

Mr and Mrs A Dunn
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**Planning and Listed Building Application for;
Alterations and Single Storey Rear Extensions to;
the Manor House at Aldingbourne, A Grade II listed building**

The primary objective of the attached Planning and Listed Building applications are to secure a sustainable future for this Heritage Asset by adapting the kitchen wing to meet the needs of a modern family, providing the catalyst for a general upgrading and investment in the heating, electrical systems, bathrooms and windows.

Like virtually all large country houses dating from before 1914, the Manor at Aldingbourne has a kitchen and related rooms designed to accommodate servants.

The existing kitchen never receives direct sunlight and is orientated to overlook the side drive and parking area. The surviving high cills were used to conceal servants from visitors and the family and to prevent views out into the garden.

The floor level of the existing kitchen area is below that of the principal ground floor rooms and prevents wheelchair access to much of the house.

Our approach to the reordering of the existing spaces within the house is to avoid any unnecessary loss of valuable historic fabric.

An independent evaluation informs our designer of the value of constituent parts of the house.

Vale Garden Rooms Ltd have encountered this situation before and the use of a light weight and touch conservatory style structure to relocate country house kitchens and create an informal dining and relaxing space overlooking garden land has been successful and considered to involve less than substantially harmful interventions that add a cleverly identifiable further layer of development to the asset in the spirit of principle 1, paragraph 84 and 86 of English Heritage's 'Conservation Principles, policies and guidance for the sustainable management of the historic environment' April 2008.

As stated in ...

Principle 1, *"the historic environment is a shared resource."*

"1.3 Each generation should therefore shape and sustain the historic environment in a way that allows people to use, enjoy and benefit from it without compromising the ability of future generations to do the same" and

Paragraph 86

'owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value provided that recognised heritage values are not eroded or compromised in the future'

To arrange access to the house and garden please contact us on Work: 01243 810108 or 01243 810109
A cheque for £172 is enclosed along with the completed form and drawings.

Please let us know if the enclosed applications require any additional information or if any elements of our proposals do not obtain your support.

We look forward to hearing your response.

Andrew Dunn

Heritage, Design, Access and Planning Statement
for
Alterations and Single Storey Rear Extensions
to the
Manor House, Hook Lane, Aldingbourne

To be read in conjunction with the application drawings and the independent evaluation by Fred Aldsworth

1. The Objective

The primary objective of the attached Planning and Listed Building applications are to secure a sustainable future for this Heritage Asset by adapting the kitchen wing to meet the needs of a modern family, providing the catalyst for a general upgrading and investment in the heating, electrical systems, bathrooms and windows.

2. Physical / Context

Assessment of the physical appearance and evolution of the house together with and surroundings is given in appendix 1.

3. Social and Economic Context

As stated above and in our letter, maintaining this house in its original and intended use is in accordance with paragraph 86 of EH guidance. To do so involves accepting that the needs of a 21st Century family are quite different to those of the original occupants. Modern families do not employ cooks but prepare their own meals as part of living in an informal way that involves children, pets and visitors. The kitchen, informal dining and relaxing space is now the hub of family life and homes.

In the past use of the pleasure garden would have been quite formal and socially structured, today's families wish to have a more physical connection with their gardens.

Conservatory style structures can provide the transition type of space associated with an uninterrupted flow of activity from interior to exterior required by occupants and indoor activity can spill out on to terraces and under pergolas where occupants feel a connection to their garden and participate in growing vegetables, fruit and flowers.

4. Amount of Development

The size of space required for a modern kitchen, utility room and related spaces is greatly influenced by the home an activity it serves. At 450 m² the Manor House is substantial and capable of accommodating large numbers of family and guests with ease. The size of kitchen proposed is commensurate with the size of the house and its occupying family.

The new and reordered ancillary spaces are similarly in proportion to the size of the house.

5. Design Principles

The design aims to provide a kitchen and ancillary spaces with the same floor level as the principle rooms on the ground floor wherever practicable.

A wheelchair friendly side door is incorporated as the main front door is approached up steps together with access to the garden terraces and paths.

The walls of the new conservatory / garden room are light weight timber constructions that do not interpenetrate existing masonry.

The creation of openings in existing walls is informed by the historic building appraisal and are restricted to what can be regarded as reasonable for 21st century living, allowing flow from space to space.

The lantern and glazed walls we propose are the outcome of years of development and practical experience of what is appropriate in the context of historic buildings. For example our window glazing bars are slim and elegant in proportion like those found on traditional windows of the 19th Century.

High levels of insulation are introduced

Air conditioning, heat recovery and underfloor heating is incorporated

By adjusting first floor partition walls it is possible to achieve more efficient use of the first floor rooms and additional bedrooms in the kitchen wing.

6. Layout

The ground space occupied by the proposed replacement kitchen extension has traditionally been used for drying laundry.

The exterior front of the house is unaffected by the proposals. At the rear use of the lawn garden and kitchen garden is unaffected.

7. Involvement of Local Interests

As the proposed garden room will not be visible to the general public no specific involvement has been undertaken.

8. Scale and Setting

A central flat roofed area of extension does not obscure the rear elevation of the existing house and the small pavilion to accommodate the utility room on the west end cleverly conceals the flat roof.

The treatment of the western pavilion is unobtrusive and replicates the existing structure. To modulate solar gain and light emission affecting dark skies, coated glass is used in the lantern and the glazed south elevation is designed to accommodate full length curtaining.

9. Appearance

Most of the new structure is intended to be visually unobtrusive and transparent. Our component parts and composition of elements have an established track record of quality and endurance. Low maintenance to assist with sustainability is built into our designs.

It is considered that the windows, doors and pilaster of the replacement kitchen would be most successful if executed in muted sage green or chalk hill blue that will not detract or read with the existing white windows and doors of the house.

10. Landscaping

The existing garden is unaffected by the proposals.

11. Flooding

The site is not in an area identified by the Environment Agency online maps as being at risk of flooding.