

5.10 Ice House

Ice House viewing station

Refer to

- Conservation Management Plan ~ RPS
 - KPTA, Heritage Statement for Alterations and Change of Use at Temple Dinsley, June 2024, p78
- Icehouse is to be remained as is.

Design Intent

The Ice House is now so fundamentally part of the trees that surround and grow above and around it that one part of the ensemble cannot be fixed without sacrificing the others. Nor is it safe to enter or even approach. It is however charming to look at and wonder upon, so a special level-access path runs from the circuit drive through a missing car space in the east side of the Existing Car Park axially to a viewing station with a lean on section of estate fencing as an information board celebrating the Ice House's provenance and history.



Ice House

Ice House ~ In the NHDC building conservation comments, Mark Simmons recommends that we provide a CMP following four conditions similar to a CMP submitted under ref: 20/02412/FP (Erection of 52 dwellings including open space, landscaping, local area for play, and associated highway works as amended by plans received 09/03/23 and 30/08/23).

The relevant conditions taken from this permission are as follows,

- Repair of structure together with an associated method statement,
- Implementation of a Heritage Information board,
- Implementing a permanent perimeter fence,
- Non-intrusive visual inspection once every two years.

We are particularly concerned that the repair of the Ice House is more complicated than the provided reference due to the following reasons.

Chestnut trees rooted onto and around structure ~ Structural repairs to the Ice House are anyway not possible with the trees in place. As depicted in the attached photographs, the Ice House is surrounded by chestnut trees directly above it, which have taken root into the structure, compromising its structural stability. T171 the tree directly above is also a veteran tree (significance TBC by Sharon Hosegood), and according to Sharon, the trees around the Ice House are protected by virtue of being in the Preston Conservation Area (also TBC). Any structural repair would likely cause severe damage to the roots of the Chestnut trees, necessitating their potential removal or felling.

Winter Hibernating Bats:

Applied Ecology has found the Ice House is designated as a non-statutory wildlife site on the basis of its past use by winter roosting (hibernating) bats. Although structural repair, so protecting the habitat, would be seen as a biodiversity enhancement, any intrusive conservation techniques will likely disturb the bat roosts.

Lack of survey data:

BIM solutions informed us that they will not survey the Ice House due to its inaccessibility and risk of collapse; therefore, we do not possess any survey data on this. Getting survey data is expensive and probably pointless.

The Grade II listed Ice House within the site raises opportunities and constraints related to its management, such as

- Raising public appreciation of the significance of the designated heritage asset,
- Securing the structure from damage by foot traffic, public access, and other inappropriate uses such as vandalism,
- Preserving the structure for bats may provide mitigation for changes to other parts of the site.

Constraints can be mitigated through implementing a heritage information board, fencing, and inspections without intrusive structural repairs.



5.11 Gates and Wall

Refer to

- Section 3.12.2 Restoration
- Temple Dinsley: The Lutyens Formal Gardens Summary of Restoration Proposals, George Carter
- Preston Parish Neighbourhood Plan 2018-2031
- Initial Heritage Assessment Pre-Application, John Selby

Excerpt from Initial Heritage Assessment:

The main approach enters off School Lane, with a gate set back off the road between two brick-built gate piers with stone dressings flanked by a brick park wall, a grade II listed and all designed by Sir Edwin Lutyens.

The southern section of the wall leads south with a further gate and pair of piers, also by Lutyens and also grade II listed, in similar style to the main gateway but a more modest affair. Opening onto the south park this was the farm entrance to the former Temple Farm. A functional, galvanised five bar gate contrasts with the ornate brick gate piers and detracts from the quality and character of the gateway space.

The [Walled Garden] comprises a perimeter one brick thick wall varying in height from around 800mm to 1600mm. The wall steps at various points and includes a plain tile creasing. An opening is located to the south west end which includes an ornate iron gate. The wall is in poor condition to most of its length with long sections subject to full or partial collapse.



5.12 New Housing

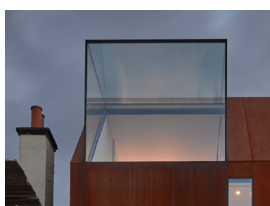
5.12.1 Design intent

The total gross internal floor area (GIA) of proposed homes is 3,586m²; See sections 4.8.2 to 4.8.6.

(A) Form and materials

The design of the new buildings and their arrangement to each other and to the Main Building draws on the characteristics of C19 Model Farms, which were often built as adjunct and support to a large country house.

Model farms are typified by structures that have been purpose-built for a range of specific farming activities, sometimes including living accommodation. Their buildings are often ensemble, built at or around the same time by a single owner, with variable numbers of storeys and a variety of roof pitches; each structure to suit the specific requirements of a contemporary semi-industrialised farm process, all arranged about a working farmyard. Model farm buildings tend to use a limited palette of materials and a variety of openings, large and small.



Dormers, glazing





Temple Dinsley had its own model farm to the south of the Main House but this went sometime between 1898 and 1924, replaced with the nearby Lutyens designed model farm on Hitchwood Lane (originally 'home farm to Temple Dinsley (q.v.)', c. 1913).

Like a 19C model farm, the new housing is unapologetically modern in its intent: designed to achieve high space, sustainability, energy, and access standards, exceeding minimum requirements in multiple areas; to meet the needs of a specific mix of homes and of this particular part of the site – especially the heritage, Arboricultural, and topographical constraints; and to respond sensitively to Temple Dinsley's historic development, including its past agricultural and service functions.

This intent gives form and utility to the ensemble, a collection of allied buildings arranged about shared space, with a variable number of storeys and roof pitches and a variety of openings, large and small. Windows and doors are conceived as simple punctures through the envelope, with minimal fenestration, sized to suit the spaces they serve and spaced to reinforce the whole agricultural block over individual homes. The arrangement of new buildings maintains and enhances special existing views across the site. Refer to the Initial Landscape Appraisal (ILA).

A common, limited material palette unifies them all, favouring traditional, breathable materials. Brick walls clad timber-framed structure beneath roofs of tile, slate, and metal, perforated by a mix of dark aluminium-clad timber windows and glass-formed dormers; metal rainwater goods and natural, breathable insulation (e.g. sheep's wool, wood-fibre, or similar).

Homes are designed to be fully accessible (see B, below) with reference to the 2023 London Plan Guidance: Housing Design Standards (LPG), which exceeds the Nationally Described Space Standard (NDSS) requirements. The LPG best practice space-standard is met (2023, Appendix 1), with layouts designed to accommodate prescribed furniture, appliance, and storage requirements (2023, Appendix 2).

Model farms



Pedestrian streets



(Top left) Farm buildings, Higher Hall Farm, Norbury geograph.org.uk (top right) Marmalade Co-housing marmaladelane.co.uk, (bottom left) Old farm building near Ludford geograph.org.uk (bottom right) Marmalade Co-housing marmaladelane.co.uk,

(B) Accessibility

As a minimum, new homes are designed to meet guidance set out in The Building Regulations 2010, Approved Document M, Access to and use of buildings, Volume 1: Dwellings ~ M4(2) Category 2: Accessible and adaptable dwellings. 2015 edition incorporating 2016 amendments for use in England.

18 of the 22 homes benefit from level access to private gardens and the wider site. The remaining 4 of 22 homes are accessed via steps but benefit from level access to their own private gardens. Occasional vehicle access is possible to within 10 metres of most homes.

(C) Energy & Sustainability

New housing is designed to minimise operational and embodied carbon within the site's constraints: e.g. heritage, Arboricultural, and topographic.

Operational energy will be minimised by implementing design measures recommended by the London Energy Transformative Initiative (LETI), as set out for small scale housing in its Climate Emergency Design Guide (2020). NHC equate this standard to its 'gold level' (NHC Pre-app Written Response 23/02156/PRE, 21 December 2023).

On-site renewable energy generation will be maximised within the contextual constraints described above. As a minimum, 50% of the new housing's energy demand will be generated from on-site renewables.

Embodied carbon will be reduced by implementing design measures recommended by the London Energy Transformative Initiative (LETI), as set out for small scale housing in its Climate Emergency Design Guide (2020). NHC equate this standard to its 'gold level' (NHC Pre-app Written Response 23/02156/PRE, 21 December 2023).

Refer to the accompanying Energy and Sustainability Statement for further detail.

(D) Building Services

Refer to

- 11951-CBG-XX-XX-RP-ME-90003-P01 - M&E Feasibility Report
- 11951-CBG-XX-XX-RP-ME-90001-P01 - Site Survey Report

New homes will be provided with all new services, including: potable water, power, heating, and telecoms (data).

(E) Drainage

Refer to

- SuDS

New homes will be provided with all new surface and foul water drainage systems.

(F) External lighting

The detailed external lighting design will be developed by the project MEP consultant at RIBA Workstage 4 to be in accordance with relevant British Standards, the Building Regulations, and Guidance Note 8 from the Institution of Lighting Professionals (ILP) – Bats and artificial lighting in the UK. The detailed design will include input from the project Architect, Conservation Architect, Landscape Architect, and Ecologist. It could also benefit from consultation with Natural England.

External luminaries will be designed to prevent upward spill of light and have a colour temperature of between 2200K and 2700K. 2700K will be favoured on and close to buildings; 2200K will be used for paths and drives away from buildings to benefit wildlife. Except where explicitly stated, flood lighting will not be used. Where specified, motion sensors will have 1–2-minute time limits.

Homes and apartments will have individual private entrances, accessed from shared paths or drives via private front gardens. Shared paths and drives, including steps, will be lit using a combination of low-level lighting bollards and low-level wall-mounted downlights. Luminaries will be activated by centrally controlled clock-timers and/or motion sensors.

5.12.2 Edwin

Private entrances are accessed from the street via small front gardens, in-turn accessed through gaps in low garden walls that mark the boundary between private and shared space. Each gap will be marked by low-level wall-mounted downlights. Luminaries will be fully diffused and activated by clock-timers and/or motion sensors. A manual 'off' override will be provided within respective homes.

Private Principal Entrances have covered landings recessed into the building facade, each with soffit mounted downlighting to illuminate doorway and landing. Luminaries will be fully diffused and activated by dusk to dawn timer and/or motion sensors to comply with requirement M4(2) of the Building Regulations.

A manual 'off' override will be provided within respective homes.

Private rear gardens will have wall-mounted lights to illuminate the paved area immediately adjacent to the building, controlled by motion sensors for security with a manual override provided within respective homes. Floodlighting will not be used.



Extract from 641-KS-04-XX-DR-A-10351 Proposed GA Plans: Sports Hall Houses: Access level.



Extract from 641-KS-04-XX-DR-A-12350 Proposed GA Elevations: Sports Hall Houses: Edwin & Violet, showing the west elevation of Edwin.

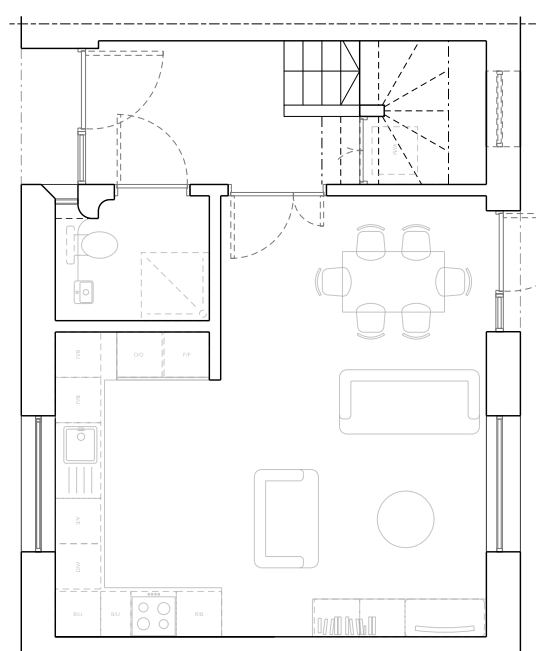


Left

Handmade clay peg tiles, e.g. Lifestyles Woburn Reclamation mix, or similar.

Right

Handmade bricks, e.g. Imperial Bricks Reclamation Weathered Soft Red, or similar.



A	Ground Floor
	43.4qm GIA, 1sqm Built-in storage

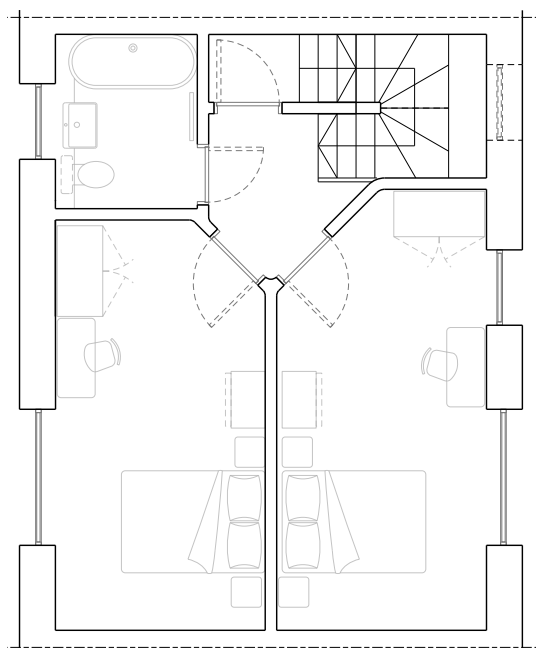
Refer to

- 641-KS-03-XX-DR-A-10350 Proposed GA Plans: Sports Hall Housing: Level B4
- 641-KS-03-XX-DR-A-10351 Proposed GA Plans: Sports Hall Housing: Level B3
- 641-KS-03-XX-DR-A-10352 Proposed GA Plans: Sports Hall Housing: Level B2
- 641-KS-03-XX-DR-A-10353 Proposed GA Plans: Sports Hall Housing: Roof

- 641-KS-04-XX-DR-A-12350 Proposed GA Elevations: Sports Hall Housing: Edwin, Violet & Ithel

- 641-KS-06-ED-DR-A-12450 Proposed Layouts: House 45 Edwin

- 641-KS-06-ED-DR-A-12460 Proposed Layouts: House 46&47 Edwin



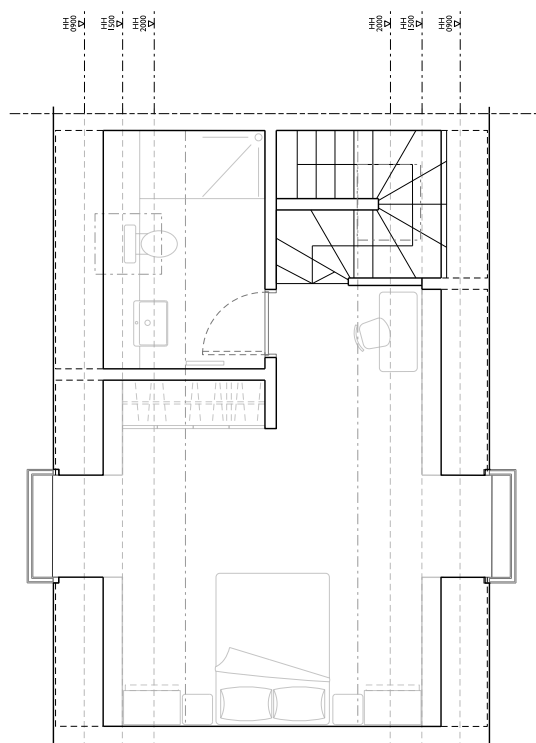
B	First Floor
	44.9sqm GIA, 0sqm Built-in storage

(A) Form

Slim range 3-storey building with symmetrical 50° roof: 2 houses (121 sqm, 3B5P), 1 apartment (81 sqm, 2B4P), and 1 duplex (107sqm, 2B4P). At first-floor level, Edwin measures 28.600m (l) x 6.600m (w).

(B) Materials

Brick faced lightweight timber frames below a roof of clay peg tiles. Dark-grey aluminium-clad-timber triple-glazed windows and doors. Dark-grey aluminium-clad-timber triple-glazed roof windows and glass formed dormers, also triple glazed. Metal rainwater goods and natural, breathable insulation.



C	Second Floor
	37.6sqm GIA, 2.4sqm Built-in storage

(C1) Accommodation (houses)

Both houses share the same plan:

Each house has level access from the west via a private front garden leading to a covered entrance porch.

The principal entrance gives on to the entrance hall and stair, with access to shared WC and under-stairs store.

The open-plan kitchen-dining-living area (29m²) is also accessed from the entrance hall, with level access to the rear private garden.

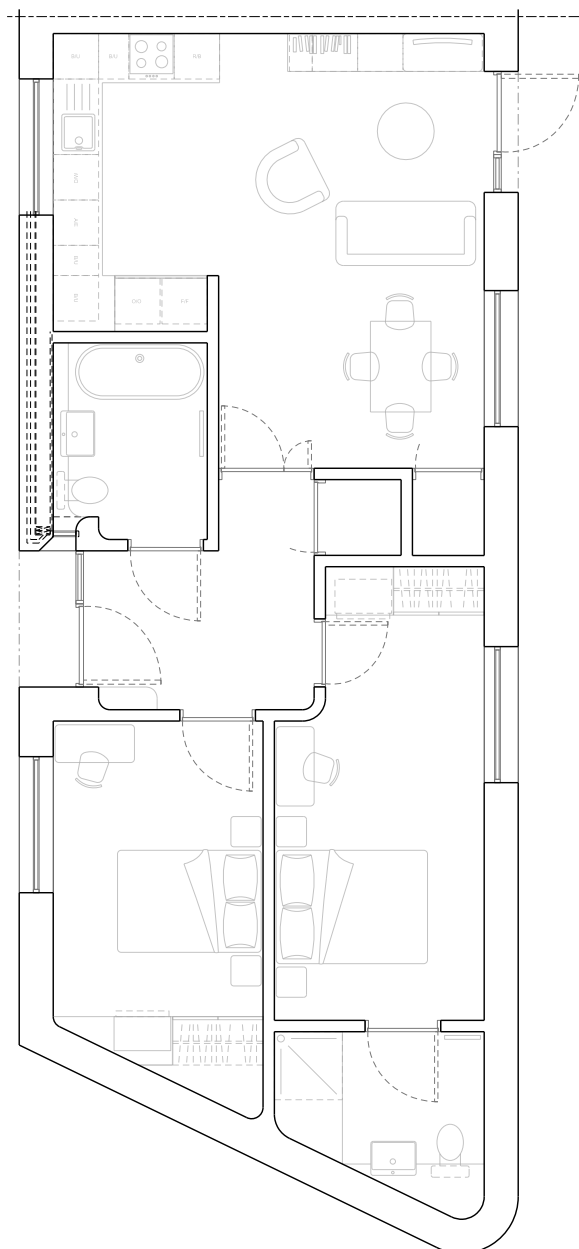
Natural light is provided through windows and glazed doors on east and west elevations.

At first-floor there are two double bedrooms and a family bathroom, all accessed direct from the stair hall.

The bedrooms face east (15m²) and west (14.5m²) respectively. All rooms are naturally lit through windows on east and west elevations.

The second floor comprises a principal double bedroom (25m²) and en-suite WC and shower room.

Natural light is provided through a combination of glazed dormers and roof windows.



C2) Accommodation (ground floor apartment)

The lower apartment (ground floor) has level access from the west via a private front garden leading to a covered entrance porch.

The principal entrance gives on to the entrance hall, with access to a shared bathroom and to a store.

To the north of the entrance hall is an open-plan kitchen-dining-living area (29.8m²), with level access to the rear private garden.

To the south of the entrance hall are two double bedrooms, the principal bedroom having an en-suite with shower. The bedrooms face east (15.4m²) and west (13m²) respectively.

Natural light is provided through windows and glazed doors on east and west elevations.

C2) Accommodation (ground floor apartment)

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The principal entrance gives on to the entrance hall, with access to a shared bathroom and to a store.

To the north of the entrance hall is an open-plan kitchen-dining-living area (29.8m²), with level access to the rear private garden.

To the south of the entrance hall are two double bedrooms, the principal bedroom having an en-suite with shower. The bedrooms face east (15.4m²) and west (13m²) respectively.

Natural light is provided through windows and glazed doors on east and west elevations.

(D) Means of escape

Vertical and horizontal escape is achieved through provision of a Protected Stair and fire doors (FD30), supported by escape windows at ground and first floors.

(E) Access

Houses and apartments benefit from level access to the wider site, including the main East Car Park; all benefit from level access to private gardens. Occasional vehicle access is provided within ~4.000m of the Principal Entrance of both houses and the upper apartment (duplex), and to within ~7.000m of the ground floor apartment.