, the north façade of the Coach House has always historically been the more vernacular, less formal side of the Coach House. It pre-dates the 1730s re-working of this building into a Palladian Coach House and in that re-working it was retained as a vernacular face. The current consented works to this façade will help to restore this elevation to its proper vernacular aesthetic.
- 4.2 The existing retaining brick wall forming the terrace to the north of the Coach House is believed to be eighteenth-century in origin. It takes the form of a battered brick base with a vertical parapet/solid balustrade at ground level. As part of the consented works, part of this length of wall has been restored in accordance with the repair drawings provided the Structural Engineer.
- 4.3 Placing the two louvred grilles at the base of this retaining wall is the most discreet location for the supply and extract terminations. The proposal to recess the grilles will make them even more unobtrusive when viewed through the bushes from the adjoining north drive.
- 4.4 The Structural Engineer's drawings illustrate the way in which the works can be carried out with minimal impact or loss of historic fabric.
- 4.5 The discrete location of these louvred grilles and their detailing will ensure that these have no adverse impact on the setting of the Coach House or Mawley Hall.

5.0 ACCESS STATEMENT:

- 5.1 Pedestrian access will be available to both grilles from the nearby North Drive and the proposals will have no adverse impact on access to the Coach House or other buildings.

6.0 CONCLUSION:

6.1 This application demonstrates the care that has been taken to ensure that the proposed supply and extract ducts are in the most unobtrusive location possible, and the detailing of the louvered grilles ensures that they are as discreet as possible. It is therefore hoped that this application can be supported.

7.0 APPENDICES

(Overleaf)

APPENDIX A: PHOTOGRAPHS AND ILLUSTRATIONS



Fig. 1: Roof penetrations mock-up including the rectangular Service Kitchen intake and extract ducts



Fig. 2: View from the east end of the Spa Barn (red arrow points towards roof ducts)



Fig. 3: View from the East Drive, south of the Coach House (red arrow points towards roof ducts)



Fig. 4: View from the Main House second floor bathroom in the centre of the north elevation (window WS15) (red arrow points towards roof ducts)



Fig. 5: View looking south from the Condenser Enclosure courtyard, with the proposed area of retaining wall for terminating the ducts shown dashed in red



Fig. 6: Photoshopped image showing how the duct terminations in the base of the retaining wall are proposed to look, to the south of the Condenser Enclosure (the scaffolding currently visible will be removed on completion of the Enclosure)

APPENDIX B: DRAWING ISSUE SHEET

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