

DESIGN AND ACCESS STATEMENT

Ancton Manor, Ancton Lane, Middleton-on-Sea PO22 6NJ

Introduction:

Ancton Manor is a Grade II Listed period property set in flint walled gardens of approximately 0.7 of an acre. The origins of the property date back to 1677, while later additions were added in 1751 when the house was two cottages and latterly converted into a single residence in the 1950's.



Description:

The front appears to date from the C18, but it is built in two sections and the west half has the date 1677 and the east half the date 1751 on it. There are two storeys.

The front is faced with knapped flints with dressings and quoins of red brick and grey headers and stuccoed stringcourse. Modillion eaves cornice and half-hipped tiled roof. The windows are sliding sash with glazing bars intact. The west half has a doorway with Doric pilasters and pediment, semi-circular fanlight and door of six fielded panels. The west half has a stone with the date 1677 and the initials S. J. M. T. and the east a stone with the date 1751 and the initials J. S. the east side. Adjoining it to the west is the former coach house, now a separate dwelling.

The Proposal

There is a conservatory on the South Elevation in timber and glass that is in poor condition. It is proposed to demolish this and replace it with a single storey extension to form a Garden Room.

Design

The Garden Room will be framed in green oak with a mansard roof, with flat central section and a timber roof lantern. There will be plinth walls approximately 600mm high and seasoned oak windows within the oak frame.

There is no proposed removal of historic fabric, merely the removal of a modern conservatory in poor condition.

Use:

Residential.

Amount:

There is an overall increase in the building floor area proposed of around 3 sq m.

Layout:

The layout provides for a living area which has access from the existing Drawing Room and provides views to the South, over the garden.

Scale and proportion:

The scale of the proposed extension is similar to that of the conservatory, but with the abandonment of the conservatory semi-octagonal end, which is ill suited to an important building such as this. The rear wall of the proposed extension abuts the South wall of the house at the West end, adjoining the existing

Landscaping: N/A

Appearance:

The appearance of the proposal is to be rather more complimentary with the materials and nature of a period building of this type by the use of matching brick, timber framing and timber windows.



Access

The access to the building remains unchanged at each floor and each entrance.

A Fuller 29.03.17