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HERITAGE STATEMENT

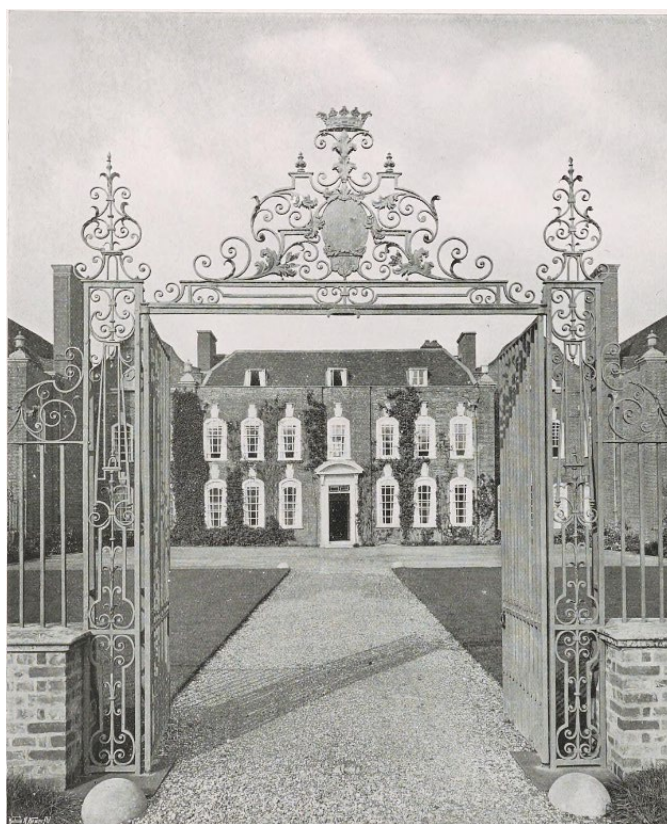
FOR

ALTERATIONS AND CHANGE OF USE AT

TEMPLE DINSLEY

PRESTON, HITCHIN SG4 7RT

JULY 2024 REVISION 4



Property Address:

Temple Dinsley
Preston
Hitchin
Hertfordshire
SG4 7RT

Agent

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Honeylands
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Saffron Walden
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Green
REGISTER
OF CONSTRUCTION
PROFESSIONALS

ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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AABC

RIBA 
Chartered Practice

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The preparation of this document acknowledges and recommends the website "A History of Preston in Hertfordshire" <https://www.prestonherts.co.uk/> as an excellent and unparalleled source of reference.

1. Introduction

This Heritage Report is written in support of an application for Planning Permission and Listed Building Consent for the proposed works to Temple Dinsley and associated structures.

The submitted design and this report have been carefully produced in an informed way by Kay Pilsbury Thomas Architects, who are Conservation Accredited Architects. This is to ensure the conservation and proposals for this historic group of buildings and structures are sympathetic to their original fabric, character and appearance.

The proposals are also the result of a thorough pre-application consultation process with Planning, Conservation Officer, Historic England, Hertfordshire County Council Archaeologist, Community and other interested parties including The Lutyens Society.

Temple Dinsley is located within a complementary park on the eastern side of the village of Preston.

The proposed works are located within:

- Temple Dinsley House including Old House, West Wing, East Wing, East Annexe (former Stable Coach House) and West Spur (Art Block and the Pavilion).
- Teaching Block (former outbuilding)
- Belvedere and associated designed garden structures.
- Tank House and Pump House.
- Piggery, Ice House and (restoration of landscape structures).

The works include the removal and replacement of a number of modern structures to improve the appearance and setting of the group.

Summary proposals

The alterations comprise:

- Repair and conversion of the House including Art Block and the Pavilion, Teaching Block, Pump House and Tank House into 45 new homes.
- Replacement of the Late C20 detached buildings including Sports Hall, Stores, Science and Residential Block with 24 new homes located unobtrusively away from the Main House.

Additional repair and reinstatement is proposed to:

- Ancillary structures including the entrances, gateways and boundary walls, Belvedere, Piggery (former Well House), Ice House and other historic Garden features including Terraces, steps, arches and ponds.

The house has been vacant since the closure of Princess Helena College due to Covid. Temporary works have been carried out by the current owner following the theft of roofing lead.

The works described in this application are proposed to firstly conserve Temple Dinsley and its historic garden structures, and secondly to improve the setting to adapt and replace less sympathetic C20th elements with better quality design and materials that respond more sensitively to the originals on the house.

A full list of the proposals is contained within the accompanying Impact Tables and are summarised in this report.

2. Understanding Temple Dinsley.

Historic development of Temple Dinsley

This report is supplemented by an Archaeological Report and a Heritage Record which consider the earliest below-ground evidence of development at Temple Dinsley.

Pre C18

The site was the Manor of Dinsley and an important base for the Knights Templar and then the Knights of St John during the medieval period. No above-ground remains survive from this phase, which is likely to have been below the existing house.

At the suppression of the Monasteries, Temple Dinsley was granted in 1542 to Sir Ralph Sadleir. His house was reconstructed during the Mid-C17 for Sir Edwyn Sadleir. This Mansion was located to the rear of the current house and was initially retained alongside it. Archaeological remains from this phase have been found and the site is a locally identified Area of Archaeological Significance.

Eighteenth Century

The earliest part of the current building, the Old House, dates from 1714 when the estate was bought by Benedict Ithell. This is a symmetrical brick-built block of the early Georgian period, of two-storeys and attic under a clay tiled roof. It is three bays wide and two rooms deep, and has a central entrance doorway accessed from an C18 courtyard on the southern side.

The remains of the C18 Coach House Stable range are located in-line with the Old House. This is a two-storey red brick range with clay tiled roof. It was originally detached and topped with a large clock tower. It suffered from fire and is much reconstructed and altered. It now comprises the eastern end of the house, connected via C20 extensions.

Nineteenth Century

For much of the C19, Temple Dinsley was owned by the Darton family and tenanted. The house and northern part of the site were occupied separately to the southern fields and farmstead.

Between 1815 and 1832 the Sadleir house was demolished and the Old House was reduced to its current length. In May 1832, the house was advertised in *The Times*. It was described as a family mansion in an elevated and airy situation, delightfully sheltered by timber. On the ground floor was a breakfast parlour, dining and drawing room, gentleman's dressing room with adjoining bathroom. On the first floor there were three large bedrooms, each of which had its own dressing room. There were six large attics. In the grounds there were two double coach-houses, stabling for seven horses (above which were four servants rooms) and large walled gardens. Near the stables was a large brick dovecote. Temple Farm with its 234 acres was also available to let, either with the mansion or separately. (Ref: <https://prestonherts.co.uk/historypt4.htm>)

During 1839-1840s Thomas and Frederica Halsey leased, refurbished and extended the house and gardens. The initial lease of 1839 described the building as having 13 bedrooms. They were responsible for an extension on the east end of the Old House (now lost) and the ground floor bay window at the rear. Their phase can be identified by the use of windows with narrow glazing bars, some of which survive on the North elevation of the Old House.

Maps and paintings indicate that the Mid-C19 Halsey phase is likely also to be when the Kitchen Garden, Ice House, associated ponds, and Well House (Piggery) were constructed and when the parkland was established with a new main drive in the current position south of the Old House and a second drive extended to the East Lodge.

From 1869 to 1879 John Weeks leased the house and gardens and carried out additional changes and extensions to the Old House and Coach House Stables range. He redeveloped the Kitchen Garden with numerous glasshouses and was responsible for a substantial extension to the southern side of the House (now lost). John Weeks was a retired builder, greenhouse entrepreneur and Fellow of the Royal Horticultural Society.

John Weeks' refurbishments included alterations to the fenestration of the house which enlarged the sizes of the window panes to 2 over 2. When advertised for sale in 1873, the estate included the village, three farms and 560 acres. The house was described as a 'fine, old mansion'. It had a spacious hall, drawing room, billiard room, dining room, morning room, study and gun room on the ground floor. On the next floor were seven bedrooms, three dressing rooms, a bathroom and two toilets. The roof space was occupied by six attics. <https://prestonherts.co.uk/history4.htm>

Major Henry Maclean Pryor (1839-1904) of Clifton Bedfordshire bought the estate in 1873 and continued to rent it to John Weeks and subsequent tenants, Hon Henry Brand MP JP (later Lord Hampden) from 1881 to 1891 and Sir Frederick MacMillan (the publisher) from 1891 to 1901.

The Coach House Stable range was partially destroyed by fire in 1888 during the occupation of Henry Brand and was reconstructed without its clock tower.

Twentieth Century

In 1901 the estate was sold to James Barrington-White, JP, High Sheriff of Armagh, Ireland, who occupied the house until mid-1908.

Temple Dinsley was bought by Herbert George Fenwick and his wife Violet (née Perkins) in August 1908. Between 1908 and 1918 they commissioned Sir Edwin Lutyens to extend and remodel the main house, and then to construct numerous new buildings within the gardens, Hill End and Preston village.

The phasing of work at Temple Dinsley was carried out as follows:

- 1908-1909 first phase to alter and extend the Old House with 2 symmetrical wings and a service range to the east, and to work with Gertude Jekyll to create garden buildings, pergolas and terraces, including the Pavilion and the Belvedere. This work was recorded in photographs and partial plan layout by Sir Lawrence Weaver for *Country Life* in 1911. It was also included in Weaver's 1921 book *Lutyens Houses and Gardens* Chapter X11 pp 138-144.
- 1910 drawings by Lutyens at the Victoria and Albert Museum show a Garage Building and a petrol store disguised as a Dovecote. These probably formed the basis of the Teaching Block.
- 1911 re-ordering of the service areas and East Wing, to provide additional guest accommodation.
- 1913-1914 extension to provide garaging and to link the main house to the Coach House Stable range. Some drawings are held by the Victoria and Albert Museum. Construction of the boundary walls and entrance gates.

- By 1913 to construct additional service buildings and garden structures, including the Pump House and pyramid of the Tank House. In 1913 Lutyens also designed a new Home Farm south-east of the application site at Minsden Farm, making Temple Home Farm redundant.

After their divorce, Temple Dinsley became the property of Violet Fenwick and she sold it in May 1918 to Douglas Vickers (1861-1937) MP and Director of Vickers Limited, industrial engineers.

Douglas Vickers had Temple Home Farm demolished and continued to employ Lutyens as architect for Crunnells Green House and numerous cottages within the village. He had Temple Home Farm demolished in 1920s. <https://prestonherts.co.uk/vickers.htm>

Almina, Countess of Carnarvon and her second husband, Lt Col Ian Dennestoun owned Temple Dinsley from 1929 to 1935.

In June 1935, the estate was bought by Princess Helena's College for Girls. The College started in 1820 in Regents Park and the first Headmistress at Temple Dinsley was Miss Vyvyen Prain.

The first alterations of 1935-6 for the school were carried out by the architect Felix Lander:

- Remodelling and extension to provide Kitchen and Dining Rooms
- Raising the roof of the West Wing to provide dormitories in the roof

Felix James Lander, FRIBA (1897-1960) worked with Barry Parker and Raymond Unwin at their office (Parker and Unwin) in Hampstead Garden Suburb, Louis de Soissons in Welwyn Garden City and Charles Holden. In 1935 he was in partnership with Herbert Arthur Welch (1889-1953) as Welch and Lander. From 1953, he ran the practice with his son, Sean Felix Folke Lander (1930-2010). His work at Temple Dinsley was inspired by that of Lutyens and he reproduced many of the details.

After Felix Lander died in 1960, his son Sean Lander (still practicing as Welch and Lander) was responsible for raising the roof of the East Wing and for extensions to the Art Studio and Kitchen wing. The former Garage Block and attached walls were reconstructed as the Teaching Block and in the 1970s dormitories were inserted in the roof, in 1981 the Gymnasium (Sports Hall) was added via a link corridor at the rear and in 1990 a 3-storey residential block was attached to its east end.

Sean Lander retired in c1990. In 2003, The Science Block was built, designed by TE Neville of Luton.

The School closed permanently in 2021 due to Covid and financial difficulties. *The Door UK* bought the site in 2023.

Historical photographs and maps:

Sixteenth - Seventeenth Century



Figure 2. Temple Dinsley in 1700. Reproduced by Lawrence Weaver 'Temple Dinsley near Hitchin Herts', *Country Life* 22 April 1911 p. 572. Ref 308.

Eighteenth Century:



Figure 3. Painting c1787-1797 by Thomas Baskerfield. Reproduced by Lawrence Weaver 'Temple Dinsley near Hitchin Herts', Country Life 22 April 1911 p. 568. This shows the Old House (left centre), the Sadleir Mansion (rear centre) and the Coach House and Stables with clocktower (right).



Figure 5. View from the East in 1832. Source: Hitchin, Temple Dinsley House, the seat of Darton from Views of Hertfordshire, A Collection of Drawings by JC Buckler (1793-1894). Hertfordshire Archives & Local Studies CDEBg32312.



Figure 6. View from the West in 1832. Source: Hitchin, Temple Dinsley House, the seat of Darton from Views of Hertfordshire, A Collection of Drawings by JC Buckler (1793-1894). Hertfordshire Archives & Local Studies CDEBg32312. Ref 60.



Figure 7 (above). The 1837 Estate Sale plan (Fig. 20 DBA). Two ponds are shown near the house which were not shown in 1832.

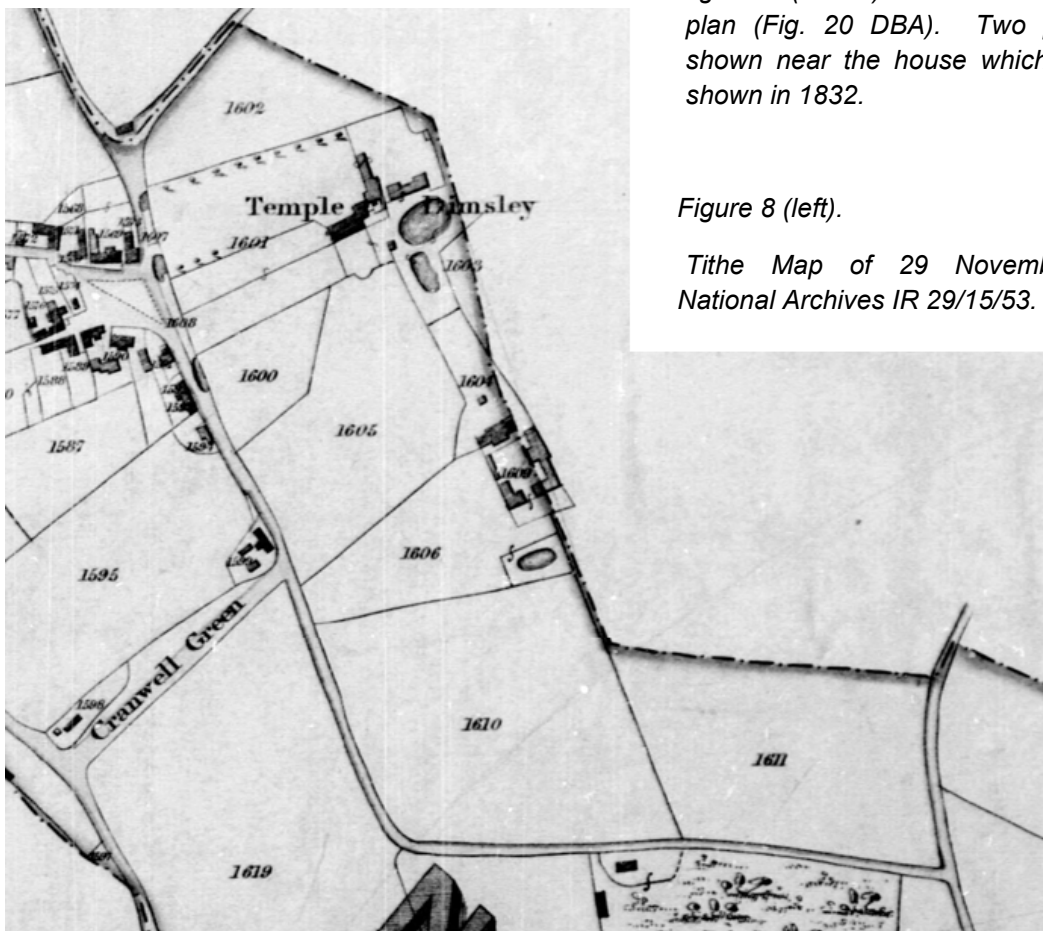


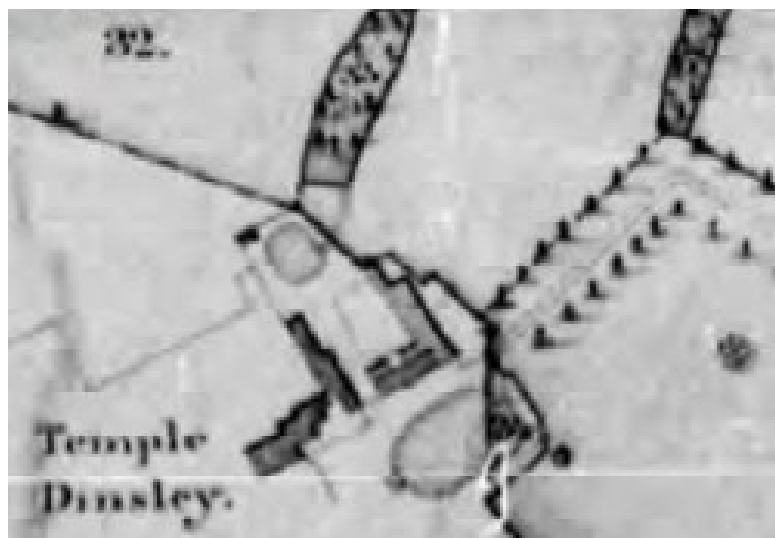
Figure 8 (left).

*Tithe Map of 29 November 1841.
National Archives IR 29/15/53.*

Figure 9

Adjoining Tithe maps held at the local archive showing the drive from the East and the clump of trees to the east of Temple Dinsley, the position of the Icehouse.

© Hertfordshire Archives & Local Studies



The Tithe Map of 1841 shows the Old House (black on the National Archives version) and either a lost service wing or the Sadleir Mansion perpendicular to it. An opening on the roadside shows the former main entrance from the village centre and north elevation, now the back of the building. The detached Coach House Stable range is to the right of the house and a former dovecote to the left of the pond.

The landowner of the site was recorded as Elizabeth Darton. She was widow of Joseph (Jn d1812) who inherited in 1795 and demolished the Sadleir building. The Occupier of the house and plots 1600-1605 in 1841 was Thomas P Halsey.

Other elements of interest on the 1841 map were the farmstead Temple Farm (Plot 1609, now lost) which was occupied separately by John Foster, the small square building to its north and the woodland to the south called Kiln Wood, which was also owned with a Furze Field by Elizabeth Darton. The emergence of ponds within this woodland on later maps correspond with later periods of building and therefore hints at Kiln Wood being the source of the red bricks used at Temple Dinsley.

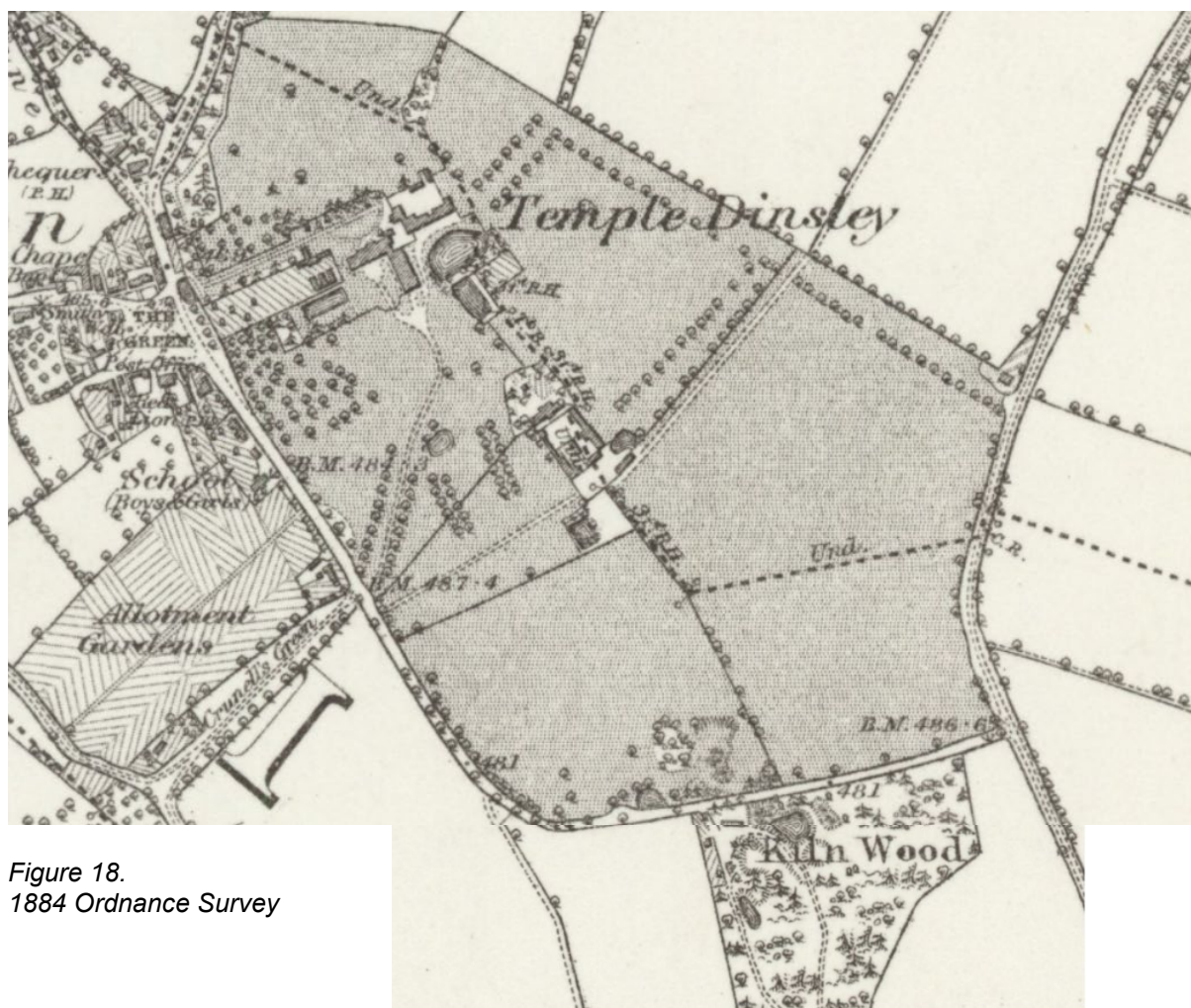


Figure 18.
1884 Ordnance Survey



Figures 18a and b. 1884 Ordnance Survey Map. Surveyed 1878 to 1881.

The 1884 map shows John Weeks' circa 1871 changes including glasshouses and kitchen garden structures, the large forward projecting extension and the extension to the west of the main house. The Coach House Stable block was extended to the rear.

The map suggests that the avenue and tree screens along the main drive were added at this time.

The 1893 map shows the site when tenanted by Henry Brand. The Coach House stables was rebuilt after the fire with a continuous northern range and the forward projecting range of c1870s was lost. The landscape and farmstead were little changed.

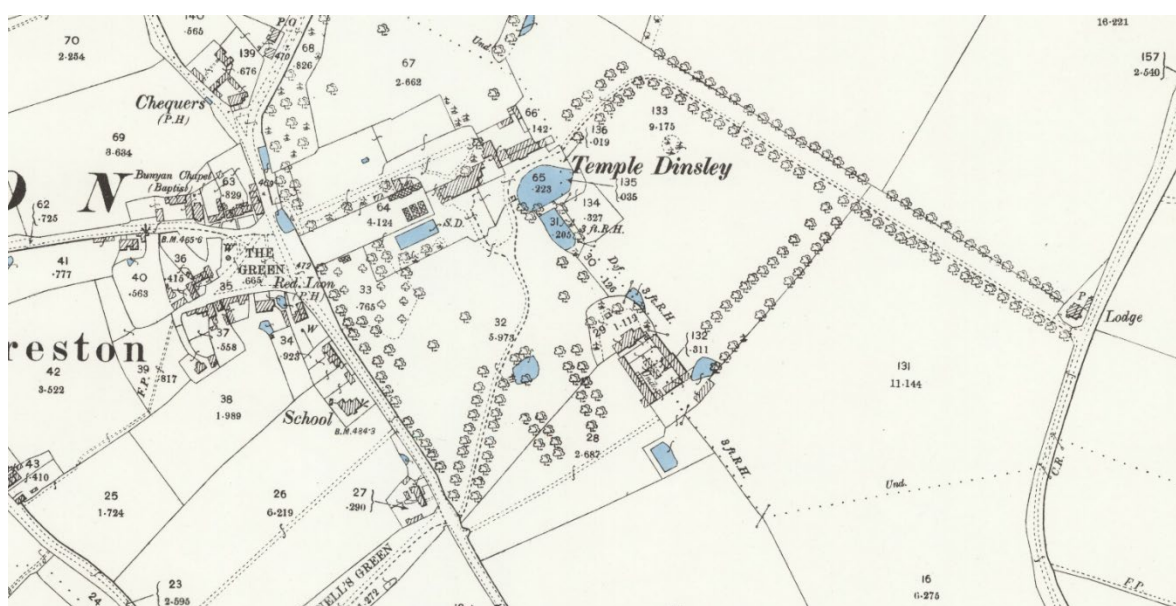
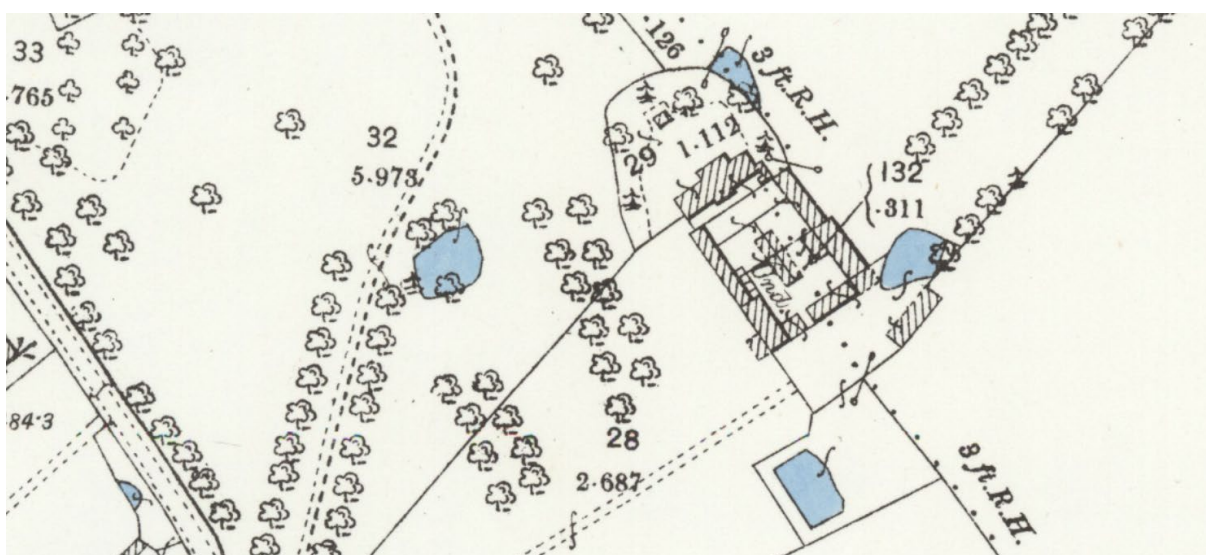
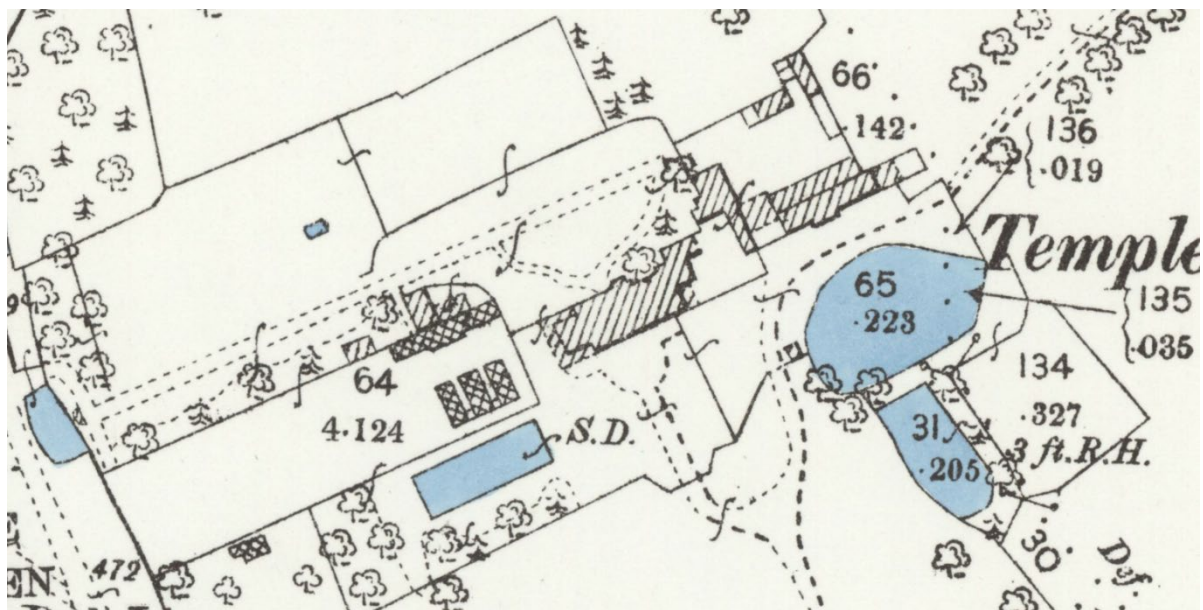


Figure 19. 1893 Ordnance Survey map. Surveyed 1897.



Figures 19b and c. Ordnance Survey Map 1898. Surveyed 1897. 25 inch NLS.

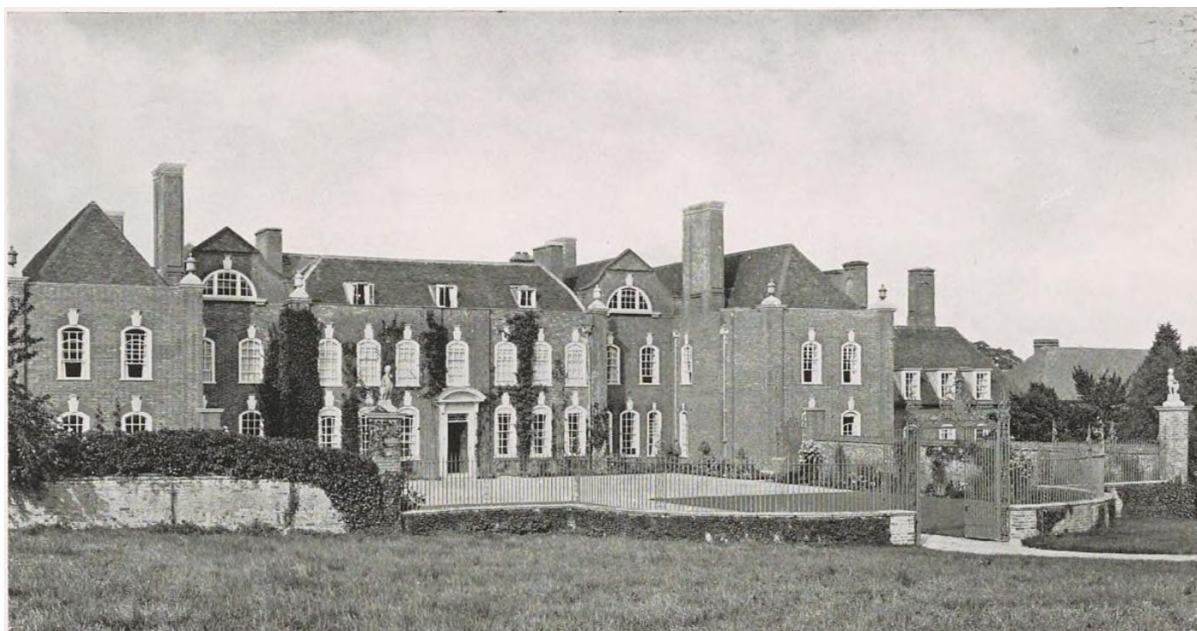


FIG. 373.—THE ENTRANCE FRONT.

Figure 20. Old House c1901-1908 with James Barrington-White. Front (south) with plate glass windows to main front and Halsey extension (right). Extension west after removal of Weeks' veranda.

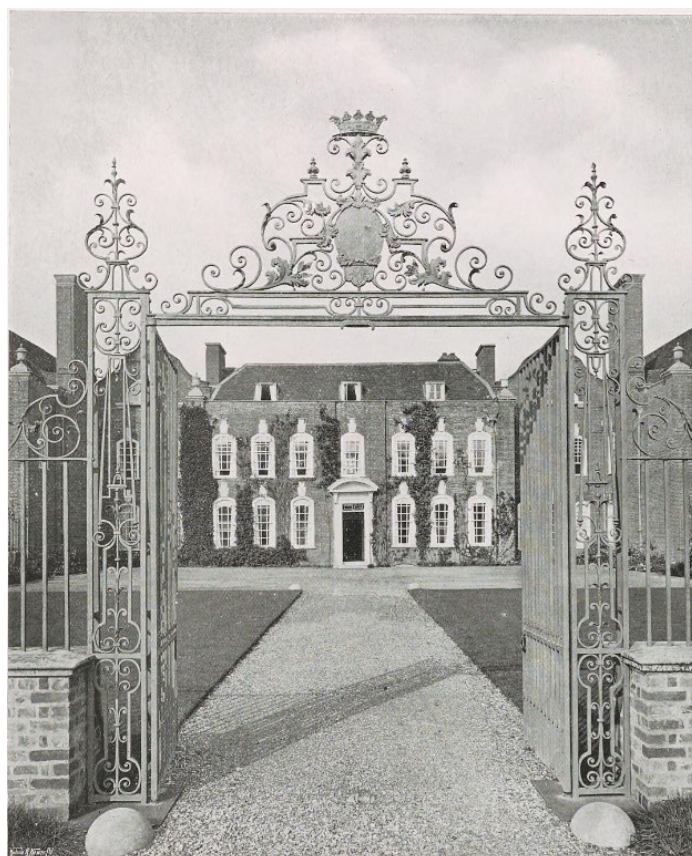


FIG. 372.—GATES AND FORECOURT.



FIG. 379.—THE SOUTH-WEST CORNER AND THE UPPER POOL.

Figure 23. c1925. The South-West Corner and the Upper Pool, p227 of Houses and Gardens by Sir Edwin Lutyens



FIG. 374.—THE KITCHEN WING AND THE LOWER POOL.

The Kitchen Wing and Lower Pool, p222 from Houses and Gardens, Sir Edwin Lutyens, 1925

Lutyens
1908 – 1918

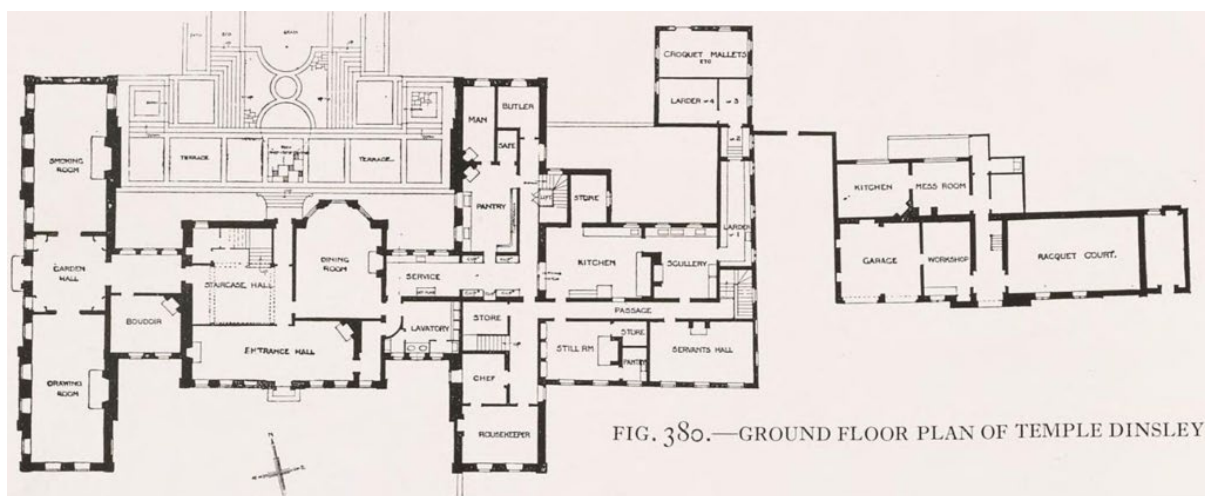


FIG. 380.—GROUND FLOOR PLAN OF TEMPLE DINSLEY

Figure 31. 1908 Ground Floor Plan. Lawrence Weaver, Houses and gardens by Sir Edwin Lutyens, R.A. 1925.

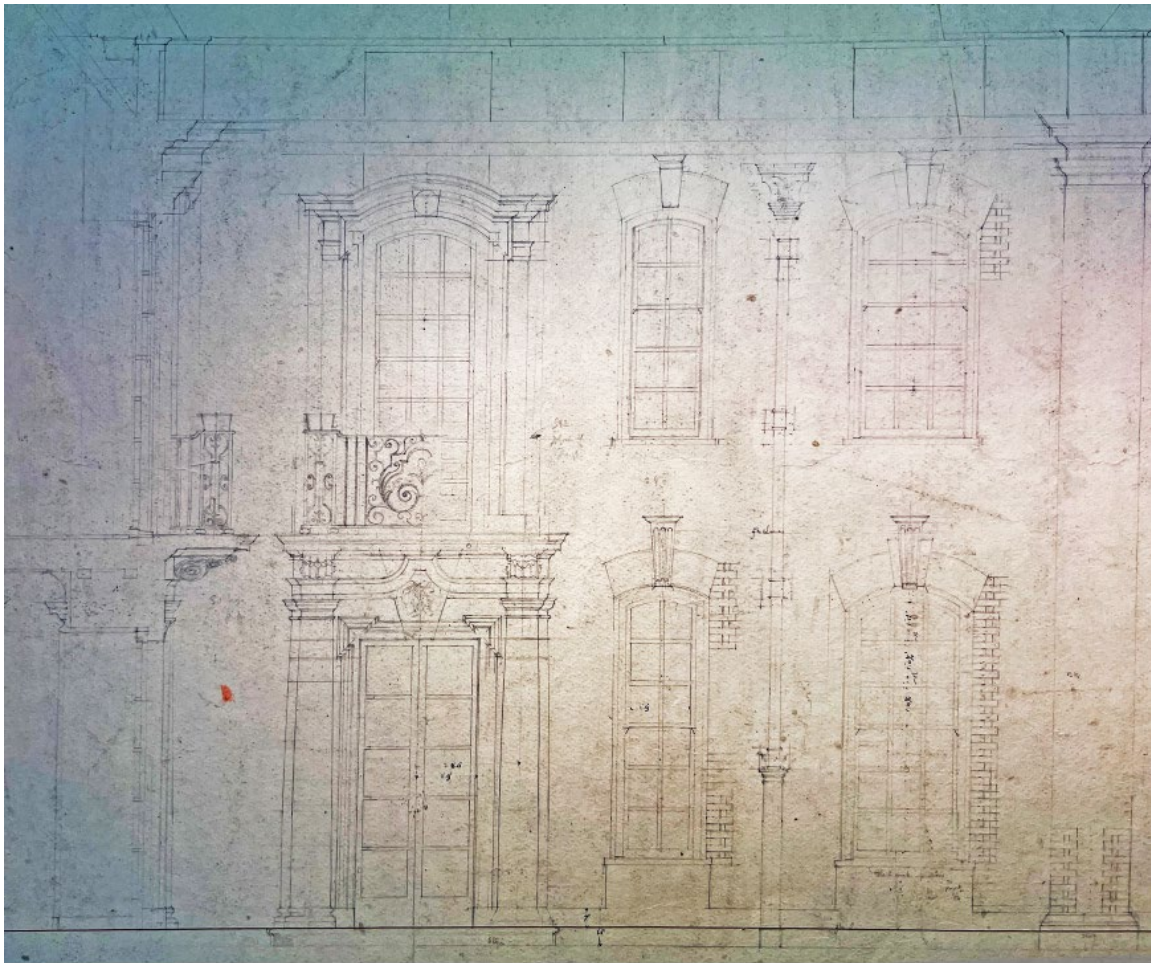
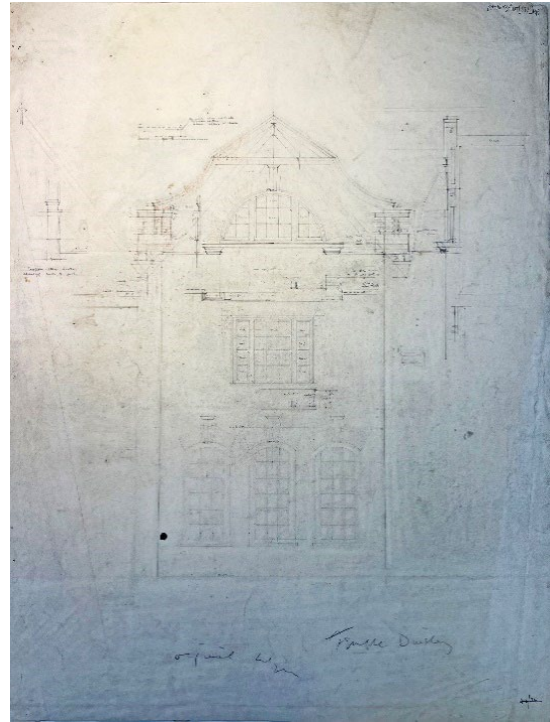
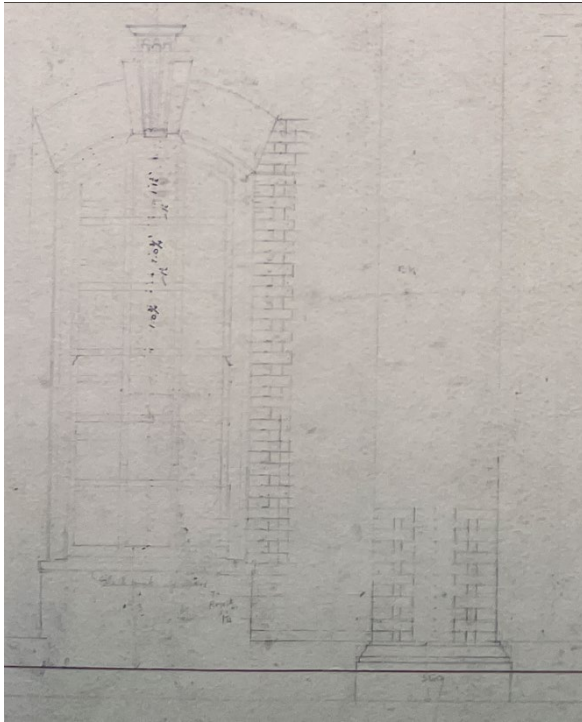


Figure 33a, b and c. Details by Lutyens of the West Wing and Link.
Victoria and Albert Museum Archive.



*Figure 34. Entrance Gateway to the front courtyard.
Lawrence Weaver 'Temple Dinsley near Hitchin Herts', Country Life 22 April 1911 p. 572.*



Figure 35. The Entrance Front (South Elevation). Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 222 Figure 373.

. Ref 268.



Figure 37. South Front Old House (left), East Link, East Wing (centre) and Coach House Stable (right). This predates the additional window for the reconfiguration of the Housekeeper area. Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 231 Figure 386.



FIG. 381.—THE NEW WEST SIDE.

Figure 39. West Elevation. Country Life photograph in Benedict Fenwick photographic collection.



Figure 41. Circa 1911 West Elevation and Rose Garden planting. Ref 113.
Country Life photograph in Benedict Fenwick photographic collection.

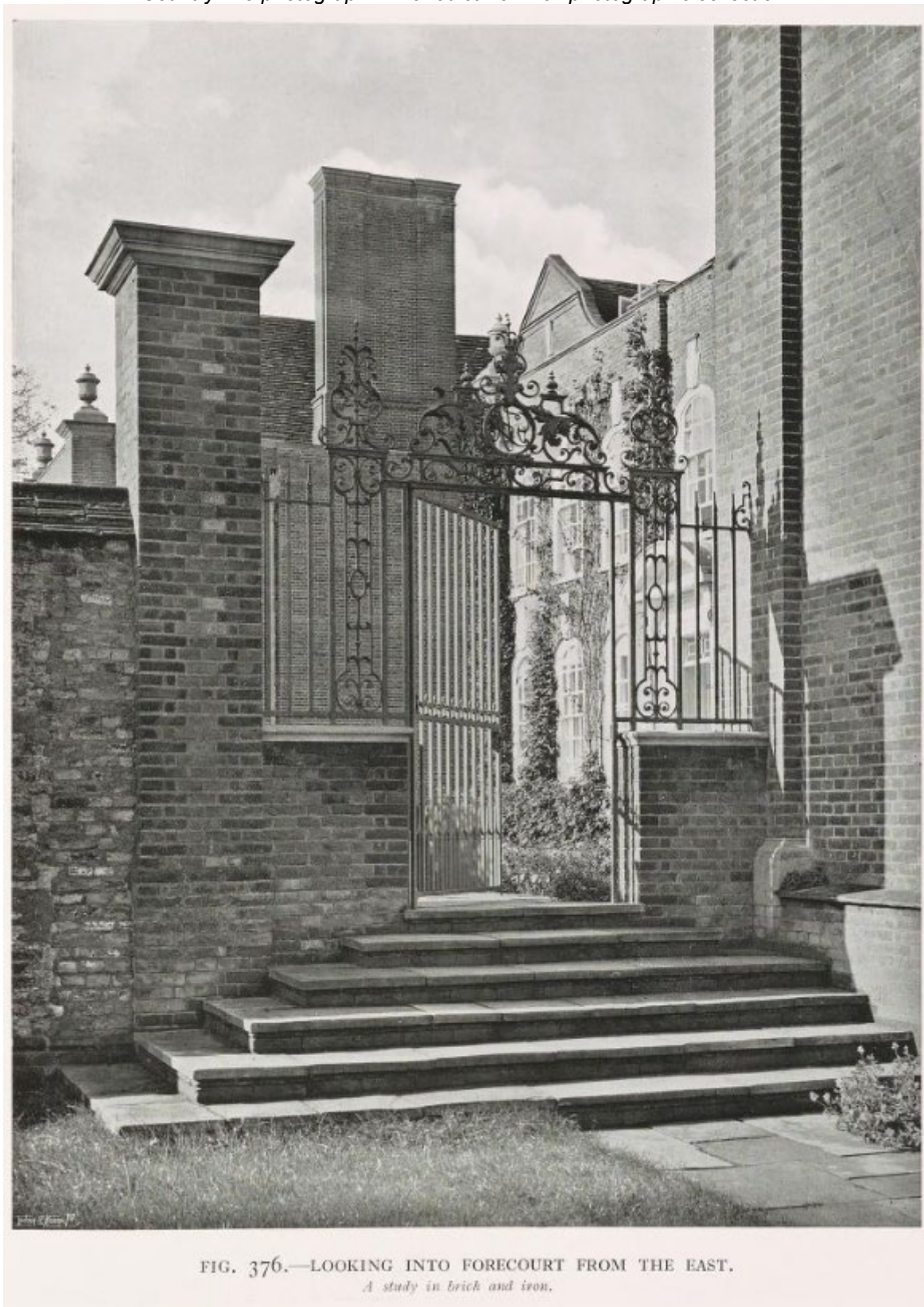


Figure 42. Gateway and steps alongside East Wing gable. Country Life photograph in Benedict Fenwick photographic collection.



FIG. 374.—THE KITCHEN WING AND THE LOWER POOL.

Figure 43. The Kitchen Wing and the Lower Pool. Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 222 Figure 374.



Figure 44. Lutyens' 1909 North Elevation on completion. © Country Life. Ref 277.



FIG. 375.—NORTH FRONT: TERRACE AND PERGOLA.

Figure 46. Lawrence Weaver 'Temple Dinsley near Hitchin Herts', *Country Life* 22 April 1911 p. 565. Ref 276.



Figure 48. Pavilion (called Garden House), West terrace and Rose Garden.
Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 226 Figure 377.

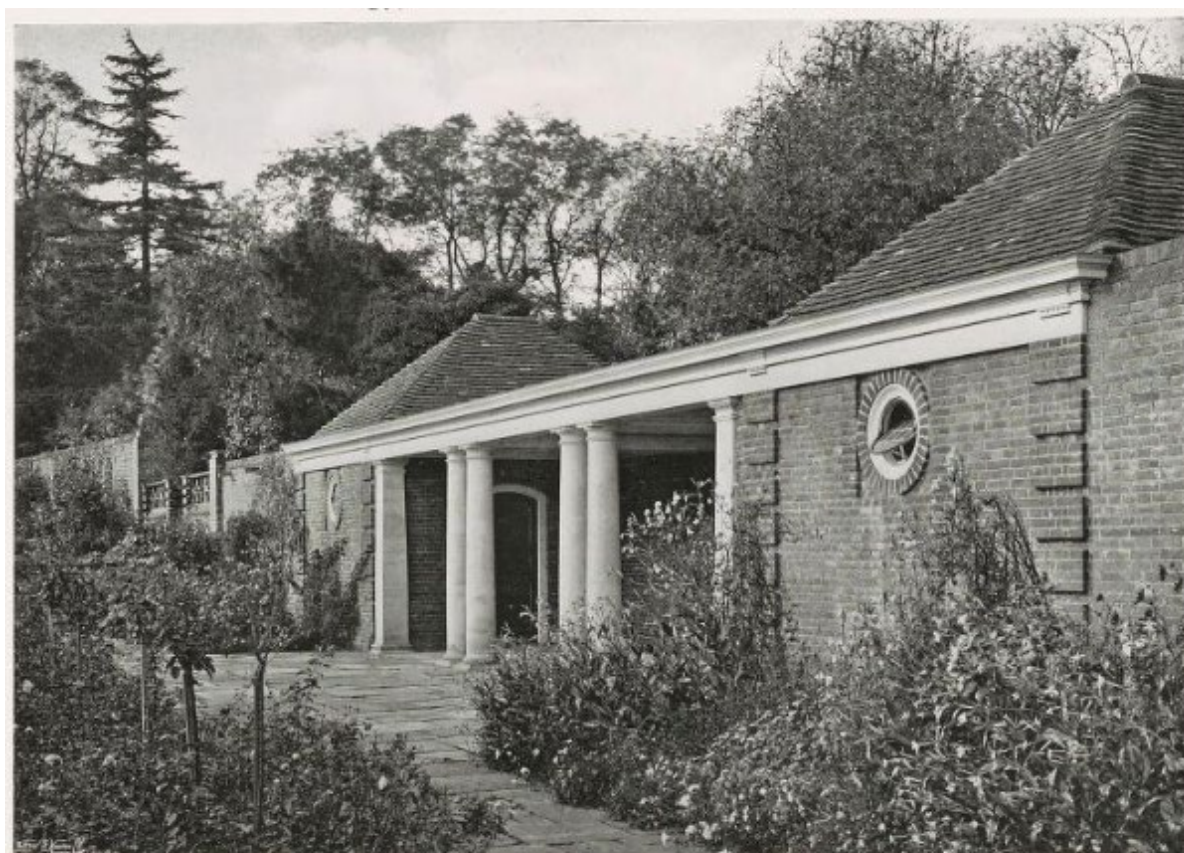


FIG. 378.—AND FROM THE WEST.

Figure 49. Pavilion from the West.
Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 226 Figure 378.

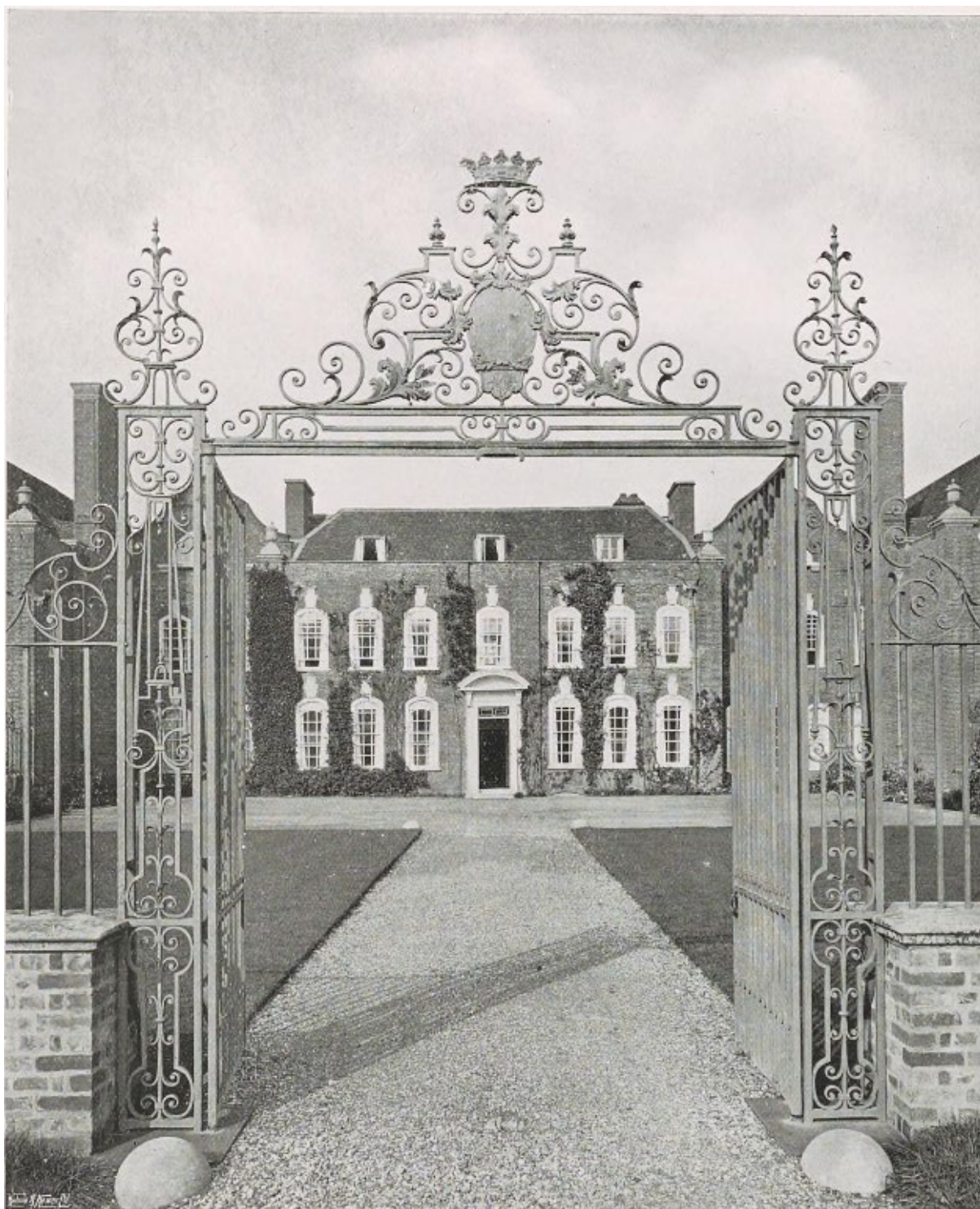


FIG. 372.—GATES AND FORECOURT.

Gates and Forecourt, p221 of Houses and Gardens, Sir Edwin Lutyens, 1925



West Elevation of Lutyens' West Wing and Rose Garden. Ref 115.



Interior - Old House Stair Hall and Stairs



1911 Main Entrance Hall. Lutyens' entrance looking towards the corner fireplace (centre now lost). Front door (right) and doorway to the Staircase Hall (left). Country Life Collection.

Lutyens' Stair Hall

1911 Main Stair Hall.

Lutyens reordered the stairs by creating an additional bottom flight.

The door opening to the West Link was altered from the previous C19 arched opening.

The stone floor finish dates from these changes.

Lutyens' ceiling light detail.

Lawrence Weaver 'Temple Dinsley near Hitchin Herts', Country Life 22 April 1911 p. 571.



Lutyens' West Link

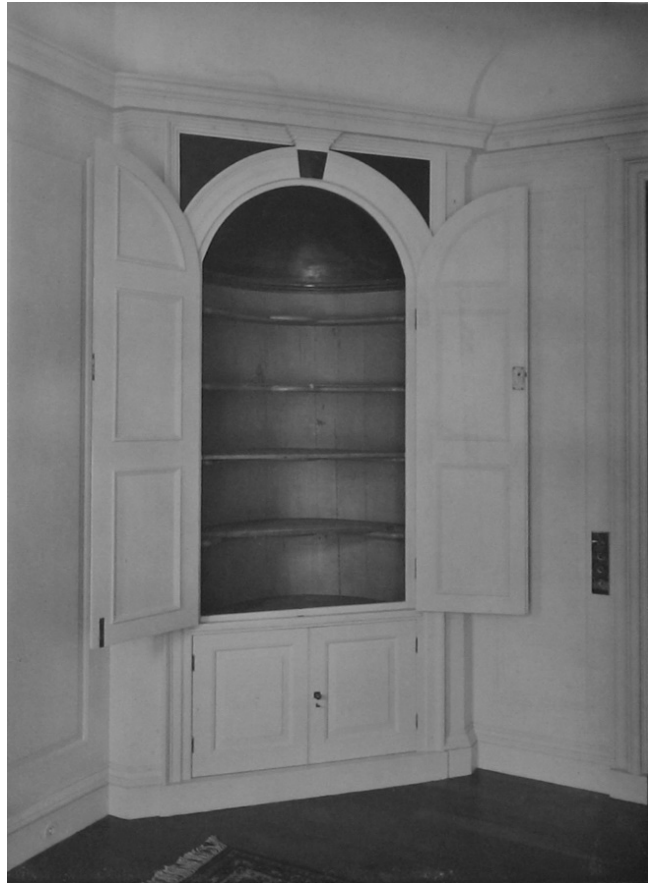


From Hall Link looking towards West Wing. Country Life Collection. Inset light detail.

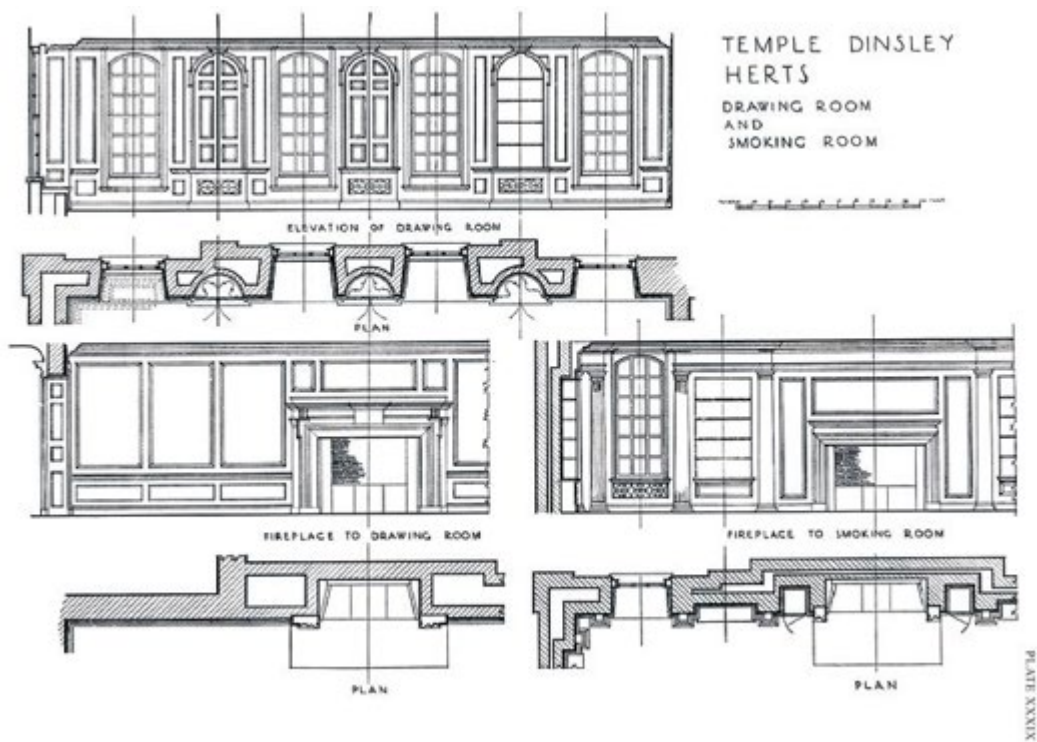
Lutyens' West Wing



Garden Room. Country Life Collection.



Detail of corner cupboard in the Garden Room. Country Life Collection.



Drawing Room and Smoking Room drawings by E Lutyens. V&A Collection



Library (Former Smoking Room). Country Life Collection.

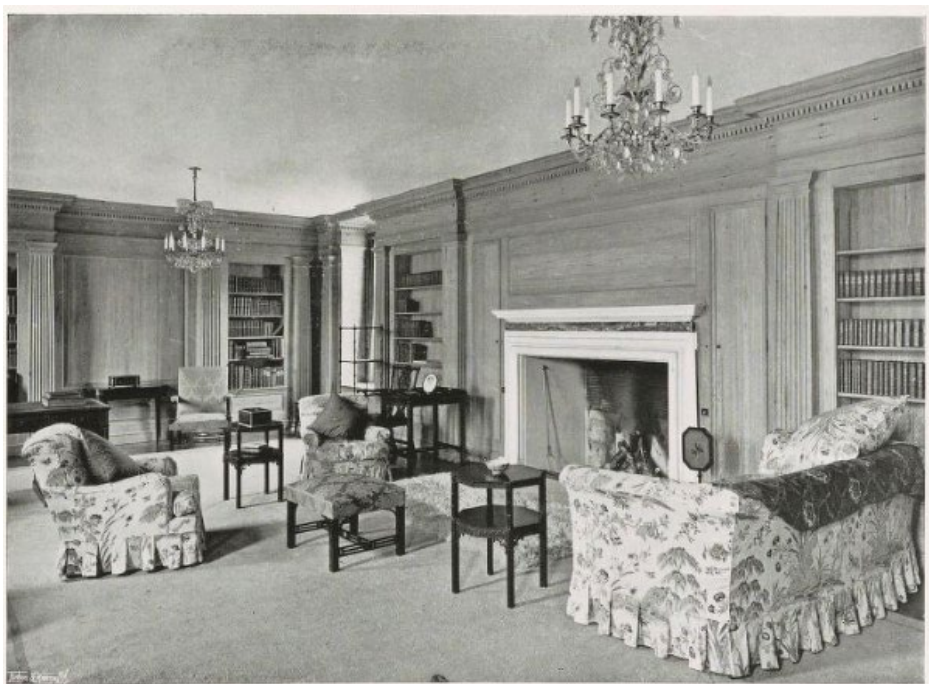


FIG. 383.—SMOKING-ROOM.

*Library (former Smoking Room).
Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 229 Figure 383.*



*From Drawing Room to Smoking Room.
Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 230 Figure 384.*



*Drawing Room fireplace detail. Weaver notes this is 'a fine mantel-piece of red and white marble.
Country Life Collection.*



Drawing Room display cabinet and vent detail. © Country Life Collection.



1911 Secondary stairs before the attic floor alterations. Country Life Collection.

First Floor West Wing



Master Bedroom with bed designed by Lutyens. Possibly First Floor West Wing North end looking towards bathroom door.

Country Life Collection.



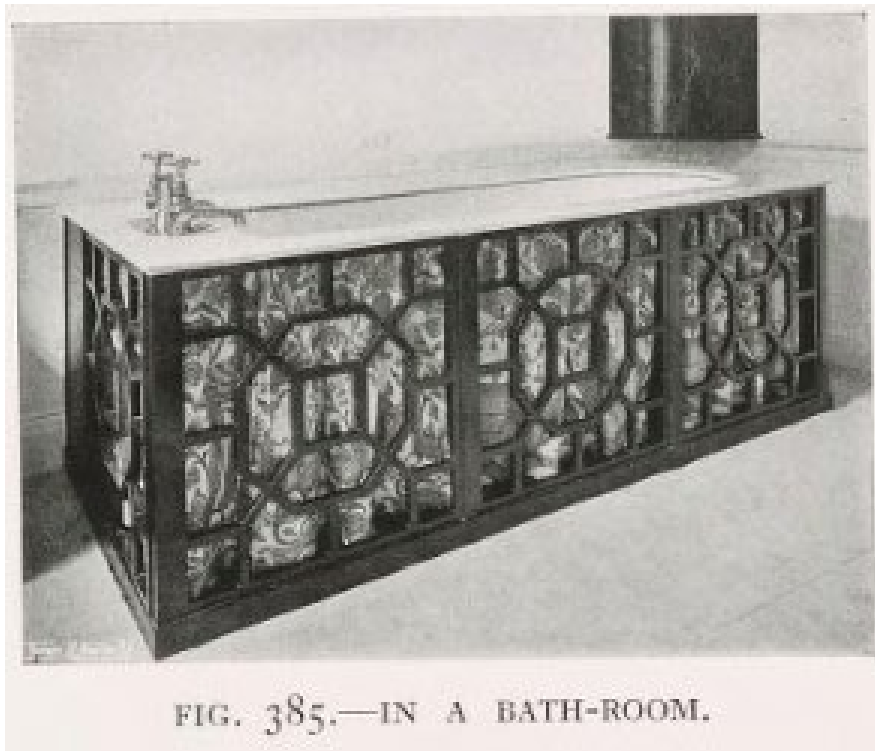
Sitting Room. Possibly First Floor Old House SW corner Room above Entrance Hall. Country Life Collection.



Drawing Room 2. Country Life Collection.

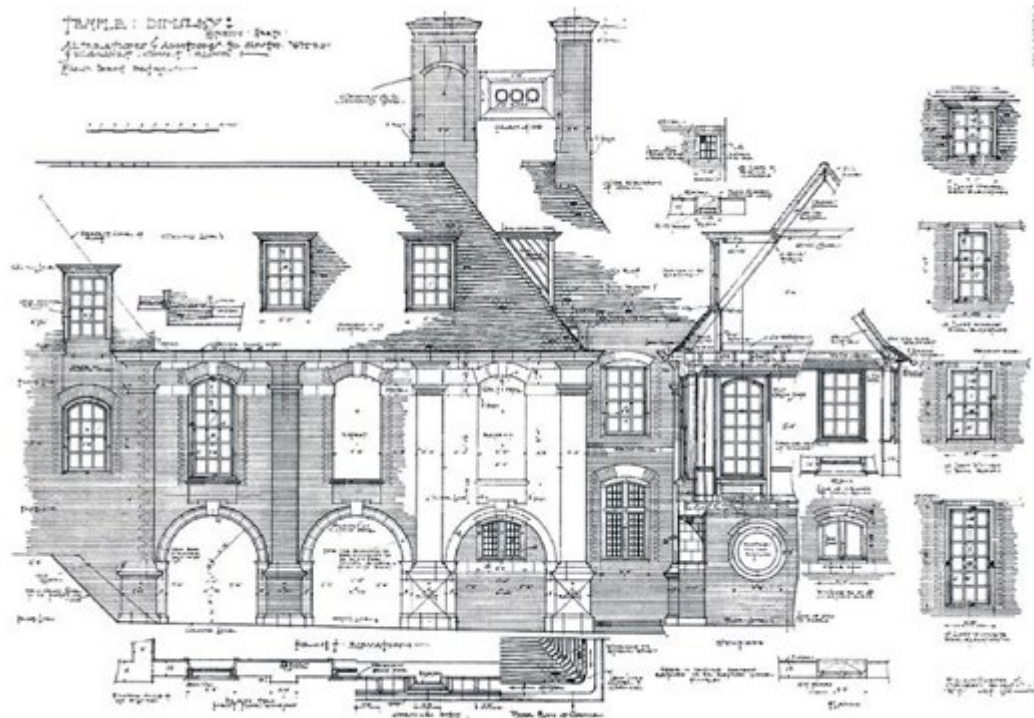


Bathroom First Floor West Wing North end. Country Life Collection.



*Bathroom likely First Floor West Wing (current Shower Room).
Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 230 Figure 385.*

Lutyens 1913-14 phase



V&A Collection

Fireplace within Housekeepers' area.

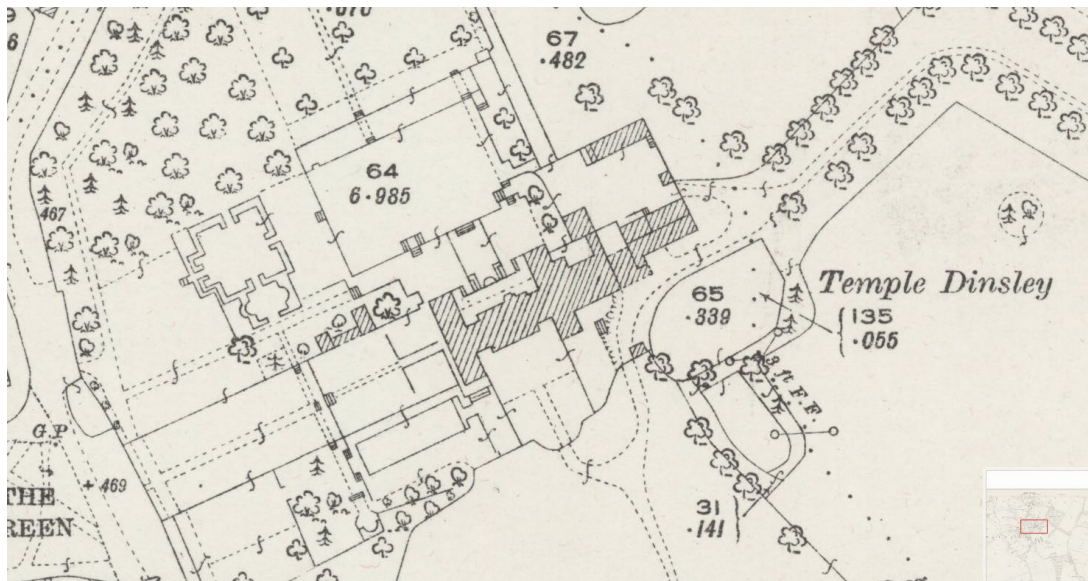
The layout of this area was altered to remove partitions and open the room to a single space.

Weaver, L, *Lutyens Houses and Gardens*. 1921.



1918-1935





1924 Ordnance Survey Map. Surveyed 1922.

**Princess Helena College
1935 – 2021**



Site location plan with the 1977 Teaching Wing listed building application 1/947/77 (576) LB.

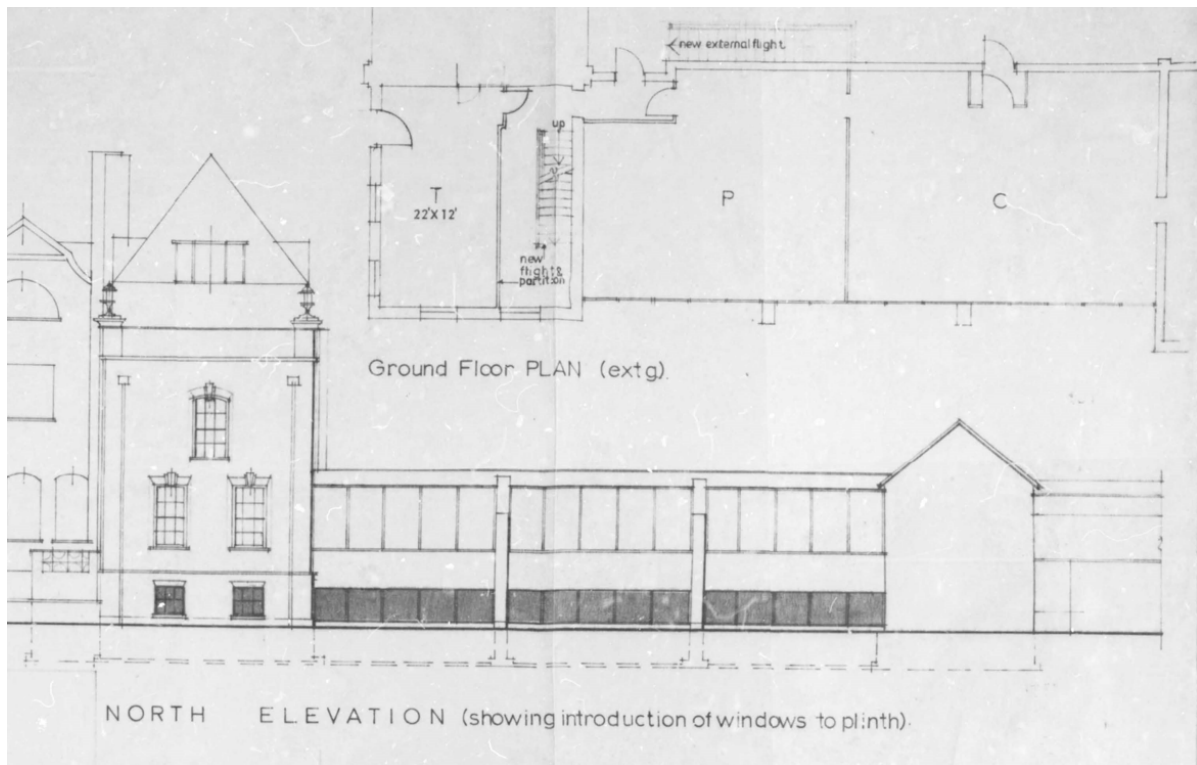
This is a detailed black and white map of the Shalmsbury Parkland area. The map shows various buildings, roads, and landmarks. Key features include:

- Shalmsbury Parkland:** A large, irregularly shaped area in the center-right of the map, containing numerous small buildings and structures.
- Tennis Courts:** A cluster of small, rectangular structures located near the center of the map, adjacent to the Shalmsbury Parkland.
- Golf Course:** A large, open area in the bottom right corner of the map, characterized by a grid-like pattern of mounds or fairways.
- Roads and Paths:** Several roads and paths are shown, including a main road running diagonally from the top left to the bottom right, and a road running horizontally across the middle of the map.
- Buildings and Structures:** Numerous small, rectangular buildings are scattered throughout the map, particularly in the central and left-hand areas.
- Scale Bar:** A scale bar is located at the bottom of the map, indicating distances in feet. The bar is marked with 0, 500, 1000, 1500, and 2000 feet.
- Orientation:** The map is oriented with North at the top.

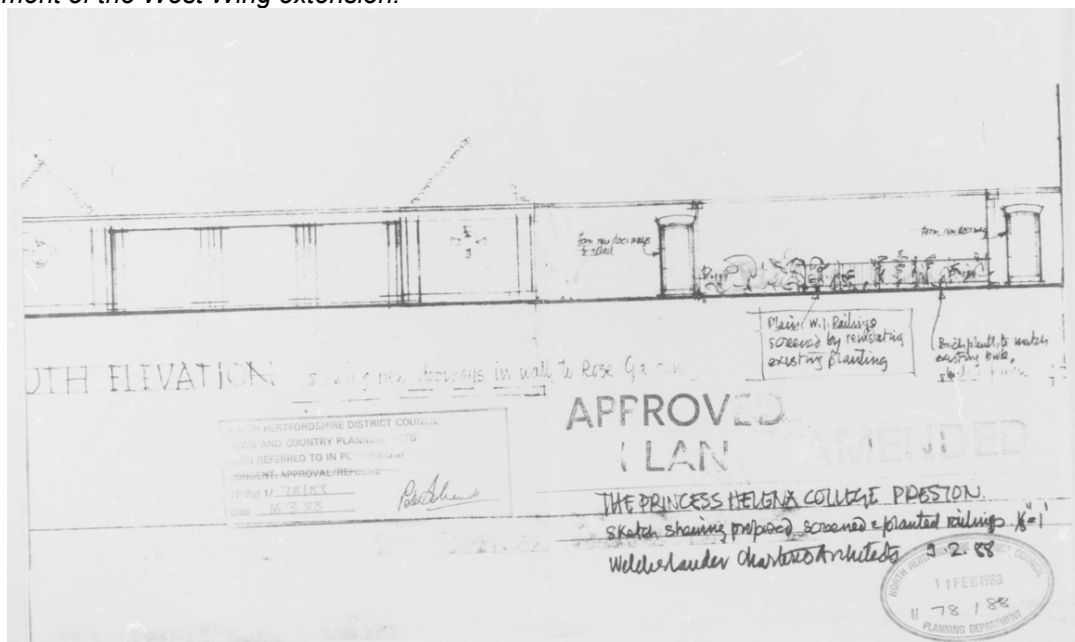


Circa 1989 view across the pond to the East Annexe and former Coach House Stable.

*Benedict Fenwick family
photographic album.*



Extract of approved planning drawings from January 1988 showing the 1970's link extension and proposals for additional accommodation at basement level with glazing to the basement and to the basement of the West Wing extension.



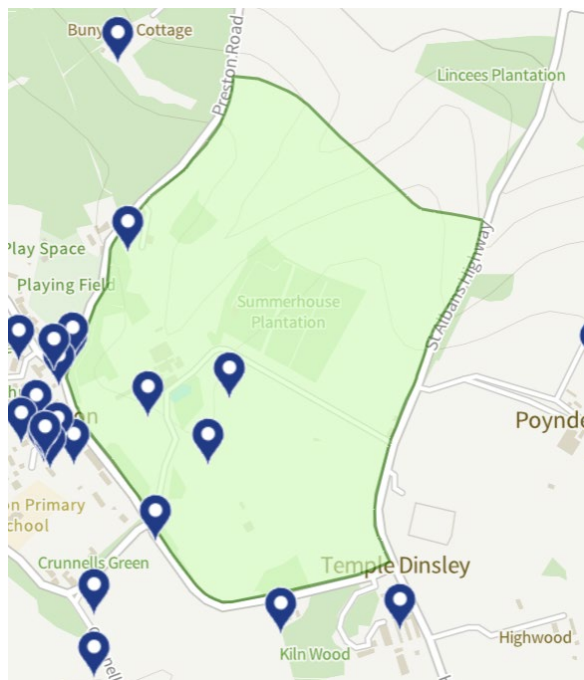
Extract of approved planning drawings from January 1988 showing the 1970's link extension and proposals for additional accommodation at basement level with external stairs formed for access and new external doors within the Rose Garden external wall.



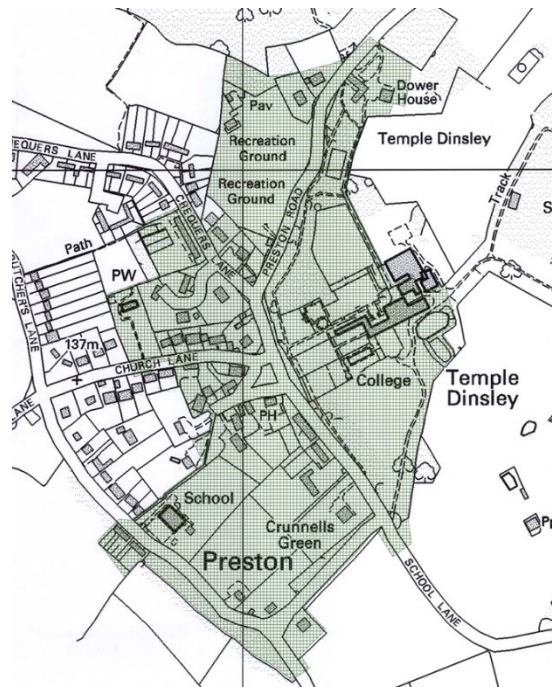


Selected views of Temple Dinsley from Savills <https://www.savills.co.uk/insight-and-opinion/savills-news/320935-0/site-of-former-hertfordshire-boarding-school-now-up-for-sale>

3. Heritage Assets



Designated heritage assets © Historic England



Preston Conservation Area © North-Herts.Gov

Designated Heritage Assets within the site application area:

- Temple Dinsley Parkland (Grade II*)
- Main Building (House and Formal Gardens) (Grade II*)
- Piggery (Grade II)
- Ice house (Grade II)
- Gate Posts and Park Wall (Grade II)
- Preston Conservation Area (North West part of the site)

Potential Non-Designated Heritage Assets within the site application area:

- Teaching Block
- Pump House
- Barn 1 (Summerhouse Building)
- Barn 2 (Tank House).
- Science Block
- Sports Hall
- Stables

Nearby Designated Heritage Assets:

- Dower House (Grade II)
- Lodges (Curtilage Listed)

Preston Conservation Area

Description

Preston Conservation Area (CA) was designated in 1970 and the boundaries were revised in 1984 and 1990. A Conservation Area Character Statement for the CA dates from 2019.

Temple Dinsley has considerable significance for the Conservation Area and the Statement describes that a major phase of expansion and redesign was in the early 20th century when James Barrington-White and Herbert Fenwick, successive owners of Temple Dinsley, led the construction of a number of new buildings around the village that today make a major contribution to the village's character. The works of Sir Edwin Lutyens and Gertrude Jekyll at Temple Dinsley are also described.

The main entrance of Temple Dinsley is identified as one of the 5 key views within the CA (KV4).

The long boundary wall of Temple Dinsley is identified as a prominent example of buildings in red brick. (para 2.1.2)

The character of the village is very green, with much mature planting, a dominating verge along the Temple Dinsley boundary... (2.2.4)



Temple Dinsley Parkland (Grade II*)

Description

The Park and Garden were listed Grade II* on the Historic England Register of Parks and Gardens - Park and Garden List ref 1000919 on 10 June 1987, as:

Details

A country house of early C18 origin, substantially enlarged by Edwin Lutyens 1908-11, at which time he and Gertrude Jekyll collaborated on the creation of the formal garden around the house. The house and garden are surrounded by C18 parkland.

HISTORIC DEVELOPMENT

The manor house of Temple Dinsley was rebuilt by Benedict Ithell in 1714, following his purchase of the manor in 1712. Before this there appears to have been little garden surrounding the C17 house, which had a walled entrance forecourt largely surrounded by a paling fence enclosed by a line of trees (Chauncy 1700, reproduced in CL 1911). The manor passed through several hands during the remainder of the C18 and C19, being in the possession of H G Fenwick by the early C20. In 1908 Fenwick employed Edwin Lutyens (1869-1944) to enlarge the house substantially and remodel it. At this time Lutyens collaborated with Gertrude Jekyll (1843-1932) in creating formal gardens to the west and north of the house, providing a further extension to the house in 1911. The house became a school in 1935, in which use it remains (1999).

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Temple Dinsley lies adjacent to the east side of the village of Preston, 5km south of the centre of Hitchin, at the north-east end of the Chiltern Hills. The c 50ha site is bounded to the east, south and west by lanes, that

to the west, School Lane, being one of the main village streets of Preston which is partly marked to the south of the house by a red-brick wall (E L Lutyens c 1908, listed grade II). To the north the boundary is marked by agricultural land. The ground is gently undulating, rising to the north-west of the house, with a pronounced valley extending north-east from the north side of the gardens, down which distant views of Letchworth are visible. The setting is rural, with further buildings by Lutyens for Fenwick lying adjacent to the south boundary, these being the former model farm, Ladygrove Stud Farm (also known as Minsden Farm, now converted to domestic use) and Kiln Wood Cottage (both E L Lutyens 1912-13, listed grade II). Lutyens and Jekyll were also working on the gardens at Putteridge Bury (qv), 6km to the west, at around the time Lutyens was employed in further extensions at Temple Dinsley.

ENTRANCES AND APPROACHES The main approach enters off School Lane, 250m south of the house, set back off the road between two brick-built gate piers with stone dressings flanked by a brick park wall (E L Lutyens c 1908, all listed grade II). The northern section of the wall extends north alongside School Lane; the southern section leads south, with a further gateway (E L Lutyens c 1908, listed grade II) set into it close to, and in similar style to the main gateway. The southernmost of the two gateways, opening into the south park, led to the former Temple Farm Homestead (now gone). The south drive curves northwards across the park, down a slope to the gravel forecourt lying on the south, entrance front, enclosed by brick walls. The south end of the drive was formerly (OS C19) flanked by an avenue of trees. The lowered south wall of the forecourt supports wrought-iron railings, at the centre of which lies the entrance to the forecourt, flanked by wrought-iron gates and piers with an overthrow (listed grade II* with the house), giving access to the main door at the centre of the south front. Iron pedestrian gates are set into the west and east walls where they meet the south sides of Lutyens' cross wings. In the early C20 (CL 1911) the southern half of the forecourt was laid to lawn divided by the gravel drive leading to a carriage sweep in the northern half. Luxuriant herbaceous borders ran along the inner sides of the west and east walls.

The east drive enters at a two-storey lodge standing 450m east of the house, adjacent to the St Paul's Walden to Gosmore lane. From here a straight drive extends north-west, flanked by an avenue set in strips of mown grass, along the south-west side of Summerhouse Plantation. Views extend from the eastern section north-east towards Letchworth. At the west corner of the Plantation the drive turns south-west down a slope, passing two oval pools at the edge of the park, giving access to the service yard on the east side of the house. The drive continues south to join the south drive 50m from the house. In the C18 and C19 (Dury and Andrews, 1766; OS C19) the east drive was flanked by a straight avenue, replanted in the late C20.

PRINCIPAL BUILDING Temple Dinsley (1714, enlarged and remodelled by E L Lutyens 1908-9, listed grade II*) stands towards the west side of the site. The early C18 core of the two-storey brick building is flanked by Lutyens' cross-wings, with a kitchen wing (1908) and nursery extension (1911) both attached to the east. The extension links with the C18 former stable block adapted by Lutyens and since converted to domestic accommodation. In the late C19 (OS), a substantial wing projected south from the south-east corner of the house along the outer side of the east forecourt wall; this was demolished before 1900 (OS C19).

GARDENS AND PLEASURE GROUNDS The gardens are divided into a series of interconnected compartments largely related to the west and north fronts of the house, laid out by Lutyens with planting designs by Gertrude Jekyll, c 1909-10. The garden structures are listed grade II* with the house.

A doorway at the centre of the west front opens out into the formal Paved Rose Garden. A stone-paved path, flanked by narrow borders and beyond this panels of lawn, leads to a square parterre laid out with a geometric pattern of rose beds surrounded by further stone paving. The south side of the garden is bounded by a brick retaining wall, beyond and above which lie the Diamond Garden and Pool Garden. The north side is bounded by a brick wall into which is set a covered loggia, overlooking the centre of the rose beds, separating two garden houses. The loggia is supported on the south side by white pillars and flanked to west and east by the garden houses: square, brick garden pavilions with pyramidal roofs, each with a door opening out into the loggia. The west side of the Paved Rose Garden is bounded by a

low, brick retaining wall with a flight of stone steps at the centre leading up to an open lawn enclosed by brick walls, the former Herbaceous Garden. In the early C20 this area contained broad herbaceous borders running west from the steps to the west wall along the north and south walls. The borders flanked a central path aligned on the door in the west front. The contours of the path are still visible (1999). The garden wall enclosing the former Herbaceous Garden is of C18 origin, and enclosed the former walled kitchen garden, the east wall of which stood close to the site of the west front of the adjacent cross wing of the house.

A second east to west axis runs parallel and adjacent, overlooking the Paved Rose Garden and Herbaceous Garden from the south. At the east end of this axial layout, the Diamond Garden is entered from the western forecourt gate, and also from the south-east corner of the Paved Rose Garden. From a stone path connecting these two entrances a broad flight of stone steps with tile risers leads south up to a raised lawn flanked by rose borders. This lawn overlooks the forecourt to the east, and the park to the south, being bounded on these two sides by brick retaining walls. From the top of the steps a stone path leads west between raised brick and stone rose beds to a further short flight of stone steps up to the Pool Garden. This is dominated by a swimming pool with a concrete surround set in lawn overlooking the Paved Rose Garden and loggia, below to the north. Formerly, as laid out by Lutyens, the body of water was an informal ornamental reflecting pool, and was enclosed by stone paths set in grass. At the west end of the Pool Garden a flight of steps set in a low, brick retaining wall leads up to the Spring Garden, laid to lawn with a stone path leading west into the Small Herbaceous Garden, now (1999) laid to lawn and partly enclosed by clipped hedges. Formerly a path led west across the Small Herbaceous Garden, flanked by herbaceous borders. The west side of the Garden is bounded by a stone cross path which leads north into and across the Herbaceous Garden, and west of the path the Garden is bounded by the tall, brick garden wall standing adjacent to the village green.

A stone cross path at the east side of the Spring Garden gives access via a gateway to the park to the south, and to the Herbaceous Garden to the north down stone steps set into the dividing wall. The cross path continues north across the Herbaceous Garden, leading down stone steps between brick gate piers set into the north wall and down to the Side Path, which connects the west garden boundary with the Pergola Garden to the east. The cross path from the Spring Garden crosses the Side Path, leading north to the curved, stone Magnolia Steps which lead down to a stone-paved area. Here, two circular beds containing mature bush magnolias flank to west and east a small paved area, with a further flight of curved stone steps leading down to the north into the Rose Garden. The Rose Garden is laid to lawn and largely enclosed by clipped yew hedges with entrances set at the centre of each side. Formerly (early C20) this was planted with a pattern of rose beds. The northern entrance leads into woodland, the western entrance gives onto stone steps leading up to the informal Top Lawn, and the eastern entrance leads to a lawn set with several mature trees including a large holm oak overlooking the formal Pergola Garden.

A doorway at the centre of the north front opens out onto the formal North Terrace. Stone steps lead down to a stone terrace with a pattern picked out in bricks, flanked by Lutyens' west and east cross wings and bounded to the north by a terracotta balustrade on top of a brick retaining wall supporting the terrace above. Two flights of stone steps oppose each other as they lead down from either end of the stone terrace, to a further stone terrace bounded to the south by the brick retaining wall which here has a hemispherical arch in which a small circular pond is partly recessed. To the south of this lies a narrow rectangular formal lawn flanked by herbaceous borders, these in turn flanked by retaining walls supporting stone paths leading north from the steps which lead down from the top terrace. These paths are bordered by lawns leading along the north front of the projecting cross wings.

A flight of stone steps leads down from the central lawn of the North Terrace to the Pergola Garden, a rectangular sunken lawn surrounded by raised brick terraces on the north, east and south sides, and by a grass bank on the west side. A grass path runs along the top of the west and north terraces, and a stone path along the east and south terraces. A flight of stone steps leads down to the lawn from the centre of the west side, with a broader, central flight on the north side aligned on the centre of the house, and a further, narrower flight to the west of this. The east terrace is covered by a pergola with brick piers, with alternate circular and

square piers and wooden cross members linking the tops of the piers. At the south end of the pergola a flight of stone steps leads south up to the easternmost of the two lawns flanking the central North Terrace Lawn. A further flight of stone steps leads up from the south side of the sunken lawn in the Pergola Garden, to the western of these two flanking lawns.

At the north end of the pergola stone steps lead up to the Belvedere (Lutyens c 1908), a small, square stone building with a pyramidal roof, which is offset to the east of the pergola, overlooking to the south the Small Orchard which bounds the Pergola Lawn below to the east. The Belvedere overlooks the park to the east, with long views to the north-east along a valley, beyond the park towards Letchworth. The broad steps on the north side of the Pergola Garden lead north up to the Orchard, which itself slopes up to the north, overlooking the Pergola Garden and north front, and bounded to the west and north by woodland and to the east by a clipped yew hedge covering a brick retaining wall. It is now (1999) laid to rough grass, having lost almost all of the orchard trees. Views extend east and north-east, as from the Belvedere, which stands at the south-east corner.

In the late C19 (OS), a small garden lay immediately north of the house, covering the area now occupied by Lutyens' cross wings and North Terrace. The Side Path led west alongside the kitchen garden on the west front, giving access to a path through a narrow belt of wooded pleasure grounds on the west boundary which led northwards to the Dower House. South of the kitchen garden lay a rectangular compartment containing a rectangular pool on the site of that in the C20 Pool Garden. The Orchard, the Pergola Garden and other compartments north of the Side Walk, together with much of the enclosing woodland, were created on land taken in from the park by Lutyens and Jekyll.

PARK The park, laid to pasture and woodland, bounds the house and gardens to the east and south, and is divided by the east drive into north and south halves. At the centre lies Summerhouse Plantation, planted in the early to mid C20. The southern half of the park contains some mature specimen trees, with the remains of an avenue leading south-west from the east drive 200m east of the house, aligned on the site of the former Temple Farm Homestead (now gone). A brick icehouse (C18, listed grade II) lies 250m east of the house, south of the east drive. The Piggery (E L Lutyens c 1908, listed grade II) stands 240m south-east of the house. It is a small, red-brick farm building with a steep, pyramidal tiled roof, built as an eyecatcher within the park, particularly from the house and south drive.

The northern half of the park contains the Dower House (early C18 and early C19, listed grade II), a large, irregular, red-brick house of two storeys standing 300m north of Temple Dinsley house on lower ground.

In the late C19 (OS) the south park contained the remains of several avenues, including a fragment of a double avenue lying c 150m south-east of the house, on which it was aligned, together with the avenue flanking the south end of the south drive, and the avenue extending south-west from the east drive to the former Temple Farm Homestead. This farm, demolished in the early C20, formerly occupied a prominent position c 250m south-east of the house (Dury and Andrews, 1766; OS C19).

KITCHEN GARDEN The brick-walled, rectangular former kitchen garden, converted in the early C20 into Lutyens' Paved Rose Garden and Herbaceous Garden, extends west from the house, still largely enclosed by the remains of the C18 and C19 walls (OS 1884).

The analysis and proposals for the formal garden restoration are provided by George Carter of George Carter Design Ltd within his supporting documentation. In summary:

The garden designed by Lutyens and Jekyll is well documented in early 20th century photographs, though no plans survive of Jekyll's planting schemes. One drawing by Lutyens for the paving in the Magnolia Garden survives in the RIBA Drawings Collection. Lawrence Weaver's *The Houses and Garden by E.L. Lutyens*, (Country Life, 1913) published a plan of the North Terrace paving, as well as 14 photographs of mainly the exterior and garden pp. 221-231). This work, together with the photograph collection belonging to Sebastian Fenwick,

and in the Country Life Library, documents the garden at the key period 1909-1913. It is this period under the patronage of Violet and Hubert Fenwick who initially commissioned Lutyens, and who sold the house in 1918, that has provided the benchmark for the proposed garden restoration.

The house and garden changed hands several times between 1918 and 1935 after which it became a school, The Princess Helena College, until 2021. The latter organisation did much work on maintaining and preserving the formal gardens with the help of the Hertfordshire Gardens trust formulated a restoration strategy. In 2014 Princess Helena College commissioned a Parkland Management Plan from the Landscape Agency. The formal gardens and walled garden were excluded from these proposals though the history and development of the site was well documented in it.

Assessment of Significance

The application site forms the major part of this Registered Park and Garden.

High significance asset:

Archaeological interest: High

- The estate is considered to be an Area of Archaeological Significance, due to previous finds and the potential to locate the medieval Knights Templars' preceptory in future.
- The site of the original C16 Sadleir house is plotted on historic maps.
- Finds include earthworks, a hollow way and carriageway and house platforms indicating a former medieval settlement.

Artistic and Architectural interest: High

- The group and variety of high quality historic buildings and designed landscapes are complementary.

Historic Interest: High

- The historic interest includes the Knights Templar, the former medieval settlement, the manor, mansion and the evolution of the landscape.

Setting: High significance

- The setting of the Registered Park and Garden is contained by the perimeter wall and village lanes but includes long views from high ground within the landscape.

Photographs – C18-C19 Parkland – High significance



The change of level north-east of the house



Central axis from the rear (north) elevation

C1908-1918 Edwin
Lutyens and Gertrude
Jekyll Gardens – High
significance where it is
substantially complete,
Moderate where there are
significant losses

Lutyens / Jekyll's Rose
Garden west of the house
within the former C18/C19
kitchen garden



Sunken garden north of
the house





The Princess Helena College

Stables
Belvedere 1908-9
Sports Centre 1983
Science Block 2014
Teaching Block
Site of former Sadler House
Former Coach House and Stables C18, c1860 (rebuilt after fire, c1911, p1905, c1960, ALIC refurb 1994)
Undercroft and walls 1913-14
Pond
East Annex
East Wing 1908-9 and 1971 1935, 1964 ALIC
Old House 1714 1800s 1908-9 and 1911
West Wing 1908-9 and 1911 1905, 1964 ALIC
Ternace 1908-12
Pool Former Fish pond
Wall C18 and C19
Pavilion 1908-9
Art Block
Pre 1854 1908-9
After 1960
c1970
West Spur
Remains of C18/C19 Icehouse
Piggery Listed as Probably c1908 Described as Wall House on 1899 lease map
Site of former Temple Farm
Barn 1 Tank House c1908-9 Lutyens pyramidal building Extended 1918-1922
Pumping Station c1908-9

Key

- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century
- key partial phase hatched
- Demolished since 1948

Listed Buildings:

There are three individually listed Grade II heritage assets and one Grade II* listed heritage asset within the Temple Dinsley Park complex:

Grade II listed – Piggery (8), Icehouse (14c), Park wall (14d),

Grade II* listed – Princess Helena College ~ Old house (1), East Wing (2), West wing (3),
West Spur (4), East Annexe (5),

All are located within the site application area.

Main Building (House and Formal Gardens) (Grade II*)

Description

The Main Building incorporates Old House (1), East Wing and East Link (2), West Wing and West Link (3), West Spur, Art Block and Pavilion (4), East Annexe (5) and former Coach House Stable.

The list entry includes garden structures, gates, walls, Terraces, Pergolas and the Belvedere (Gazebo).

A C18 former house, extended and altered in the C19 and C20, with a significant early-C20 phase by Sir Edwin Lutyens. Predominately 2-storey and attics, in red brick with clay tiled roofs and tall red brick chimneys.

The Old House of 1714 forms the centre of a symmetrical composition, with matching link blocks and East and West Wings. There are additional ranges to the East originally comprising guest, service and Coach House Stable ranges.

The listing includes ancillary garden buildings, structures and terraces, mainly by Lutyens with input from Gertrude Jekyll.

Temple Dinsley House was Listed Grade II* ref 1307766 on 8 June 1952 as:

Princess Helena College, Temple Dinsley, with Terraces, Steps, Walls, Railings, Gates, Pergolas, and Garden Buildings

Manor house, now Princess Helena College for girls, with terraces, steps, walls, railings, gates, pergolas, and garden buildings. '1714' on front rainwater heads, for Benedict Ithell of Chelsea who bought manor 1712, altered and enlarged 1908-9 for H.G. Fenwick ('1909' on rainwater heads) by E.L. Lutyens, and further extended to E by him for Fenwick 1911 (the Arches). Alterations internally and roofs of cross-wings jacked-up 4ft for headroom for dormitories in 1935 by Felix J. Lander for Princess Helena College. Subsequent alterations and extensions for college. Lutyens incorporated the C18 tall 2-storeys stable block to E of main house as a raquets court, subsequently altered to domestic accommodation. Gardens by Gertrude Jekyll 1909-12. Red brick with lighter red dressings, some stone dressings. Older house in Flemish-bond, Lutyens work in English-bond. Steep pitched old red tile roofs, 2 parallel half-hipped roofs over older parts, hipped roofs to Lutyens work. Wrought iron railings and gates to forecourt. York stone paving to terraces and steps and landings of garden staircases and pergolas. The early C18 central part is a double-pile, 2-storeys cellar and attics house facing S, with central-entrance, end-chimneys plan. Symmetrical, 7 windows wide, S front, with corner pilasters in header-bond with stone cap and urn above parapet level. Similar pilasters flank central door bay. 3 flat-topped dormers. Flush-box sash windows with 6/6 panes (sashes renewed by Lutyens replacing 2/2 panes Victorian sashes), with segmental heads below deep segmental light red gauged arches with stepped Portland stone keystones, the taller central stone fluted. Rainwater head near each end has an heraldic badge in the form of a rising bird with date '1714'. Stone moulded doorcase with entablature and segmental pediment renewed by Lutyens to former pattern (original similar doorcase on N front). Old 8-panelled door. N front similar with urns on corner pilaster, pilaster flanking 8-panel central door with segmental pedimented

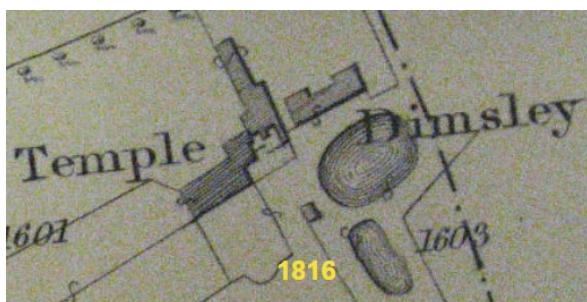
doorcase, and 7 upper windows. Those to right of centre have 2 very deep stair windows. Large red brick mid C18 canted bay to left of door with flat gauged arches to sash windows, and reserved canted sides. Lutyens added a long 2-storeys wing symmetrically on each side linked by a recessed 2-storeys and attic link with prominent dutch gable to N and S. The form of the gables is a reference to similar gables to the crosswings of the C17 brick house formerly on this site shown in Drapentier's engraving of c.1700. The link has a large semi-circular window with keystone and triple-sash above 2 segmental tall sash windows, with 3 windows to ground floor on E link but 2 on W link. The height of the wing parapets range with that of the main house and they each have corner pilasters with stone caps and urns to S and N fronts, with 2 storeys and 2 windows wide. Steeper Lutyens hipped roofs have chamfered angles and have been jacked above parapet level, the new elevation tilehung, and dormers inserted over windows below c.1935. The site slopes steeply down to E and Lutyens built a kitchen wing at lower level there with 5 flat topped sash dormer windows. In 1911 he built a nursery extension to E of this with stone arcaded ground floor, Tuscan stone columns within and 3 bays pilastered S elevation with very steep tile roof. This links to the tall 2-storeys C18 former stable block with plinth, plat-band and steep hipped roof adapted by Lutyens and altered to 3-storeys domestic accommodation since. Elaborate W elevation of W wing, 11 windows long, introduces a moulded stone cornice at eaves level, recesses in parapet over windows, and pilasters with stone bases and caps marking where a 2-windows section breaks forward one bay in from the corners. Recess with segmental base and head in place of 1st floor window in end bay. Stone central frontispiece with wrought iron balcony to pilastered and segmental French doors over moulded hood to glazed doors with bolection moulded stone surround. Narrow window on each side of door and above. Windows flush-box Sashes with 6/6 panes, segmental heads and segmental arches with fluted keystones, plain on 1st floor, stepped on ground floor. Wall extending to W links to twin garden houses linked by a Tuscan loggia, facing S. Wooden entablature has guttae to corona to emphasise the 2 rusticated pilasters to each hip-roofed single-storey garden house. 2 pairs of Portland stone Tuscan columns and engaged square stone pier at nearer corner of each house. Jekyll rose garden on W front and garden walls and revetment walls with flights of steps extend westward defining terraced gardens and an upper pool to SW of W wing. Flight of steps and landings alternately convex and concave on plan descends northwards into hedged garden at'NII. Upper terrace links wings on N front with pierced balustrade of brick rusticated dies and curved tile infill. Steps descend to right and left to second terrace level at which a circular stone pool with lead statue is half recessed in a hemicycle tiled vault central under the upper terrace, revetted terraces run northward at a higher level, from the upper terrace to a grand terrace along the N front which has 3 flights of steps descending to a sunken garden, the middle flight on axis of old house, the others on axes of wings having divided lower flights to W and superimposed pergolas of oak cambered beams and circular and square special brick piers. E pergola continues across E side of sunk garden and over the steps in the revetted terrace on the N side of the garden with another flight of steps further W on axis of old house. N terrace extends to E and has a gazebo corbelled out from its battered SE corner. This is a formal square single-storey pyramid roofed building with entrance by 3-panels fielded door on W flanked by narrow windows, flush box sash windows central on S and E with 6/6 panes. 3 stone steps to door. Panelled interior with fielded panelling all in plaster. Chequered brick and tile floor. Brick-walled forecourt to C18 house retained with its moulded brick capping to side-walls, corner piers, outswept iron railings on top of dwarf wall with scrolled standards at intervals, and double gates with scrolled standards, overthrow and cresting with repose ornament. Lutyens linked side walls to ends of 2 new wings by dwarf walls, square piers with moulded stone cap and railings interrupted by a wrought iron gate with scrolled standards on top of dwarf wall and elaborate scrolled overthrow with repous6 ornament similar to C18 original. Set in wall of kitchen court is sandstone plaque brought from former premises of Princess Helena College in Ealing dated 1881. Pine panelled interior to older house with wide cut string stair with carved tread ends and 3 balusters to each step, one fluted and 2 barley-sugar twisted. Heavy stock-lock to front door. Case-locks and 6-panel fielded doors. Lutyens interiors in W wing with central octagonal Garden Hall with C18 corner cupboard at NE with hemicycle top, shaped shelves and painted cove and keystone. Copy at SE. Former birdcages in outer angles. Fluted pilasters and dentilled entablature to panelled Smoking Room at N. Panelled Drawing Room at S with red marble bolection moulded fireplace and china cupboards between windows. The 1714 house replaced the house of the Sadleir family, owners since the Dissolution. Before this the manor was the property of the Knights Templars C13-C14 and then of the Knights Hospitallers with a small religious community here. Benedict Ithell,

Deputy Treasurer to Chelsea Hospital is said to have paid for the manor in 1712. The contractors for Lutyens work in 1908-9 were Norman and Burt of Burgess Hill, Sussex. (RCHM (1911)165: VCH (1912)10: Laurence Weaver Houses and Gardens by E L Lutyens Country Life, 1913, chapter 16: Pevsner (1977)359: Lutyens Exhib Cat (1981)123, 194).

Assessment of Significance

Evolution of the house:

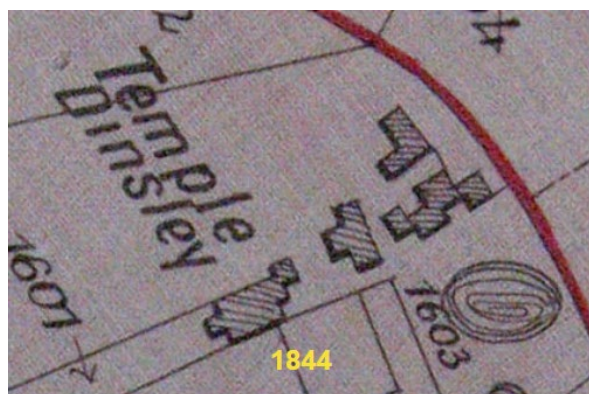
Nineteenth Century



1816 Lease



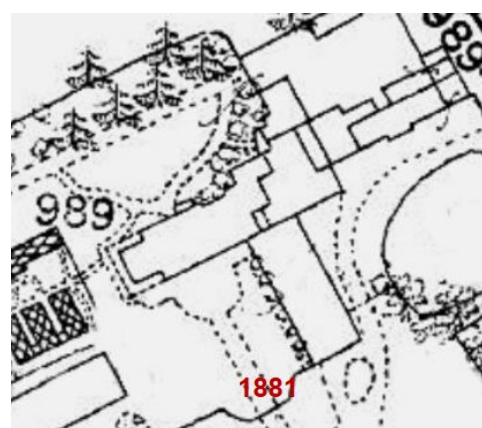
1837 Sale Catalogue



1844 Lease



1873 sales details



1881 Ordnance Survey Map

Right:
1898 Ordnance Survey Map with rebuilt Coach
House Stable

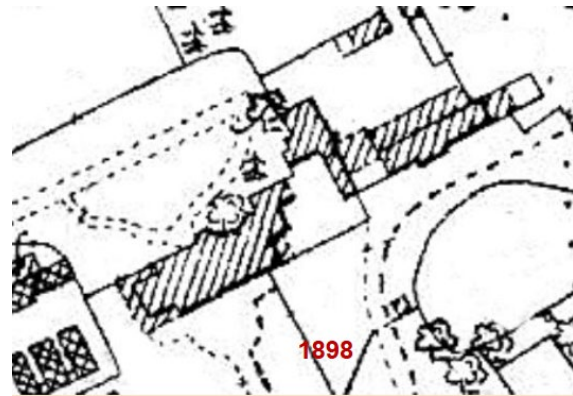


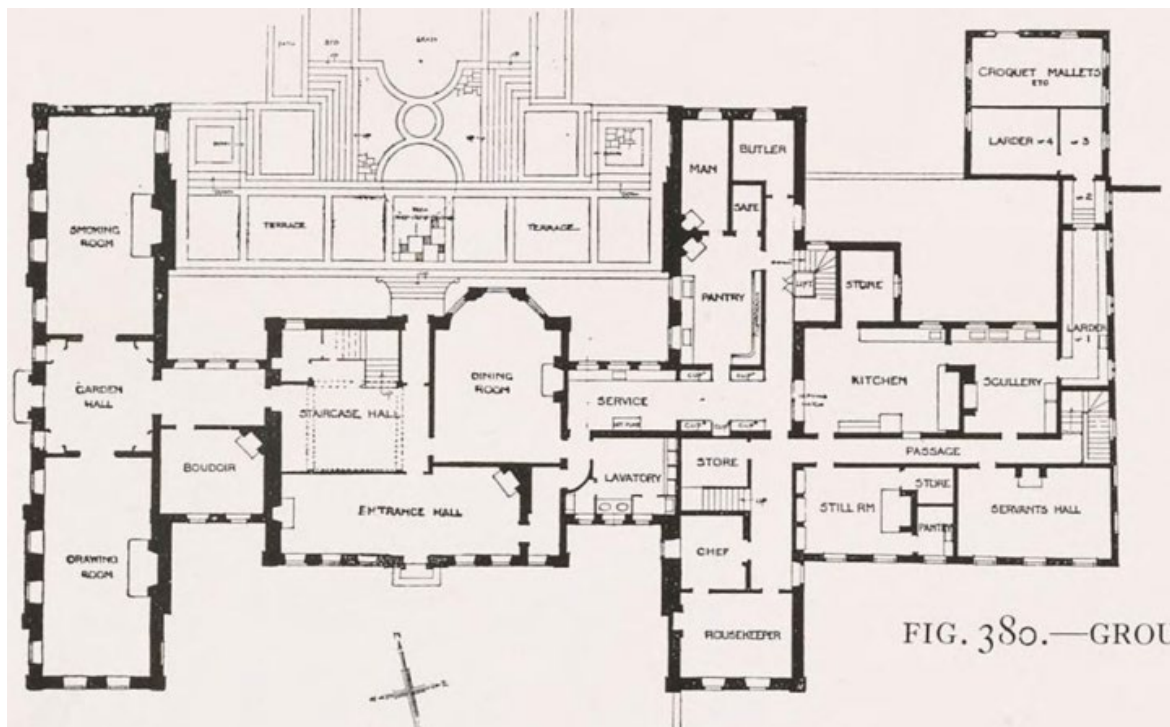
Figure 5. Nineteenth Century Map sequence.

Twentieth Century

Evolution of the house:

Changes by Sir Edwin Lutyens from 1908 – 1914:

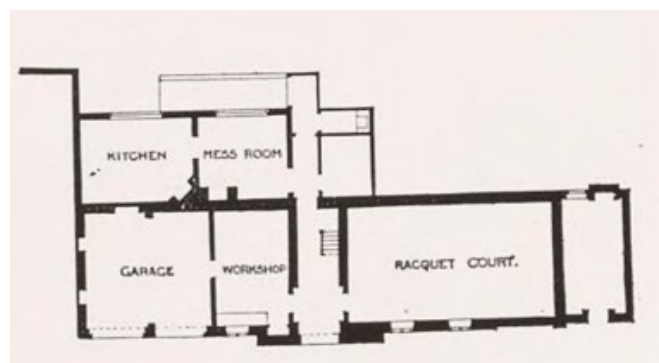
Initial phase of 1908 – 9:

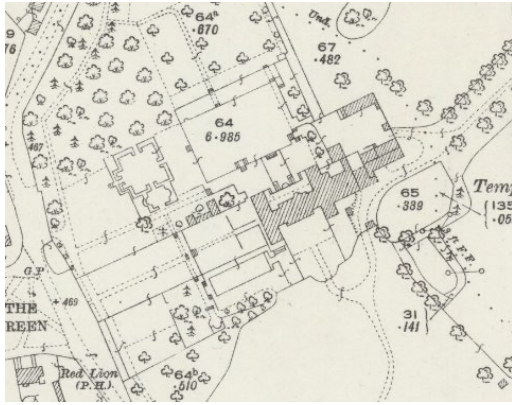


Main House (above)
Coach House Stable Range (right)

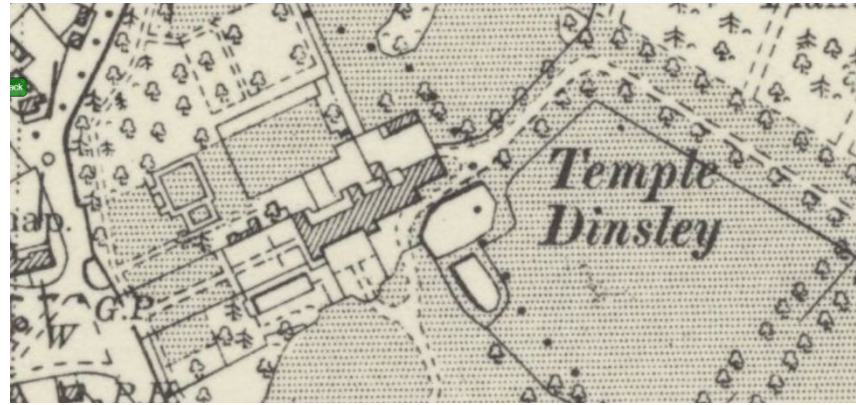
1909 Floor Plan.

Weaver, L. 'Houses and Gardens by Sir
Edwin Lutyens, R.A.' 1925. Figure 380.





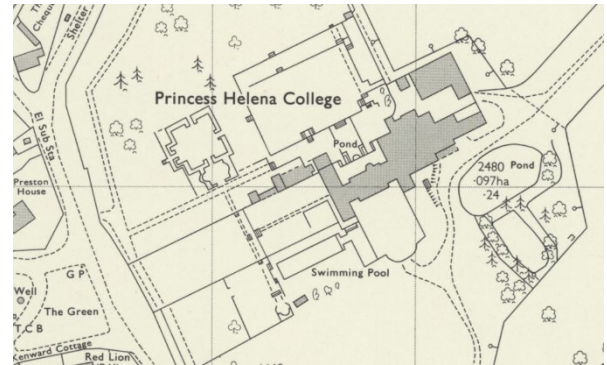
1924 Ordnance Survey. Surveyed 1922.



1948 Ordnance Survey. Surveyed 1946.

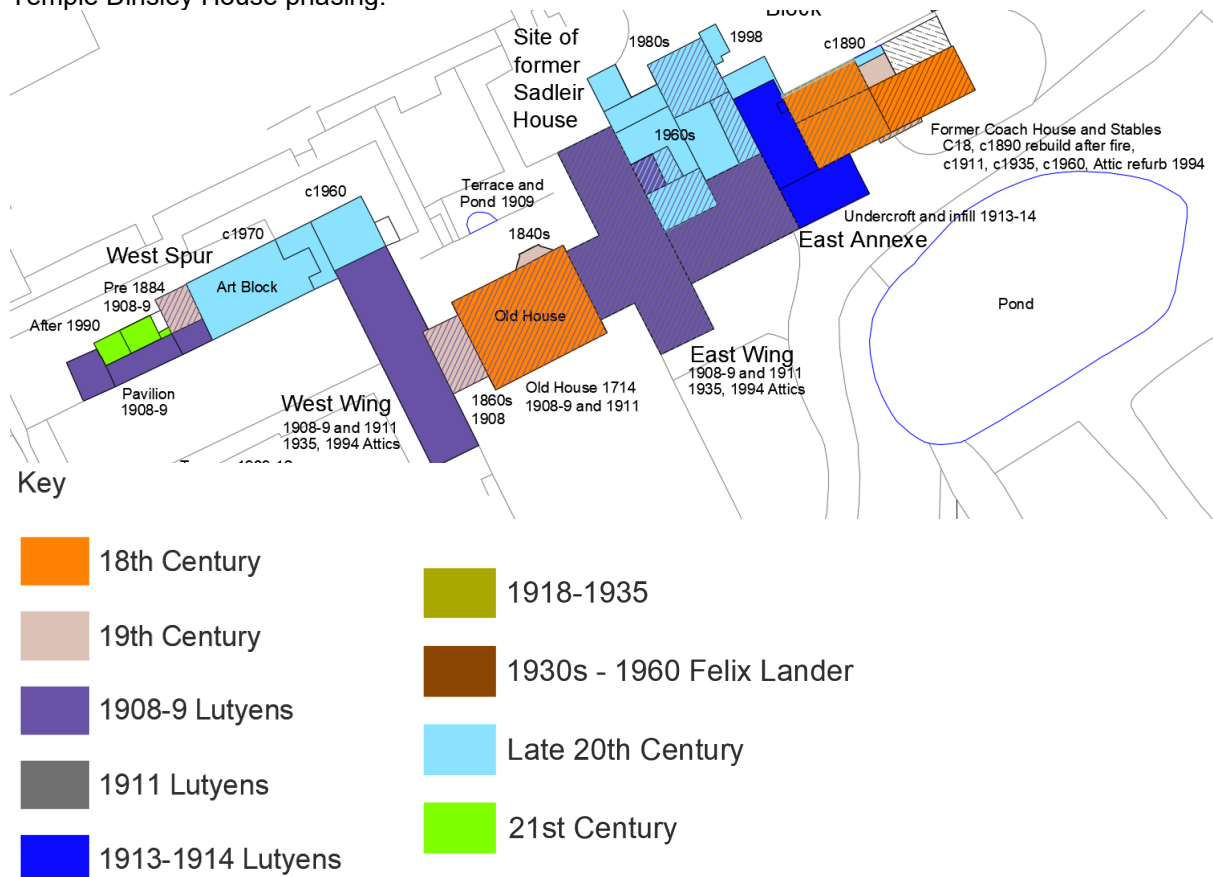


1950c OS Map. Surveyed 1946 to 1947.



1972 OS

Temple Dinsley House phasing:



Temple Dinsley House overview:

High significance:

Archaeological interest: High (cumulatively)

- Temple Dinsley House contains significant build phases from the early C18 onwards.
- The changes to the house are complemented by changes to the parkland and landscape, with a key phase involving collaboration between Edwin Lutyens and Gertude Jekyll.
- There are archaeological below-ground elements of the earlier Sadleir House to the rear and below the current house.
- The Edwin Lutyens phase of 1908 – 1914 is an extensive and substantial part of the interest of the house. Much of his layout, massing, architectural design, details, fabric, materials, joinery, fixtures and fittings are identifiable and are of national importance.
- The Felix Lander phase of 1935 – 1960 has some low-level interest as it incorporates the first years of the Princess Helena College's move to Temple Dinsley and includes the Assembly Hall and some well-proportioned and well-detailed changes inspired by Lutyens. The school bell is a clearly identifiable symbol of this lesser phase.

Artistic and Architectural interest: High

- The main frontage is a symmetrical composition of note, with the C18 house flanked by Lutyens' link blocks and East and West Wings. At the front, rear and west garden side its formal composition is complemented by the wider landscape and by ancillary landscape elements including symmetrical stairs, formal gateways, semicircular stone pond, balustrades, railings and walls.
- The quality of the detailing is high, with original doors, windows, decorative brick and stone, decorative lead hoppers and tall chimneys.
- Ancillary ranges provide some informality of interest and a sequence of linked buildings with a common theme of matching brick and stone, red tiled roofs, sash windows and tall chimneys.

Historic Interest: High

- Temple Dinsley has been owned and occupied by numerous people of national and local note, with key owners and occupants described above.
- The input of Sir Edwin Lutyens and Gertrude Jekyll is of significant interest.
- The role of the building as Princess Helena College has an added social and functional interest.

Setting:

- The setting extends from the intimate landscape around the house to the wider Registered Park and Garden.
- Although the boundary is walled, there are views in and out to the village and the connection through the gateways is highly significant and appreciated as a key view in Conservation Area Appraisal.

Condition: Variable, with areas that are poor:

The structure is damp and was poorly maintained over recent years. The roof finish was stolen so temporary holding repairs have been carried out.

There are structural issues within the Old House, where the C19 bay window was installed and the rear roof has been supported with steelwork intrusively providing support within the rear rooms. Also within the Stair Hall, where Lutyens and the school both made structural alterations which removed structural partitions and a central stair.

The Impact Schedules within each area describe the significance, issues, proposals, remediations and impacts in more detail.

Examples of typical High significance elements. Garden buildings have separate entries below.

Elevations: High significance elevations from the C18, C19 and c1908-1914 Lutyens phases:



Front Elevation – The Old House, flanked by Lutyens' West and East Wings and (right) the Annexe.
(Left) Inset Detail.

West Elevation

High significance -

Lutyens' West Wing including
(inset) wrought iron balcony



Low significance –

(left) School extensions and the rebuilt garden wall backing the Art Block.

Rear Elevation

High Significance –

The Old House and Lutyens'
East and West Wings.

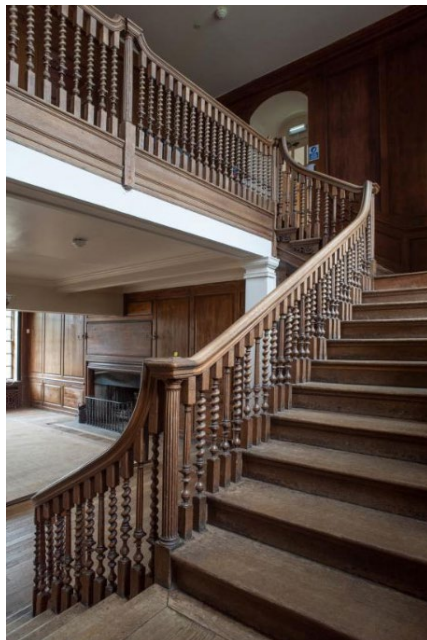
Lutyens' rear terrace.



Interior Reception Rooms: High significance, substantially original architectural spaces from the C18, C19 and c1908-1914 Lutyens phases:



Stair Hall early C18, remodelled by Lutyens.
School alterations to floor, partition and fireplace (left).



(left) Main Entrance Stairs Early C18, remodelled by Lutyens.

(right) Secondary Stairs by Lutyens. Cupboard (top left) probably by Lutyens. Upper storey (top right) is later, by Felix Lander and of low significance.



Lutyens' West Wing Garden Room.

Interior Reception Rooms: High significance continued:



Lutyens' West Wing Smoking Room. The fireplace is later.



Lutyens' West Wing Drawing Room.

Historic drawings and c1911 Country Life photographs add to the interest of these key rooms and show the Drawing Room was painted and the Smoking Room was not.



West Link corridor remodelled by Lutyens



Old House Bedroom remodelled by Lutyens.

High – Moderate significance, with identifiable High significance elements from the C18, C19 and c1908-1914 Lutyens phases, and Low – Neutral changes by the School:



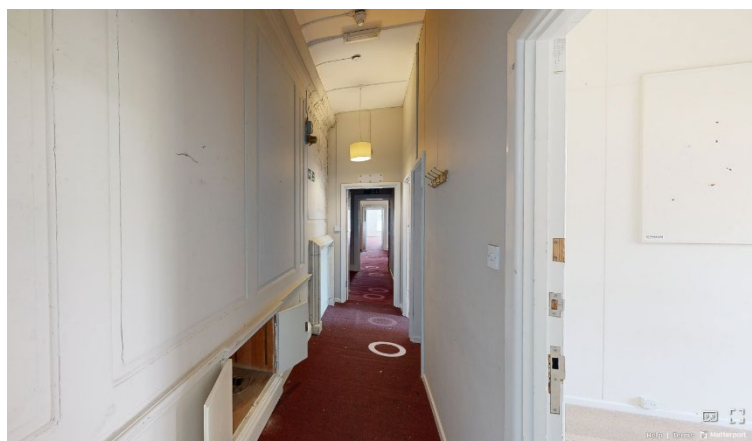
Dining Room within the Old House, with C19 bay window and later corridor. Panelling is therefore altered or probably from elsewhere installed by the school.



West Wing Front classroom (formerly Mrs Fenwick's Bedroom). Most architectural elements are present but the space has been subdivided in the past, cupboards lost and fireplace infilled.

West Wing (former Master Bedroom).

The space has been subdivided and changed, but some architectural elements are present, or can be reinstated to give added significance.



High – Moderate significance, with identifiable High Significance elements continued:

Ground Floor
Cloakroom with
some joinery by
Lutyens.



Service Corridor
with some joinery
including upper
cornice, windows,
arch and door
surrounds by
Lutyens.



Service Room
formerly divided,
changed by
Lutyens in a later
phase and by the
school.



Examples of other High – Moderate significance elements:



Door and ironmongery



Windows and shutters

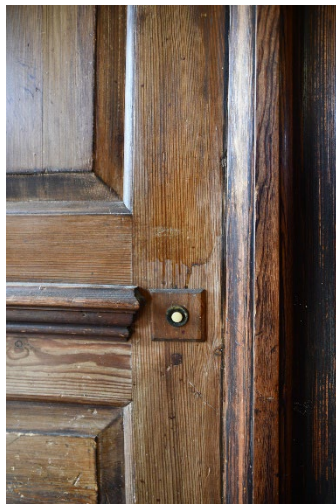


Cupboard



Lutyens ironmongery

Early C20 services of Moderate – Low significance:



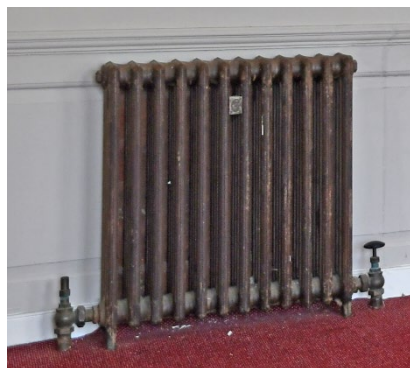
Bell push



Hydrant



Dumb Waiter



Cast iron radiator



Reused bell box

Moderate – Low significance elements providing evidence of the school:



School bell

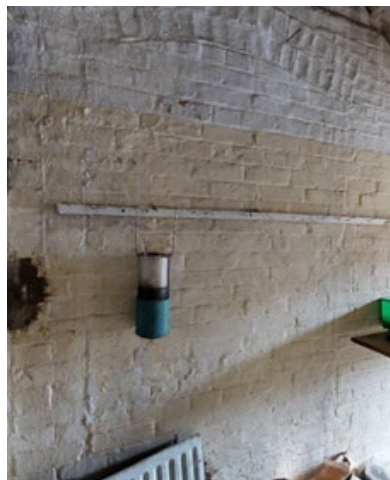


Assembly Hall within c1960s school extension, of some social / historic interest.

Typical areas of targeted change / improvement, of Low – Neutral – Negative significance:



Modern fabric, Central flat roof



Former openings



Poor quality and damaged



Modern fabric Stable block basement



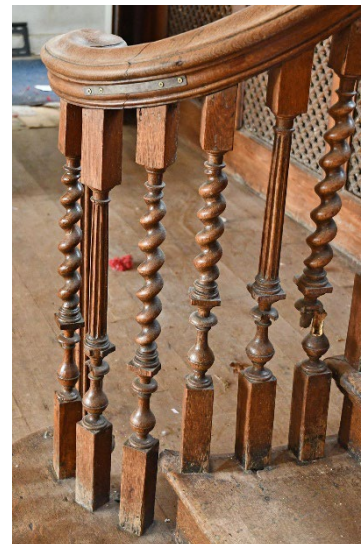
Poor quality details and materials

Condition: typical defects



Water damage to parapet and brickwork

Damage to paving and external brickwork



Defective guttering

Fallen plaster (Bay window)

Broken balusters



Damp and mould



Leaks, damp and mould



Failure of dormer

Pavilion (included in Grade II* listing of Temple Dinsley House)

Impact Table Apartment 9

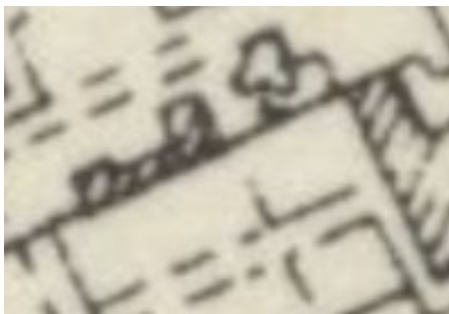
Description

The Pavilion is a single storey building dating from 1908-9, by Lutyens. It partly incorporates the kitchen garden wall and a C19 garden building.

Assessment of Significance



1924 OS with Lutyens Pavilion



1950 OS



1972 OS

High significance asset:

Archaeological interest: High

- The building has evolved from a structure forming part of a functional kitchen garden to a designed recreational pavilion as part of the Rose Garden.
- The northern side of the building is closest to the village centre and likely to be the location of the earliest occupation of Temple Dinsley.

Artistic and Architectural interest: High

- The Pavilion has a high level of both architectural and artistic interest which was enhanced by its relationship with the Rose Garden.

Historic Interest: High

- The Pavilion was designed by Sir Edwin Lutyens, to complement the garden of Gertude Jekyll.

The attached timber outbuildings at the rear detract from significance.

Pavilion continued:

Setting: High significance

- The frontage facing the Rose Garden is the key elevation which is contained by the private garden. The rear and sides are within tree clumps and lawns outside the former kitchen garden and are more informal in character.

Photographs



FIG. 377.—GARDEN HOUSE FROM THE SOUTH—



FIG. 378.—AND FROM THE WEST.

Pavilion (called Garden House), West terrace and Rose Garden.

Lawrence Weaver 'Houses and Gardens by E.L. Lutyens 1913. Reprinted 1981. P 226 Figures 377 and 378.



Pavilion in c1980s. RH wall and doorway are part of the garden wall rebuilt as part of the Art Block. Ref 117.



2024 Frontage from Rose garden



original window

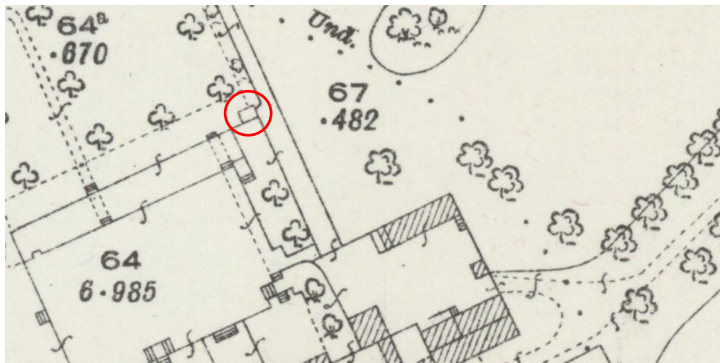


Interior of reused C19 building

Belvedere (included in Grade II* listing of Temple Dinsley House)

Description

The Belvedere is a small building positioned above the north-east corner of the sunken lawn. It is built of red brick with a pyramidal red tiled roof and is built into the slope of the ground, giving a single storey elevation facing westwards and a 2-storey elevation facing east. Access was not possible but the list entry reports that there are extended views east and north-east. These have been taken into account in the layout of the site.



(Left) 1924 Ordnance Survey. Surveyed 1922.

(Right) A similar Garden House, albeit with more steps above the garden.

Weaver, L. 'Houses and Gardens by Sir Edwin Lutyens, R.A.' 1925. Figure 423. Other Houses.

Assessment of significance:

High significance asset:

Archaeological interest: Moderate

- The Belvedere was built as a single phase in c1908-9.
- This location on the northern side of the house is likely the location of earlier phases but has been disturbed in order to build the garden structures.

Artistic and Architectural interest: High

- The Belvedere is an eyecatcher within the Lutyens / Jekyll landscape design.
- The building has landmark qualities due to design and elevated location.
- It retains good original detailing which complements the design.

Historic Interest: High

- The Belvedere is a characteristic element of the collaborative design by Sir Edwin Lutyens and Gertude Jekyll.

Setting: Moderate significance (potential High significance)

- The Belvedere currently has 2 aspects. The openings facing west are onto intimate spaces and the rear terrace. The upper window facing east currently looks into a shallow valley but the view is constrained by trees on one side and the Sports hall on the other.

Condition: Variable, with areas that are poor:

The structure is damp and has been poorly maintained over recent years. The Preston Village website shows that it was in poor condition in 1982 when it had been used as a potato store.

Photographs



(Right) 2024



(Above left) Growth, damp, slipped and poor condition roof tiles.

(Above right) East Elevation.

(Right) Detail of damp and deteriorated Flemish bond brickwork and pointing especially at low level.

Original stone top step with tiled riser.
Concrete lower steps.

Replacement door with plywood panel.

Typical poor condition of joinery



Piggery (Grade II)

Building 8 on Site Plan.

Description

The Piggery stands 240 metres south-east of the house (Building 8 on the Site Plan). It is a square single-storey brick structure with pyramidal clay tiled roof. It is located on high ground within a backdrop of trees visible on the approach drive to Temple Dinsley House.

This building is described in the List entry as probably being from c1908. An earlier building of these proportions is shown in this position and annotated as Well House on the 1841 Tithe map. Whilst it is possible the Well House forms part of the current structure, that building was part of the demolished farmstead and the brickwork appears similar to Lutyens' Pump House.

The park and Garden list entry attributes the building to Lutyens and says it was 'built as an eyecatcher within the park particularly from the house and south drive'. The 1924 OS map supports this, as the building was approached along an avenue with tree screens containing the view until rising ground was reached and both the house and piggery were revealed, the piggery visible against a backdrop of trees.

The walls are in Flemish bond with remains of pennystuck lime pointing. There is a single doorway with fallen remains of a ledge and braced boarded door. A high level C20 window is on the opposite wall to the door.

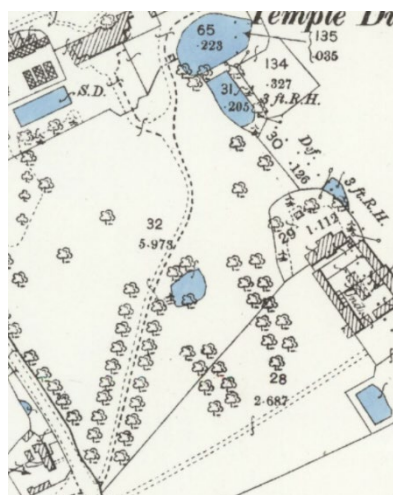
The interior is of painted brick with exposed roof structure and possible stone flags on the floor, currently covered in debris. The roof structure is of machine cut softwood which was originally lime plastered. There is a mid-C20 half-height enclosure with timber boarded door and concrete floor.

The Piggery was Listed Grade II ref 1347448 on 8 February 1988 as

Small farm building in the park. Probably c.1908 by E.L. Lutyens for H.G. Fenwick as part of the works at Temple Dinsley. Red brick in Flemish-bond with steep pyramidal handmade red tile roof. A small square single-storey building with stable door in middle of NW side. Half-round ridge tiles to hips. Central small window on SE side lower half blocked. Eaves project about 1ft in middle of NE side. An important landscape feature in view of the mansion from the park. Included for group value.

Assessment of Significance

Well House:



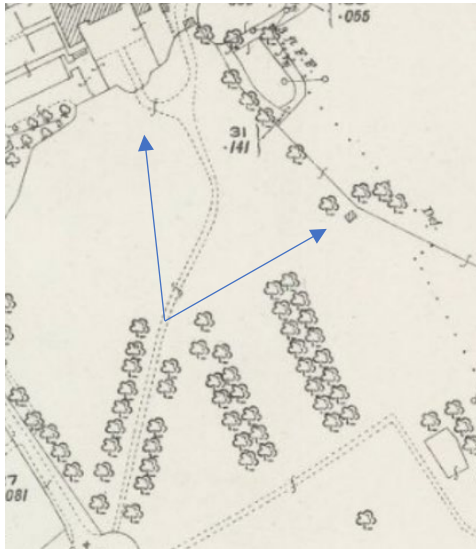
1869 Lease

1898 OS Map

The Well House faced the former farmstead and was enclosed from the parkland within a boundary and semi-circle of trees.

The Piggery:

Whilst the tree screening and avenue were essentially part of the late C19 landscape, Lutyens retained the eastern half of the tree group and opened up the views of the building to the drive.



(left and above) 1924 OS. Surveyed 1922.

(right) 1972 OS. Surveyed 1971.

High significance asset:

Archaeological interest: High

- The Piggery dates from c1908-13 and is predominately of a single build, contemporary with the phasing of Temple Dinsley House and its historic parkland.
- Apart from the rear window and a poor quality brick repair below this, the key historic elements of the building are present or loose on site.

Artistic and Architectural interest: High

- The Piggery is a designed eyecatcher on high ground in the parkland on the approach to Temple Dinsley House.
- It is a well-proportioned and well detailed structure.
- The C20 window is of no interest. It is unsympathetic in style, materials and proportions and detracts from the appearance and quality of the building.

Historic Interest: High

- The functional histories of the Piggery and its predecessor the former Well House enhance its interest.

Setting: High significance

- The Piggery forms a significant part of the landscape of the historic estate including listed Temple Dinsley House and the parkland within the Registered Park and Garden.
- The key views are from the west and the building is only glimpsed through the trees from the east and north.
- Detractors from the immediate setting include the concrete slab at the entrance and the utilitarian wire fenced enclosure.

Piggery continued

Condition: Poor

- The building is in very poor condition. It requires further investigation and the input of a conservation structural engineer.
- There are numerous cracks in the brick walls including full height structural cracks near the corners, some fallen bricks and some rebuilt sections in cement. The C20 brickwork below the window is in cement and of poor quality.
- The roof tiles have come to the end of their useful life and reroofing will be necessary. There is no evidence of guttering, which may have been intentional so needs further investigation, in which case the condition of the eaves overhang is critical. The internal timbers are water stained, especially at eaves level.
- The original vertically boarded timber door is incomplete and detached, lying loose on the floor.
- The interior is filled with debris, some of which may provide further information about the building and its former use. Further investigation is necessary to consider whether its past as a well house has contributed to its structural issues, and whether further functional historic fixtures survive.

Photographs

The setting of the Piggery is attractive in within trees and undulating parkland.

The utilitarian quality of the post and wire fencing detracts from views on the approach to the building.

The Parkland Management Plan notes that this fencing, although fit for purpose, reduces the visual quality of the landscape setting throughout the site.



These views show the close proximity to the trees, the utilitarian concrete slab entrance and typical weathered brickwork.

Piggery continued



Side elevation showing typical structural movement and poor condition of the roof and eaves. The central section of the roof has deformed and dropped.



Interior showing the debris including the original boarded door and the poor condition of the brickwork. The enclosure and door on the right is later C20.

Ice house (Grade II)

Building 14c on Site Plan.

Description

The Ice house lies 250 metres east of the house, within a clump of mature trees located on high ground within the historic parkland south of the east drive. It is an earth-covered round brick structure with a partial domed roof. The entrance is visible within the trees close-to. The interior cannot be readily accessed due to tree growth.

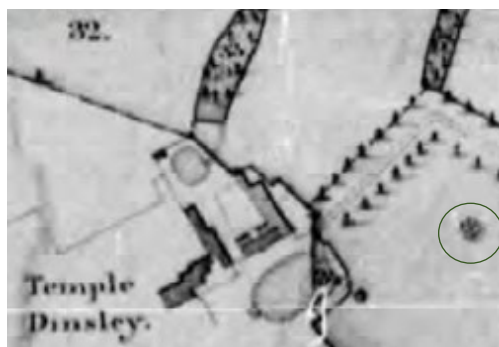
This building is described in the list entry as C18. A small structure is shown within the trees on the 1869 lease. It has two associated ponds to create the ice which are not shown on the 1832 Buckler etching, but are on the Tithe map of 1841.

The Ice House was Listed Grade II ref 1176789 on 8 February 1988 as:

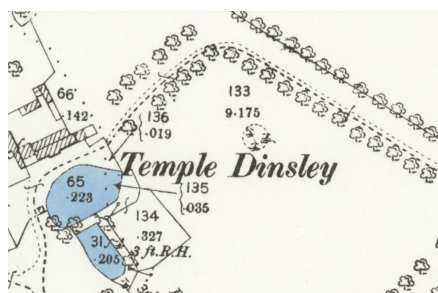
Icehouse among chestnut trees at Princess Helena College, Temple Dinsley (250 metres to east north east of main entrance door) at grid reference TL 1833 2483

Icehouse. C18. Red brick with some blue bricks. A deep large conical well with domed cap buried under an earth mound and approached by a low segmental vaulted narrow passage on NW about 4M long and about 1.5M below ground level. The passage is crushed inwards by treeroots and is unroofed at its outer end. Wooden crosspiece for former door halfway along passage.

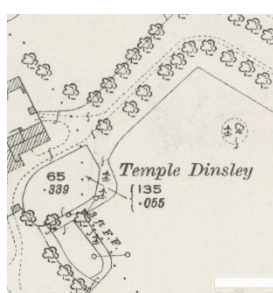
Assessment of Significance



1841 Tithe Map



1898 OS



1924 OS



1972 OS

High significance:

Archaeological interest: High

- The Ice house dates from the C18 / early C19 and is contemporary with the phasing of Temple Dinsley House and its historic parkland.

- The structure is damaged, but the key elements including domed interior and remains of the passage and arched entrance survive from the C18 / Early C19 Ice house.

Artistic and Architectural interest: Moderate as views are limited

- The Ice house is part of a historic grouping and landscape of visual interest.
- The architectural appearance and volume of the structure contribute to its interest.
- The nearby pond used to collect ice survives and complements the setting and understanding of the Ice house.

Historic Interest: High

- The Ice house forms part of a historic estate including listed Temple Dinsley House and the Registered Park and Garden.

Setting:

- The trees and ponds associated with the Ice house are a significant element of the landscape.
- The historic maps indicate that this setting was of a circular wooded enclosure. Some damaged hooped wrought iron railings are visible amongst the ruins of the entrance to the Ice house and most likely provided the boundary.

Condition: Very poor:

The structure is in poor condition, due to longstanding tree root damage. The trees are protected and therefore a 'holding' approach as a ruin to limit further damage is appropriate.

The hooped railings are also in poor condition but useful as templates.

Photographs

The wider landscape setting of the Ice House is attractive within trees and undulating parkland.

The immediate setting of the building is limited and contained by the roots of a chestnut tree.

The crushed condition of the entrance passage is visible. Two associated sections of wrought iron hooped estate fencing are partly buried at the entrance to the Ice House.



Gate Posts and Park Wall (Grade II)

Building 14d on Site Plan

Description:

The Gate Posts and Park Wall form the main approach to Temple Dinsley from the centre of the village. They comprise a semi-circular pair of entrances, each with substantial red brick gate piers containing alcoves, with stone keystones, plinths and cappings. A red brick estate wall continues northwards along the roadside in English bond with decorative moulded brick copings. The existing main entrance is the northern opening which leads to Temple Dinsley House. The southern entrance is blocked with a field gate and led to the former farmstead and to the Pump House and Tank House.

The brickwork is exceptionally well constructed with narrow joints and lighter red detailing of piers and quoins.

The gates to the main entrance are more recent and installed by the school.

The Gate Posts and Park Wall (Ref 1102432) were Listed Grade II with Group Value on 8 February 1988 as:

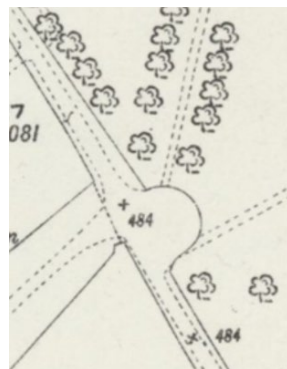
Park Wall Facing School Lane and 2 Pairs of Gatepiers and Flanking Walls at Main Gate to Princess Helena College, Opposite Crunnell's Green.

Park wall and 2 pairs of gatepiers and flanking walls. Circa 1908 by E.L. Lutyens as entrance to Temple Dinsley for H.G. Fenwick. Present pair of iron gates after 1935 for Princess Helena College. Park wall plum brick in English-bond with tile creasing to half-round coping bricks above sloping scarcement. Lighter red bricks for angle of semi-circular embayment to gates. Similar but narrower light red brick and Portland stone dressings to gatepiers. Wall about 1.75M high interrupted by 2 gateways asymmetrically placed in semi-circle. Northerly gateway in use as main entrance to college. Other has field gate and formerly led to farm buildings. 4 piers identical, about 5ft x 2.5ft x 10ft high with broader faces to front and rear. Each has a squared stone plinth projecting slightly and is capped by an overhanging stone moulded cornice with swept locking semi-circular wide niche with moulded sill and apron, hemicycle gauged brick and tile head. Keystone to arch and recessed spandrels. Brick check for gate with hollow chamfered stone top. Both faces of all 4 piers the same. Excellent brick craftsmanship.

Assessment of Significance



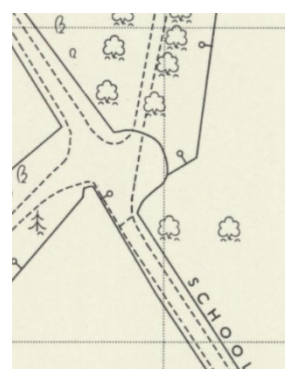
1881 1st Ed OS



1924 OS



1954 OS



1972 OS

The earliest entrance was from the north, and the village centre at Preston Green. This southern entrance provides access across the parkland to the southern side of the house. A second entrance immediately to the south of the main entrance led to Temple Farm.

The current entrance is the design of Sir Edwin Lutyens and the 1924 OS map shows its layout as a semi-circle serving the two driveways. The southern driveway remained after the demolition of the farm, continuing to access the Pump House and Tank House. It is shown on the 1954 and 1968 Ordnance Survey maps, but not in 1972, when the Pump House was annotated as disused.

Gate Posts and Park Wall continued

High significance:

Archaeological interest: Moderate

- The Gate Posts and Park Wall are from a single date (c1908) and are a very good complete example of the period.

Artistic and Architectural interest: High

- The Gate Posts and Park Wall are a fine example of Edwin Lutyens' work and demonstrate the hierarchy and importance of the entrance and of Temple Dinsley.
- They are an excellent example of the highest quality brickwork and detailing of the period.
- Temple Dinsley House is glimpsed from the gateway and together they make a harmonious complementary group within the parkland.
- The symmetry of the entrance was a significant element of the design, and the loss of the second driveway has reduced understanding of the reason for this and for the second gate.
- The existing gates are of neutral to low interest and not of the quality of the rest of the gateway. They do not reflect the quality of the other wrought iron gates by Lutyens within the site.

Historic Interest: High

- The Gate Posts and Park Wall provide evidence of a period of history and phase of the estate where the privacy of the house and its parkland and gardens were considered important.

Setting:

- The Gate Posts and Park Wall form an important part of the complementary group of designated heritage assets, including Temple Dinsley House and the Registered Park and Garden. This setting is both visual and functional.
- The setting incorporates the rural landscape and parkland, the village green and village centre around Crunnels Green.

Condition: Variable, with areas that are poor:

The structure is damp and has been poorly maintained over recent years.

The two corners at the junction of curved and straight sections of wall have vertical cracks. There is moss and ivy growth and some bricks and joints have deteriorated and failed, particularly on the northern and southern ends and at low level.

There is damage due to the proximity of trees and subsequent piers have been added to a leaning section of wall in the northern half.

Photographs

Gateway with setting of parkland and house.

© Google Streetview 2019 taken from an elevated position





Symmetry of the semi-circular entrance. The functional metal gate in the unused right hand opening detracts from the quality of the entrance. The Tank House is visible within the parkland beyond this southern (RH) gateway © Google.



Typical defects © Google 2019. (Left) vertical crack. (Right) Leaning section of wall with ivy.

Non – Designated Heritage Assets

Teaching Block (former Arts Block, originally garage)

Description

The Teaching Block is an ancillary building at the rear of the site, behind the former Coach House Stable range. It is a single storey building with attics and basement; brick-built with plain tiled roofs and large dormers. Its appearance is of the late C20 but it is reconstructed from some earlier structures.

The evidence of phasing is as follows:

The building has some C19 brickwork at low level below the bay on the eastern elevation which aligns with a brick boundary wall shown on late C19 maps. The first structures on this site were outbuildings and a service yard screened from the main house by a copse. They were constructed between the 1841 Tithe Map and the 1869 Lease and the yard was expanded westwards by 1884.

Edwin Lutyens designed a garage in this position of which also only fragments survive. A drawing dated 1910 in the V&A shows his design for a long single storey garage and a separate fuel store. The garage building had a large open space for four vehicles and two inspection pits as well as a room on one end heated by a fireplace for staff. There is no basement plan, but the brick plinth and lower ground plant room look consistent with this phase and a brick projection within the basement suggests a pit. At ground floor there is little evidence apart from low level brickwork on the North (rear) and East (side) elevation and a chimney and internal projection where the fireplace was. A window from the Lutyens phase is relocated within late C20 brickwork on the North elevation to align with the 1980s corridor to the Sports Hall. Lutyens' plans show there were two similar windows on the East gable of the garage so it may be one of these.

The plans show that the fuel store was a charming pyramidal building close to the entrance gate. There is no evidence of this structure left.

Nineteenth Century phases:

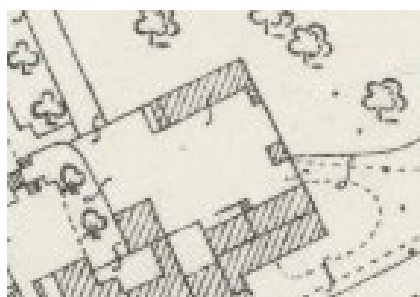


1841 Tithe map (before)



1884 OS

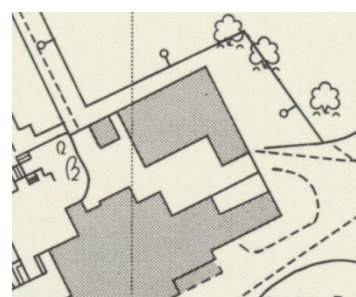
Twentieth Century phases, with the Lutyens phase included by 1922:



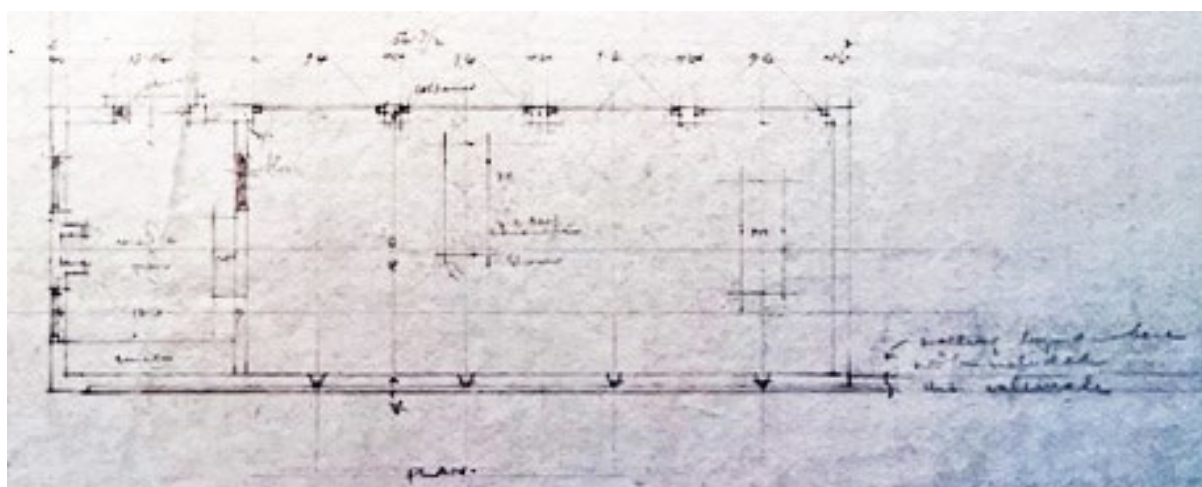
1924 OS Surveyed 1922.



1950 OS

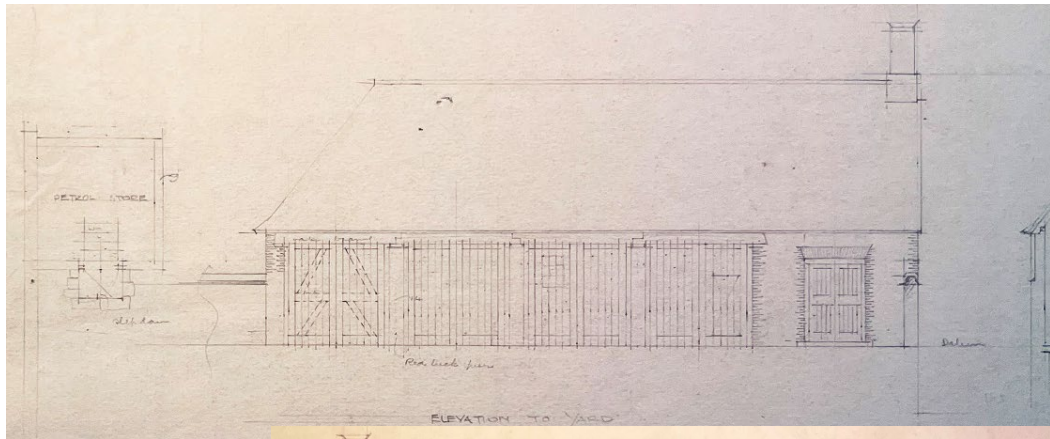


1972 OS

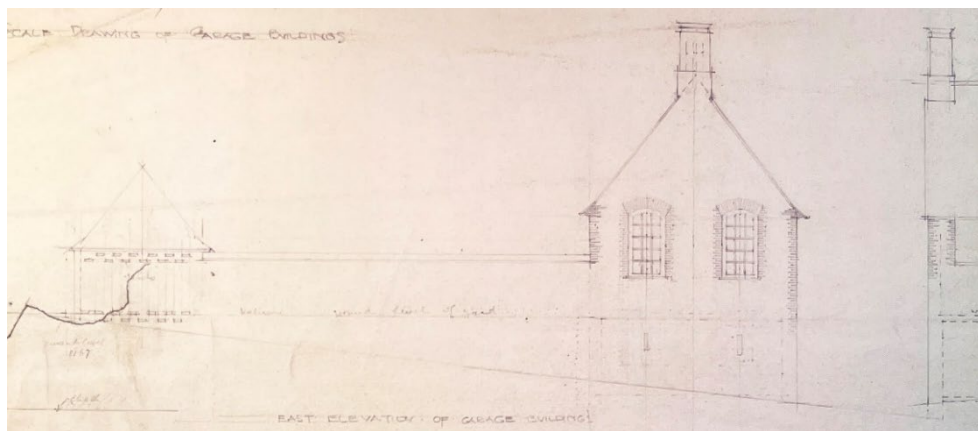
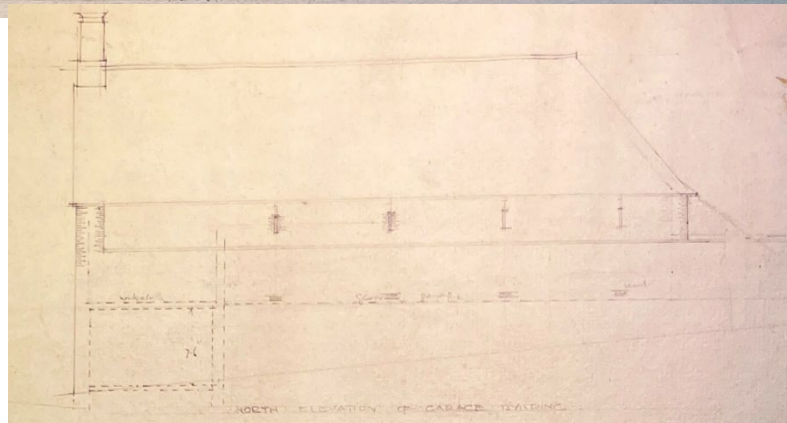


1910 Plan by Lutyens © V&A Collections. North is downwards.

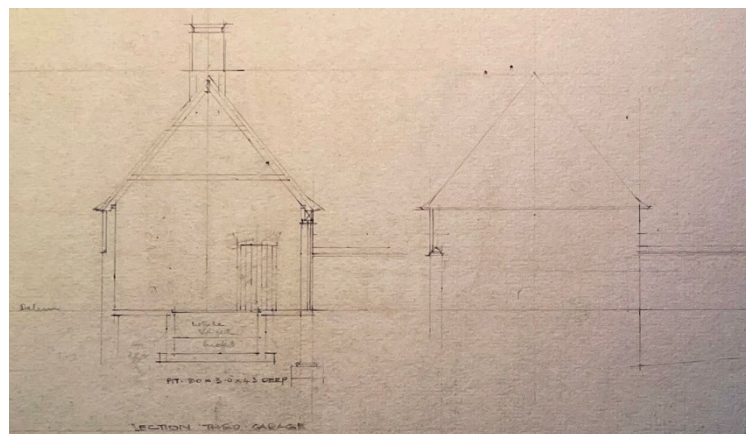
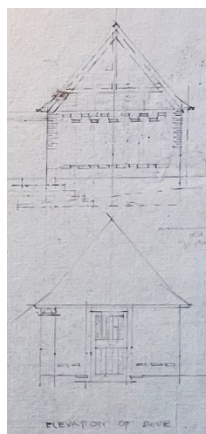
Teaching Block continued



Drawing of the Garage Building Temple Dinsley. Annotated E.L. Lutyens Architect April 15th 1910. Victoria and Albert Museum Archive.



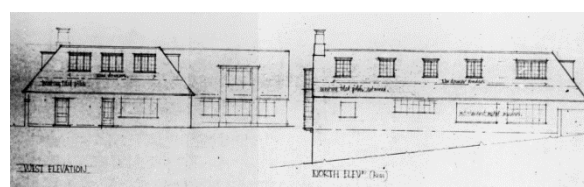
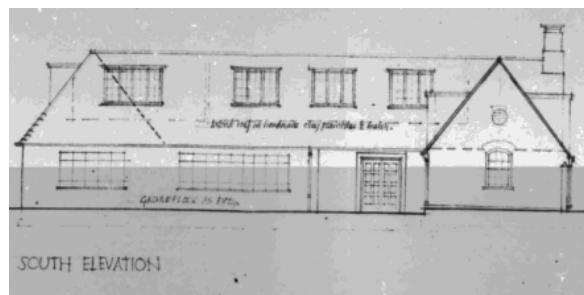
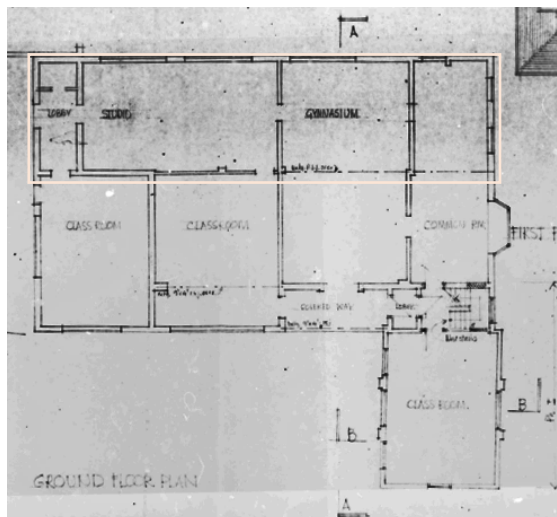
(Right) Petrol Store Building



Teaching Block continued

The Lutyens building was substantially extended at ground and basement level and the front wall was replaced between 1935 and 1947 by the school.

The remaining walls were raised and a replacement roof structure provided in 1977 to add a storey of bedrooms and classrooms.



1977 plan to provide a roof extension to locate bedrooms and classrooms within the roofspace. Listed Building consent 1/947/77 (576) LB. The Lutyens footprint is overlaid for clarity.

Low significance:

Archaeological interest: Low

- The different periods of brickwork on the East Elevation around the late C20 bay and on the North Elevation plinth have some forensic interest and follow the alignment of the C19 service yard.
- The North Elevation has bands of different periods of brickwork, of which the major part is mid-late C20 by the school.
- The eastern end of the basement is from the Lutyens phase and an altered Lutyens phase door and frame.
- A Lutyens phase sash window has been reused on the rear (North) elevation.

Artistic and Architectural interest: Low

- The Lutyens garage was simple but well-proportioned. Only his basement plant room survives to hint at the rest of the building.

Historic Interest: Low

- Lutyens' original drawings from 1910 provide some understanding of the origins of the Teaching Block and the buildings that were lost.

Setting:

- The Teaching Block has a poor-quality setting within a tarmac yard. It is attached to a 3-storey Accommodation Block built in 1984. The impact of the 3-storey extension is mitigated by a considerable change in ground level.

Condition: Variable:

The structure is damp and has been poorly maintained over recent years. The first floor incorporates a large flat roofed element which is vulnerable and the joinery elements including the reused Lutyens window are in need of repair.

Teaching Block continued:

Photographs



Front (South) Elevation comprising extensions by the school.



East Side with base of C19 wall



East Side with 3 storey C21 addition



West Side with Store



Rear with reused sash window



Rear Elevation with damp



Door to Plant Room

Pumping Station (Pump House)

Description

The Pump House was designed by Edwin Lutyens circa 1909 on a new site in a field to the south of the former Farmstead. It is a single storey building in two parts, constructed in red brick in Flemish bond with a pitched clay peg tile roof featuring hips and gables. The complex comprises a larger building of two bays to the north originally called the Piggery (not to be confused with the listed building to the north) and a smaller building to the south which covers a well. This well is not mentioned on historic maps but provided water for the Tank House directly to the north of the Pump House.

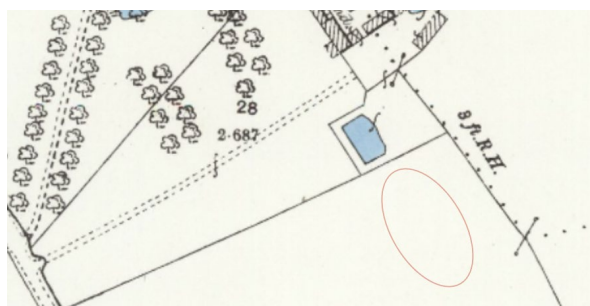
The building was designed to be functional rather than a parkland eyecatcher, but has some characteristic Lutyens architectural details including a central gable with large central window below a semi-circular arch and vernacular timber windows with side opening casements. There are also some attractive brick details and louvred joinery for ventilation.

There are some storage tanks and some incomplete remains of machinery. The function is redundant and the interior has since been altered during the late C20, probably for livestock / storage. The building has been vacant for many years and is now dilapidated.

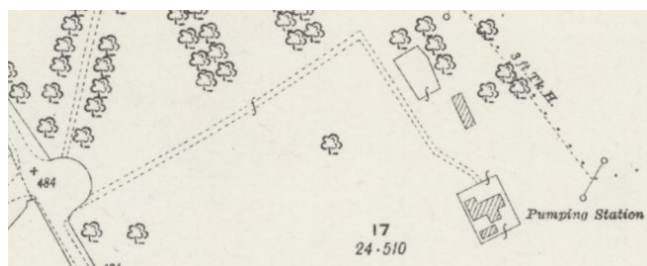
Assessment of Significance

Access:

The building is currently accessed by foot only across the field. When the building was functional, it was accessed via the now redundant second gateway within the listed Gate Posts and Park Wall. That access was highly significant as the purpose for the symmetrical design of the listed gateway.



1898 OS



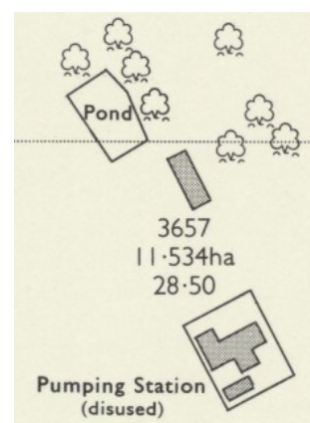
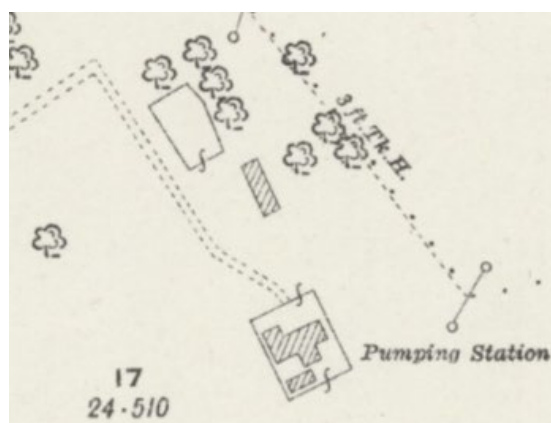
1924 OS

The 1898 OS map is prior to the construction of the Pump House and Tank House (site circled). It shows the southern driveway access to the former Farmyard. The former southern pond provides a clear locator throughout the sequence once the farmstead was demolished.

The access drive was then continued South-east via a right angle to Lutyens' Pump House and Tank House.

(left)
1924 OS.
Surveyed 1922.

(right)
1972 OS.
Surveyed 1971.



Pump House:

Moderate-High significance:

Archaeological interest: High

- The building supports the evidence of a significant period of change and redevelopment within the estate in 1908-1914, as part of major works by Lutyens for Mr and Mrs Fenwick.
- Its use as pumping station and well house supported the vital function of the estate prior to becoming a school.

Artistic and Architectural interest: Moderate-High

- The building is a simple ancillary service structure by Edwin Lutyens with relatively unaltered elevations and his characteristic architectural details.
- The Pump House was designed as a building to be functional and subservient. Its lack of symmetry and its small scale, modest form, proportions, and simple vernacular details support this.

Historic Interest: Moderate-High

- The connection with Lutyens and the Fenwick family adds to the interest of the building and its function to provide an effective water supply was essential for the successful running of an early C20 country estate.

Setting:

- The Pump House has a close visual and functional relationship with the Tank House.
- The southern part of the parkland remained in agricultural use for longer than the northern part. The setting is more functional and of less landscape interest than the northern parkland and this is reflected in the description of the Registered Parkland, which makes little mention of the surrounds of this building other than to the lost farmstead.
- The setting is rural, with land in livestock use and simple utilitarian structures and modern post and wire fencing.

Condition: Poor:

The structure has been poorly maintained over recent years. Some tiles are missing or slipped, some weatherboards are missing and it no longer has guttering. Internal and external windows and doors are in need of repair or missing. Some brickwork is unsupported or missing and the majority of flooring is unmade earth. Repairs are necessary for the building to have a use.

Photographs



Circa 1920 view of the brick Pump House and timber weatherboarded Tank House.



Circa 1913 view of the Pump House with its Piggery to the right and the original pyramidal Tank House to the left. Source: Benedict Fenwick family photographic album.



North Elevation

Internal and external typical views and condition



Barn 1 (Summerhouse Building)

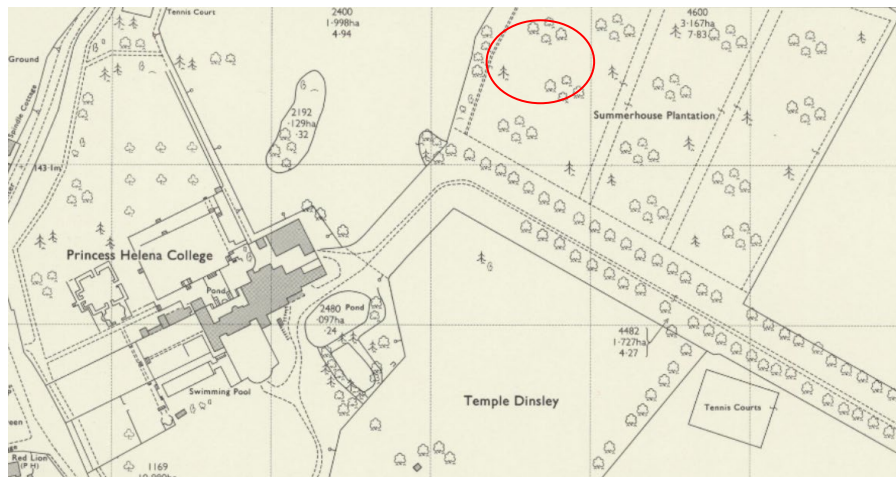
Description

The Summerhouse is a timber framed portal frame workshop structure with metal sheet roof and timber boarded walls.

It is a utilitarian structure and map evidence shows that it was constructed after 1970.

Significance: It would not meet the criteria for a heritage asset.

It is within a clearing in the plantation but not visible beyond the late C20 plantation. Although it is within the boundary of the Registered Park and Garden it is not mentioned in the list entry, is not part of a phase of development that has historic significance, and provides no visual contribution to the interests of the parkland and settings of other heritage assets.



1972 OS map. Surveyed 1970.



2024 Google aerial



View on the approach to the Summerhouse within a clearing in the woods.

Barn 2 (Tank House)

Impact Table 68

Description

The Tank House is a single storey building in two parts, constructed as a black weatherboarded timber frame with metal internal frame to support water tanks.

The northern element of the building was constructed first. It was a pyramidal building designed by Edwin Lutyens circa 1909 on a new site in a field to the south of the former Farmstead. All the openings are symmetrical, with a door on the eastern elevation and windows on the remainder.

Between 1913 and 1920, the building was extended in a more utilitarian manner, with openings set out in an ad-hoc arrangement without the symmetry inherent in Lutyens' designs. The 'original' South wall of the Tank House remains and is an internal wall.

Like the adjacent Pump House, the building was designed to be functional rather than a parkland eyecatcher, although it is visible at the main gates to Temple Dinsley. The 1924 OS map suggests that screening this building was not an intentional part of Lutyens/Jekyll's landscape design.

Assessment of Significance

Tank House:

Moderate-High significance:

Archaeological interest: High

- The first phase of the building supports the evidence of a significant period of change and redevelopment within the estate in 1908-1914, as part of major works by Lutyens for Mr and Mrs Fenwick.
- Its use as a water storage building supported the vital function of the estate prior to becoming a school.

Artistic and Architectural interest: Moderate - Low

- The original building was a well-proportioned and modest structure by Edwin Lutyens and retains his characteristic architectural details.
- The extension is larger and of a low level of interest.

Historic Interest: Moderate-High

- The connection with Lutyens and the Fenwick family adds to the interest of the building and its function to provide an effective water supply was essential for the successful running of an early C20 country estate.

Setting:

- The Tank House has a close visual and functional relationship with the Pump House.
- The southern part of the parkland remained in agricultural use for longer than the northern part. The setting is more functional and of less landscape interest than the northern parkland and this is reflected in the description of the Registered Parkland, which makes little mention of the surrounds of this building other than to the lost farmstead.
- The setting is rural, with land in livestock use and simple utilitarian structures and modern post and wire fencing.

Condition: Poor:

The structure has been poorly maintained over recent years. The building is no longer weathertight as at least half the weatherboarding is missing on the South gable and some on other elevations.

Access:

The building is currently accessed by foot only across the field. When the building was functional, it was accessed via the now redundant second gateway within the listed Gate Posts and Park Wall. That access was highly significant as the purpose for the symmetrical design of the listed gateway.

Photographs

Circa 1913 view of the original Tank House by Lutyens (left). The Pump House is on the right.



Extension of the Tank House sometime between 1913 and 1920.



Source: Benedict Fenwick family photographic album.



(Left) Looking North East towards the exposed gable

(Right) Interior of the later extension looking towards the original south elevation of the original building.

Other buildings and structures for Princess Helena College:

The following buildings do not have special archaeological, architectural, artistic and/or historic interest and would not meet the criteria for a heritage asset:

- Science Block.
It was constructed in 2003.



- Sports Hall. This is an extension to the Teaching Block and dates from 1983. It is a good example of its type.



- Stables. These were constructed in the late C20 and are utilitarian timber structures.



Nearby Heritage Assets

Dower House (Grade II) Potential setting

Description

The Dower House dates from the C18 and Early-C19 and is a 2-storey house in red Flemish bond brick with tiled roofs. It is located north of Temple Dinsley House. The main block is the earlier structure and is a double pile range with later 2-storey bay. It was extended in the early C19 to the east, when the current front door with reeded surround was added. The building has been extended since to the north, east and south.

The Dower House was listed Grade II with Group Value ref 1102427 on 8 February 1988, as:

House. Early C18, extended and altered early C19, lower C19 extensions to E. W part of front restored after flood damage 1968. Red brick in Flemish-bond, chequered with black headers to S front of older part. Dark weatherboarding to 1st floor at rear. Steep old red tile hipped roofs. A large irregular 2-storeys house facing S with long lower wings alongside road on W and stepping down steep slope to E. Double-pile plan main block with 2-storeys canted brick bay to rear at NE and large internal chimney with 2 square shafts linked by a recessed panel. S front 4 windows long with recessed sash windows with 8/8 panes and flat gauged arches. Flush box sash at left on 1st floor. Early C19 door with flush panel with reeded surround and corner blocks under trellis porch. 8-panel heavy fielded rear door and fielded panelled partition on 1st floor.

The house is also within the Registered Park and Garden, where it is described as:

The northern half of the park contains the Dower House (early C18 and early C19, listed grade II), a large, irregular, red-brick house of two storeys standing 300m north of Temple Dinsley house on lower ground....

In the late C19 (OS), a small garden lay immediately north of the house, covering the area now occupied by Lutyens' cross wings and North Terrace. The Side Path led west alongside the kitchen garden on the west front, giving access to a path through a narrow belt of wooded pleasure grounds on the west boundary which led northwards to the Dower House.

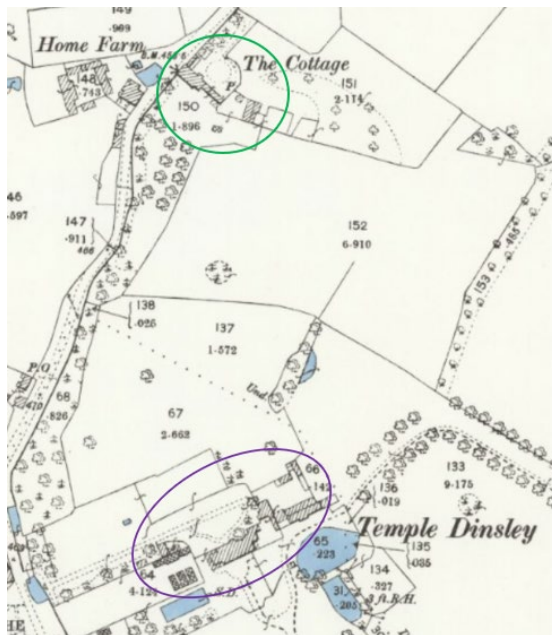
Assessment of Significance

Setting of Dower House: Limited intervisibility through High significance gardens.

- There is no visual connection between the Dower House and Temple Dinsley.
- The list entry and C19 maps confirm a historic landscape connection by winding path leading through the woods. The undulating path and land forms add to the interest of this part of the landscape and prevent direct views.
- As part of the c1909 Lutyens / Jekyll garden design, two woodland copses were introduced within the North parkland which prevent views between the two properties.
- There was a historic functional connection in principle between the House and its Dower House.
- There was a functional connection between the main school and the boarding house (Dower House) until 2017. The ownership of the two properties has been separated since due to sale of the school.
- The additional boundary trees and additional buildings (the late C20 Sports Hall and Stables at Temple Dinsley and the south and east extensions of the Dower House) prevent intervisibility between the two heritage assets.

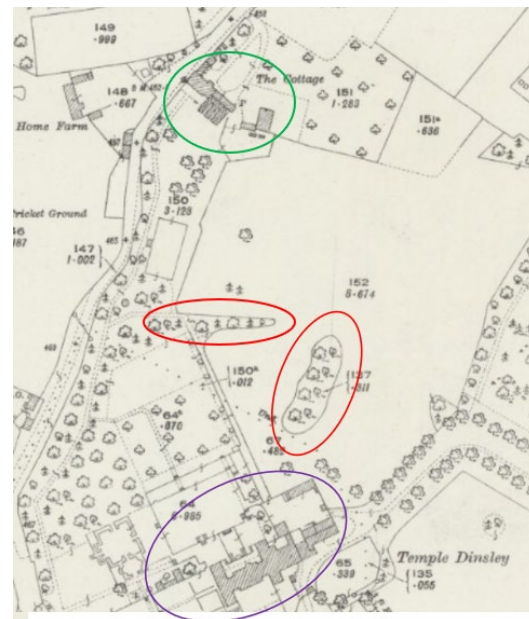
The historic maps show a significant change took place to limit the extent of the setting of the Dower House as part of the Lutyens' reworking of the landscape.

This suggests that the blockage of views was intentional and contributes to the design and understanding of the social and functional relationship between the two buildings and their sites.



1898 OS prior to Lutyens.

The additional copses are circled red.



1924 OS after. Called 'The Cottage'.

Photographs

(Right)

2024 Aerial view of the Dower House showing the extension to the south and east within the general position of the former glasshouses and thatched outbuilding.

The historic photographs show there was no intended view to the south-east from the listed building (shown by yellow arrow).



(Right)

2024 Aerial view showing the increased trees and development between the Dower House and Temple Dinsley.

© Google.



Lodges 1 and 2 (Curtilage listed) Potential Setting

Description

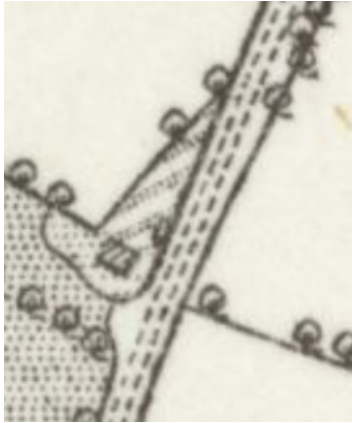
The Lodges comprise two semi-detached cottages situated at the east boundary of the park, on the north side of the college exit, approximately 450 metres from Temple Dinsley House.

The buildings date from the late C19 and are brick built in Flemish bond with a pitched red tiled roof and exposed timber framing. Originally the cottages were within a shared garden. The domestic curtilages as two cottages have been defined since circa 1971 and are separate from the fields that surround the Lodges.

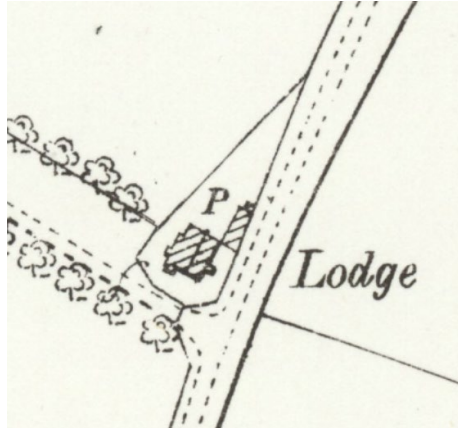
There is no intervisibility as there is rising ground between the Lodges and Temple Dinsley House and there is a woodland screen around the ponds south-east of the Main House.

The Lodges are separated from the main parkland by a parkland enclosure converted to a C20 Cricket field. Its western and northern boundaries are mature trees and hedges following the high ground and screening the buildings and parkland beyond.

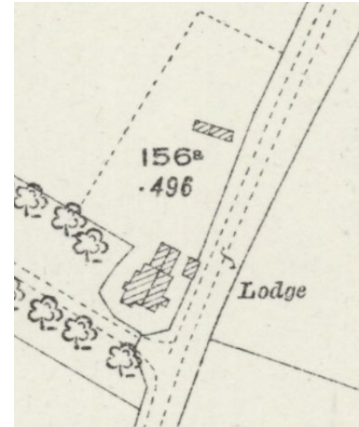
From the Lodges, the Late C20 – Early C21 Cricket Pavilion is prominent in the foreground in the direction of Temple Dinsley House. The Drive follows the edges of the parkland, so is not in the direction of Temple Dinsley House until the final approach.



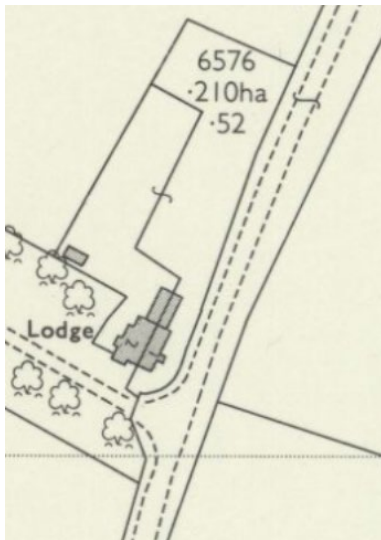
1878



1897



1922



1971



2024



2024 Aerial view showing the relationship between the Main House (circled red) and The Lodges (circled yellow). Between them is the Cricket Pavilion and the designed tree block around the ponds.

© Google.

*Benedict Fenwick
family photographic
album.*

*C2022 Entrance
Lodges*



4. Proposals & Justifications

Summary of Proposals

The alterations comprise:

- Repair and conversion of the House including Art Block and the Pavilion, Teaching Block, Pump House and Tank House into 45 new homes.
- Replacement of the Late C20 detached buildings including Sports Hall, Stores, Science and Residential Block with 24 new homes located unobtrusively away from the Main House.
- Ancillary amenities and parking areas located unobtrusively away from the Main House.

Additional repair and reinstatement is proposed to:

- Ancillary structures including the entrances, gateways and boundary walls, Belvedere, Piggery (former Well House), Ice House and other historic Garden features including Terraces, steps, arches and ponds.

Methodology

The works described in this application are proposed to firstly conserve Temple Dinsley and its historic garden structures, and secondly to improve the setting to adapt and replace less sympathetic C20th elements with better quality design and materials that respond more sensitively to the originals on the house.

The design and conservation strategy is:

A s is ~ leave well alone, repair where essential or desirable for the longevity of the building,

B arely touch ~ light touch works only to openings, walls, floors and ceilings identified of lesser significance, using bespoke furniture pods in selected large spaces.

C ut away ~ taking back C20 interventions, revealing and conserving significant spaces, views, parts and features, including the Master Bedroom and the views to the rear elevation.

D ismantle ~ remove later buildings of lesser sensitivity (e.g. Sports Hall and Science Block), intrusive services and reinstate spaces such as the central courtyard and the open undercroft.

E xtend ~ lightly and minimally add to the existing building where it can be done sensitively (basement, roof gardens, lifts for accessibility and more appropriate replacement structures)

F ace ~ changes to the existing building that alter its elevations for the better (e.g. removing the toilet block, reinstating the inner courtyard, replacing the Pavilion sheds and the fire escape stair).

A General Repair Schedule and Methodology accompanies this submission.

Landscape elements are addressed within the Landscape Impact Assessment.

Repair and conversion of the House (Grade II*)

Impact Tables 01-35 and Common Areas.

The proposals comprise:

Conversion to apartments:

- Providing safe access to existing flat roof terrace areas.
- Addition of 3 lifts to improve accessibility.
- A small extension to the rear of a late C20 school building and replacement of the metal fire escape with a more appropriate designed stair for access.
- Reinstatement of an internal courtyard by removing a late C20 school infill. This will reinstate natural light and provide the location of one of the new lifts. The design and materials to reflect Lutyens', to reuse a window and to be subtly different to distinguish its phase as today's.
- Removal of late C20 partitions to reinstate key historic rooms including the Master Bedroom and repair damaged fireplaces, cupboards, mouldings, panelling and surfaces.
- Alterations to internal partitioning and forming limited single openings for access, taking into account the age and sensitivity of the existing fabric and appearance.
- Removal of existing school services and heating systems, but retaining elements which have some historic interest, such as the school bell, call buttons for the original residential use, radiators and a hydrant.
- Provision of kitchens and bathrooms and removal of existing redundant school kitchens and bathrooms.
- Provision of insulation, sound and fire protection in accordance with methodology and details to be agreed specific to each area. These are described in principle in the relevant Impact tables and are subject to investigative opening up.
- Alterations to attic windows installed by the school to lower window cills.

Summary of impact:

Moderate level harm:

- Conversion to apartments in principle. Mitigated by design, by using the historic plan form to inform the proposed layouts, by light touch and reversible changes.
- Limited opening up within early C20 fabric where options have been explored and not been possible and this is the least damaging option for conversion. Mitigated by design to the service areas / least significant areas of the building.
- Adapting (likely 2) window openings within early C20 service areas to provide access to lifts. Allow to mitigate by reusing windows.
- Altering some basement spaces to provide habitable spaces, including alteration to C20 fabric, a structural scheme to be agreed, and inserting a small number of windows within the plinth of the Stable Coach house building, informed by the design of the Old House basement openings and Lutyens lightwells.

Low level harm:

- Forming pods within large rooms. Mitigated by design to appear as if furniture, informed by the historic design of bed enclosures by Lutyens (see Weaver photos above). Servicing within least significant fabric described in Impact Tables.
- Forming compartments between apartments and common areas. Fire protection mitigated by design, by the use of build-ups on least significant surfaces and conservation intumescent finishes, subject to methodology and an upgrade scheme to be agreed with Heritage Officer. Offset against the removal of visually intrusive FR partitioning that was inserted by the school.

- Forming internal openings to connect rooms in plan. Mitigated by design to select least sensitive locations, where there were previous openings and where fabric is modern/disturbed.
- Relocation of a late C20 staircase which will not reach fire escape standards. Subject to a scheme to be agreed, there may be a limited visual harm but it is within a non-original layout and no historic fabric will be lost.
- Gardens to be provided within a shared joint enclosed area away from the listed building, identified during the pre-Application process as having least impact. Mitigated by location and design of planted treatment, estate fencing and paths and limited hard surfacing.
- Relocating previously relocated early C20 cupboard from secondary stair store.

High level heritage benefits:

- Providing the building at risk with an optimum viable use.
- Providing a new sound roof and rainwater goods at a critical time of risk to improve the longevity of the building.
- Carrying out structural repairs including damage to brick arches and fallen brickwork for the longevity of the building.
- Reinstating the Master Bedroom, removing modern shelving from dressing area and relocating the bathroom within the former bathroom. Investigating the extent of original tiling that may survive and making proposals for agreement with the Heritage Officer.
- Investigate and replace of insensitive steel supports within the Old House to a more sensitive scheme to be agreed with conservation structural engineer.
- Investigate and re-support the cracked dropped ceiling within the old House Stair Hall and floor above to a scheme to be agreed with conservation structural engineer.
- Remove school stair and reinstate former spaces.
- Providing and repairing external joinery to give weather protection, improve the appearance and ensure longevity of the building.

Medium level heritage benefits:

- Reinstating missing elements of Lutyens' design that can be justified by evidence including missing sections of joinery and plaster.
- Retaining and repairing early C20 cupboards and fixtures identified as likely to be Lutyens phase.
- Improve the appearance of joinery, by reflecting Lutyens' designs and design hierarchy, such as for 2-panel boarded doors and fireplaces.
- Narrowing the double doors into the Assembly Hall and reinstating the missing sections of pilasters and architrave each side which is a significant element of Lutyens' design. Allow the double doors to be replaced by a narrowed alcove to suit.
- Replacing plastic and failed rainwater goods in cast metal.
- Added sensitive insulation of the building to provide greater amenity and use for the future and to reduce reliance on fossil fuels.

Low level heritage benefits:

- Tidying services and cabling, reducing scale to domestic and improving the siting of equipment.
- Improving the appearance of servicing to better reflect the early C20/Lutyens design, existing cast iron grilles and more authentic radiator grilles, such as replacing plywood with timber.

- Repairing flooring including early C20 parquet flooring insitu like-for-like.
- Replacing modern vents with more authentic Lutyens design.

Summary for Main House:

This building has a range of levels of heritage significance, from High to Neutral and Negative.

Harm to the building is limited as the scheme has been redesigned during the Pre-Application period to provide for the areas identified as having Lutyens or C19 fabric to be retained. Some later elements introduced by the school such as the boarding to the school Assembly Hall have also been retained as they have been identified as desirable by the Heritage Officer.

The Repair Schedule and Methodology describes the scope of anticipated external and internal repairs.

The proposed works within the setting have been designed within previously developed areas or where they can be screened within the contours of the land, to avoid and limit the effect on the setting of the listed buildings in accordance with Pre-Application discussions and this is explained further within the Design and Access Statement.

No harm or the lowest level of harm to the setting of this or any other heritage asset is proposed as the external changes are minimal and the external amenity areas and parking are located where their effect is minimised by the natural contours of the land.

This mitigated harm will be outweighed by the identified benefits.

Repair of walls and railings (Part of the House Grade II* listing)

A Repair Schedule accompanies this application and should be referred to.

The proposals comprise:

Minimal like-for-like repairs to:

- Defective bricks to be repaired and replaced in lime and lime pointing made good using a conservation Builder. Extent and sample to be investigated and agreed with the Heritage Officer and Architect.
- Conservation refurbishment of the metal railings by specialist. Allow for investigation of historic paint layers to inform the final colour and finish.
- Localised rebuilding of the rear Stable Coach House wall where it is poorly rebuilt in the Mid-Late C20.

Enhancement

- Removal of car parking from the Entrance courtyard.

Summary for walls and railings:

The repairs and refurbishment are heritage benefits to the listed building and they improve its longevity, appearance and setting. They are at a Moderate to High level of benefit.

The walls and railings of the entrance yard and former Kitchen Garden have a High level of significance. The rear walls and service yard gateway are generally more altered and have High to Moderate level of significance. They contribute to the significance of the Grade II* listed Registered Park and Garden, which will also benefit by the enhancement and improved appearance through repair and through the removal of car parking from the most sensitive views of the main house.

Repair and conversion of the Belvedere (Part of the House Grade II* listing)

The proposals comprise:

Minimal like-for-like repairs to:

- Brick repairs and lime pointing damaged plinth. Sample to be agreed.
- Allow re-roofing and localised conservation timber, brick and plaster repairs and redecoration.

Enhancements:

- Allow to replace missing and plastic rainwater goods in cast metal.

Summary for Belvedere:

All of the above are heritage benefits to the listed building and they improve its longevity, appearance and setting. They are at a Moderate to High level of benefit.

The Belvedere has a high level of significance and contributes to the significance of the Grade II* listed Registered Park and Garden, which will also benefit by the enhancement and improved appearance through repair.

Piggery (Grade II)

The proposals comprise:

Minimal like-for-like repairs to:

- Photographic recording and investigation of the fallen debris and floor construction.
- Localised trial holes and conservation report on condition and structural repairs for agreement of necessary works with the Historic Buildings Officer and Architect.
- Re-roofing and localised conservation timber, brick and plaster repairs and redecoration.

Enhancements:

- Allow for the replacement of the boarded ledged and braced door in accordance with the evidence of the partial door.
- Allow for replacement of the poor quality window and unsympathetic brick infill subject to a scheme to be agreed with the Historic Buildings Officer.
- Allow for the installation of painted cast metal rainwater goods subject to investigation of drainage and precedent on the building.
- Allow for replacement of the poor quality fencing with estate fencing.

Summary for Piggery:

All of the above are heritage benefits to the listed building and they improve its longevity, appearance and setting. They are at a Moderate to High level of benefit.

The Piggery has a high level of significance and contributes to the significance of the Grade II* listed Registered Park and Garden, which will also benefit by the enhancement of this building and its setting.

Ice House (Grade II)

The proposals comprise:

Minimal like-for-like repairs to:

- Photographic recording and investigation of the fallen debris and estate fencing, in so far as the fabric can be safely accessed.
- Localised repair of the rim of the brick entrance arch to stabilise any accessible loose bricks in lime mortar.

Enhancement:

- Allow to provide a perimeter fence for the protection of the structure. Allow for hooped estate fencing using the existing as precedent, following the mapped boundary line wherever possible or as agreed with the Historic Buildings Officer.

Summary for Ice House:

All of the above are heritage benefits to the listed building that take into account the access issues and proximity of protected trees and improve its longevity, appearance and setting proportionately. They are at a Low to Moderate level of benefit.

The Ice House has a high level of significance and makes some contribution to the significance of the Grade II* listed Registered Park and Garden, the ponds and the setting of the Grade II* listed Temple Dinsley House, which will also benefit by the enhancement of this building and its setting.

Gate Posts and Park Wall (Grade II)

The proposals comprise:

Minimal like-for-like repairs to:

- Localised brick and lime mortar conservation repairs where missing or unsound.
- Allow for necessary localised structural repair of substantial cracks and identified defects subject to a scheme to be agreed by conservation Structural Engineer, Architect and Historic Officer.

Enhancement:

- Reinststate the former gate and driveway to the south gateway to provide the symmetry of the original Lutyens design. Use built and documentary evidence for the symmetrical gate design to be agreed with the Historic Officer.

Summary for Gate Posts and Park Wall:

All of the above are heritage benefits to the listed building that improve its longevity, appearance and setting proportionately. They are at a Moderate to High level of benefit as the Gate Posts and wall are key elements in the Registered Parkland, the Conservation Area and the setting of Temple Dinsley House and they reinstate the functional reason for Lutyens' symmetrical design.

Teaching Block (former Arts Block, originally garage) Non Designated Heritage Asset

Impact Tables 36-40 and 3 Storey Residential Block.

The proposals comprise:

Conversion to apartments:

- Small alterations to late C20 external openings.
- Repairs and refurbishment of external surfaces and joinery.
- Alterations to internal partitioning.
- Addition of an internal lift to improve accessibility.

Summary for Teaching Block:

This building has a limited and low level of heritage significance.

No harm to the building is proposed as the design provides for the areas identified as having Lutyens or C19 fabric to be retained.

No harm to the setting of this or any other heritage asset is proposed as the external changes are minimal and the external amenity areas are located where their effect is minimised.

Pumping Station (Pump House) Non Designated Heritage Asset

Impact Table 69:

The proposals comprise:

Conversion to a dwelling:

- External repairs and weather protection including re-roofing and reinstatement of rainwater goods. Provision and access for bats.
- Recording and removal of redundant agricultural and engineering equipment from C20.
- Alterations to form minimal openings to connect rooms internally. Positions selected through altered or damaged areas of brickwork where possible. Reinstatement of an internal arch that has been blocked up during the later C20.
- A modest link extension to connect the two buildings using similar vernacular design.
- Thermal insulation applied internally, retaining exposed brickwork where possible.
- Retention and repair of windows with adaptation for thermal upgrading.
- Conservation rooflights where unobtrusive and glazed screens where shown to former agricultural openings.
- Internal upgrading of floors, fittings, fixtures, finishes and joinery to provide a home sympathetically within the building.
- Cartlodge for necessary ancillary accommodation to include cycle store, plant room and covered parking, sited and designed as subservient structures in traditional materials to best protect the setting.

Summary of impact:

Moderate level harm:

- Conversion to a house in principle. Mitigated by design.
- Removal of machinery. Mitigated by photography and recording.
- Extension to link the two buildings. Neither building is large enough for independent conversion. Mitigation by design.

Low level harm:

- Forming internal openings to connect rooms in plan. Mitigated by design to select least sensitive locations.
- Removal and relaying quarry tiles where they exist in order to provide insulation.
- Insulation of external walls internally to improve thermal performance.
- Conservation rooflights. Mitigated by design and sensitive positioning.
- Cartlodge. Mitigated by design and sensitive positioning.
- Garden. Mitigated by location and design of planted treatment, estate fencing and paths and limited hard surfacing.

High level heritage benefits:

- Providing the long-vacant building with an optimum viable use.
- Providing a new sound roof and rainwater goods at a critical time of risk to improve the longevity of the building.
- Carrying out structural repairs including damage to brick arches and fallen brickwork for the longevity of the building.
- Providing and repairing external joinery to give weather protection, improve the appearance and ensure longevity of the building.

Low level heritage benefits:

- Reinstating missing elements of Lutyens' design that can be justified by evidence including the large internal arch which reflects the design of the external arch, so is a significant element of his design.
- Providing a public record of the building and its machinery.
- Added natural light and insulation of the building to provide greater amenity and use for the future and to reduce reliance on fossil fuels.

Summary for the Pump House:

The potential harm to the Pump House is outweighed by the benefits to this building.

The proposals retain as far as possible the original arrangement and architectural features of the Pump House with sympathetic repairs that shall protect and enhance the setting and the future of the building. The link proposal is in keeping with the design, set back and subordinate in its form and enhances features of the existing building. The Cart Lodge is subordinate and provides necessary ancillary accommodation that protects the setting.

Summerhouse Building (Barn 1) Potential Non Designated Heritage Asset

The proposals comprise:

- Demolition of the structure and replacement with a single home.
- Provision of a garden and ancillary building.

Summary for the Summerhouse Building:

The existing structure is a late C20 utilitarian building which is not part of the significant phases of build at Temple Dinsley and does not contribute to the appreciation of the Parkland or another heritage asset.

Its loss would not therefore result in harm or a loss of heritage significance.

Science Block, Sports Hall and Stables

The proposals comprise:

- Demolition of the structure.

Summary:

The existing structure is a late C20 school building which is not part of the significant phases of build at Temple Dinsley and does not contribute to the appreciation of the Parkland or another heritage asset.

Its loss would not therefore result in harm or a loss of heritage significance.

New Housing

The new housing, Edwin, Violet, Sadleir, Ithel and Templar is located within the lower platform of land to the north and east of the Teaching Block, which is currently the site of the Sports Hall and Stables. Following pre-application discussion the position of development was adjusted slightly to reduce the extent of building eastwards compared to the existing, whilst retaining and reinstating the view eastwards from the Belvedere. A section is provided to show the effect of this current change of level.

The housing proposals are of high quality design and materials as described in the Design and Access Statement.

Building Barn 1 (Summerhouse Building) is to be replaced. The proposed houses, Summer House and Harwood House are located within existing clearings in the plantation and there is no intervisibility and no impact on the heritage assets.

The Pre-Application process and mitigation for the new housing is described within the Design and Access Statement.

5. Summary

This Heritage Statement meets the requirement under NPPF and local policy to assess significance of the heritage assets and impact of the proposals. Overall, there is a low level of less than substantial harm. This has been mitigated by design and should be offset against the identified heritage benefits which include the optimum viable use for Temple Dinsley and improvements to its longevity, fabric and appearance.

- The building and site is at risk and in poor condition having had the roof finish stolen, having been vacant for some years and poorly maintained prior to this,
- The design has been worked up through a Pre-Application process, informed by assessment of the phasing and significance of the heritage assets and their elements.
- The proposals provide a new optimum viable use for the listed buildings, heritage assets and the site that will protect its future.
- The proposals will preserve the landscape and improve identified elements in poor repair.
- The proposals will remove poor quality school elements and additions and provide high quality replacements and improved sitings to respect the key views of the heritage assets.