

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table

Temple Dinsley – Pump House

Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Pump House – Plan of Significance – Refer to Drawing 641-KS-30-XX-DR-A-00001 and 641-KS-30-XX-DR-A-00002



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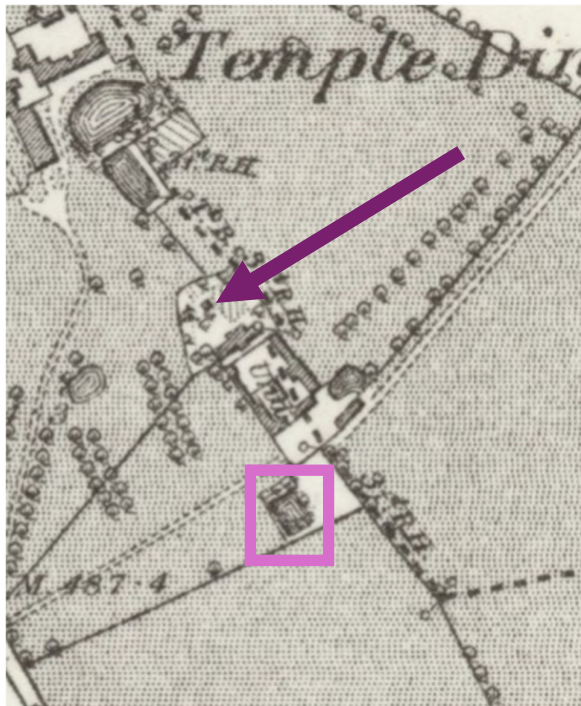
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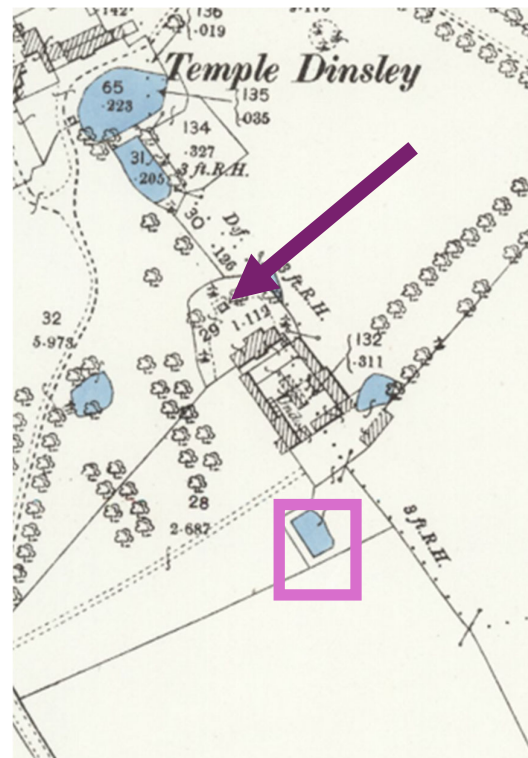
Lutyens' Pumping Station (Pump House) was a complete new build and formed part of the 1909 proposal. The building has a larger range to the north which was originally built as 'The Piggery'. The smaller building slightly to the South covers a well, not indicated on the C19 maps so likely formed at the beginning of the C20 to provide a clean and continuous water source to Temple Dinsley. Water would then be stored within the barn located to the north (the Tank House).

The Pumping Station building is brick with a pitched clay peg tile roof featuring hips and gables. The architectural detailing is similar to Lutyens' other outbuildings on the site with semi circular arches and casement windows. There is also louvred joinery for the purposes of ventilation. There are storage tanks contained at the end of the East central range and signs of alteration internally. The ceiling is boarded to the main central range running East-West. It is assumed that when the school took over the site in the 1930's, that the building became unused and is now dilapidated.

Temple Farm, which was relocated at the beginning of the C20 to a location further South, is no longer shown on the 1924 OS Map in its location close to the Pond (pink square) and Stable Block. The original farm buildings were removed entirely in that time except for one surviving square building which was the earlier 'Well House' (purple arrow below indicates its position. Ironically it is now referred to as 'The Piggery'). The newly relocated Temple Farm was designed by Lutyens' slightly to the South West and across the road and is a model farm.

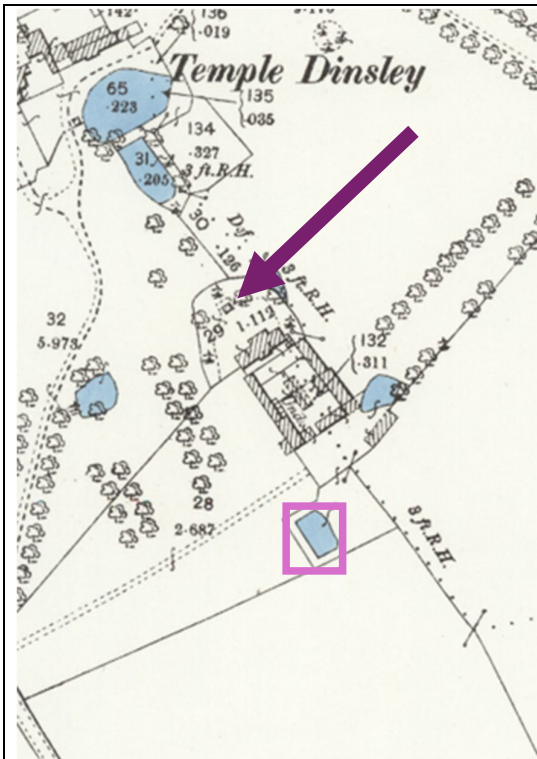


Extract of 1884 Map

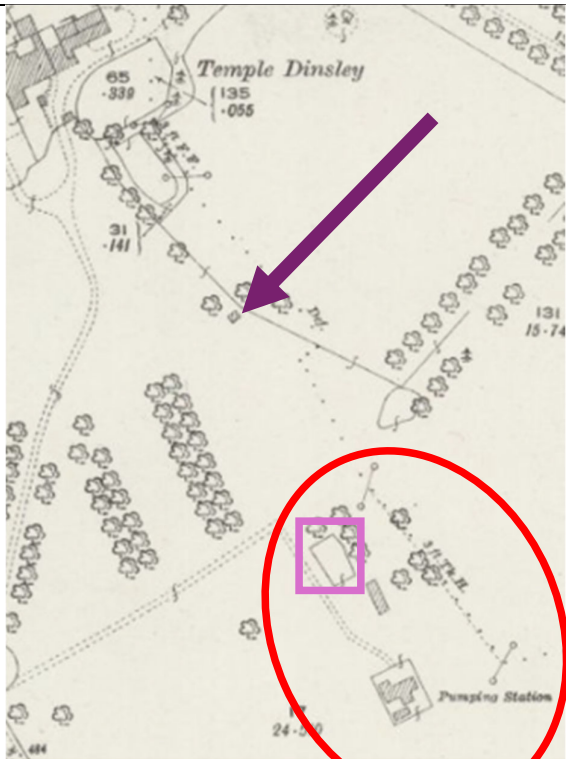


Extract of 1889 Map

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Extract of 1889 Map



Extract of 1924 Map



Image circa. 1913 of the Tank House in the distance (in its square form with hipped roof) and 'The Piggery' in the foreground. With the separate building covering the well, clearly visible.

Design Proposals

The Pump House is a great opportunity to make use of a forgotten outbuilding of the site, that formed part of Lutyens' 1909 plans and farm scheme.

To minimise the impact of the conversion of the Pump House the building arrangement and form has determined the internal arrangement of rooms with main living areas accommodated to the West side of the building that also address the main approach. The bedrooms are located to the East side and the separate building housing the well is proposed as a separate bedroom wing, retaining the well and covering this over with glass. A glazed link, set back with a clay tile pitched roof and overhang is proposed to connect the existing smaller building over the well, with the main 'Piggery'. Providing additional accommodation. A pitched roof in this location repeats the architectural form/silhouette of the building and works well with the various existing wings projecting off the central range. The glazed screen below the overhang of the clay pitch roof signals the intervention between the buildings. Similarly, the small section of the glazed link visible on the East Elevation allows the separate building still to be read.

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The link is concealed when viewing the Pump House from the North and South.

Cart Lodges

A new detached cart lodge is positioned to the North East corner of the Pump House. The position, arrangement and symmetry of the former farmstead on the historic maps has influenced the location of the ancillary accommodation (cart lodge) for the Pump House and Tank House, as well as the relationship between these buildings visually at present.

When viewed from the West and East there is a clear separation between the Tank House and Pump House that should be retained.

In addition, there are no existing windows to the sections of walls on the North East corner of the Pumping Station which allows the cart lodge to be tucked in to the external corner reducing its visibility on the West and South elevations which are considered important views. This location also does not block any views from the Pumping Station and a cat slide design ensures that the roof volume is reduced. It is proposed that the cart lodge use traditional materials but in a contemporary manner, with a dark blue brick plinth and stained black/charred vertical weatherboarding to the upper walls and pitched sections. This visually resembles the appearance of the Tank House, however the detailing and simplicity resemble a shed like subservient structure.



North Elevation of Pump House

Refer to Drawings

641-KS-03-PH-DR-A-02010 Plans and Elevations as Existing

641-KS-03-PH-DR-A-12010 Plans and Elevations as Proposed

641-KS-01-PH-DR-A-02010-P01 Pump House Demolition Plans

641-KS-03-XX-DR-A-10501 Tank House and Pump House Block Plan as Proposed

641-KS-03-XX-DR-A-10500 Tank House and Pump House Site Plan as Proposed

Plans of Significance

641-KS-30-XX-DR-A-00001

641-KS-30-XX-DR-A-00002

Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
Conversion to dwelling.	High Setting 1909 Lutyens' Piggery and Well House	Moderate Impact Enhance	During the school's ownership of the site the Pumping Station has been unused, and it has fallen into disrepair. The conversion will allow the building to be repaired and enhanced.

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	Removal of sections of internal walls and doors indicated.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Enhance	 Sections of internal wall to be removed to allow smaller wings off main East -West range to connect in plan. Minimal loss of fabric. No external alteration. Reinstating Lutyens' arch internally.  
	Removal of Tanks, Well Gearing and other associated equipment.	EC20 farming and Well equipment.	Moderate Impact	All equipment shall be photographed and recorded prior to removal. The Well shall be retained and capped with glazing flush with floor finish. Loss of agricultural and engineering equipment from the EC20. The equipment has not been in use and the requirement is redundant. The equipment can be recorded. The Well will form part of the new proposal.

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Floors Removal of existing quarry tiles and slabs. Install insulated slab with breather perimeter where required. Relay original floor finishes, making up shortfall.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	The majority of the floor unmade earth with some areas of clay quarry tiles surviving and stone slabs to the well house. Flooring that can be reused will be set aside for reuse. Installation of an insulated floor slab will bring future benefits for the building use. Original flooring can be relaid with shortfall made up to match existing. Considered low impact and a benefit.	
Walls External brick walls with feature semi circular arches to be repaired. External walls to be lined and insulated internally.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Particular attention to lintel positions and between rafter feet for repairs. External walls to be lined and insulated on the internal side to upgrade wall to suitable level for habitable use and to meet current building regulation requirements where possible. Considered low impact. Where brickwork can be left internally exposed, it shall retain architectural features. Access maintained in required locations for Bats.	
Roof Re-roof will be required. Roof to be re-felted and insulated.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Existing tiles will need to be set aside for reuse. Ceiling boards in main range ideally retained where possible. Roof structure assessed for repairs. Type 1F felt used for Bat Conservation. Shortfall of tiles to be made up new red plain tiles to match existing. Roof insulated	

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				from inside with rafter extension pieces required. Metal Tie rods retained. Ceiling mixture of vaulted and underdrawn to provide loft space for bats.
Windows	Existing timber frame casement windows and louvres to be retained and repaired.	High Setting 1909 Lutyens' Piggery and Well House	Benefit	Part of the original design and reflect the architectural style of outbuildings that Lutyens' adopted. Benefit.
New Windows	New painted timber casements with slim double glazing where complete replacement is required. Double glazed aluminium screens and windows where indicated. New Conservation Rooflights	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Replacement windows will be upgraded but visually match the existing casements. There are a number of new aluminium glazed screens with double glazing shown in locations where there were openings in the brick walls and where the link connects to the buildings giving it a lightweight appearance. View through retained. Considered low impact and benefit. Rooflights to Elevations considered side and rear. Sympathetic in style and appearance.
External Doors	New doors to be a mixture of painted timber boarded doors, timber frame glazed doors and sliding opening aluminium framed screens / doors	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	The proposed doors reflect the architectural style of the building and have also been designed to allow daylight into the internal space. Glazed timber doors and high level glazing have been inserted in to the semicircular arched opening on the West Elevation, but follow the lines of the former casements. The introduction of aluminium framed glazed doors are in locations where there were former agricultural openings and on the link extension which is a sympathetic, lightweight approach and allows the existing building form to be read. Considered low impact.
Link Extension	Proposed extension to connect original 'Piggery' with Well House.	High Setting 1909 Lutyens' Piggery and Well House	Moderate Impact Benefit	The Link Extension as a duo pitch clay tile roof to match the existing, that intercepts with both the 'Piggery' roof and the Well House. Due to the existing eaves heights and the existing roof appearance a pitched roof is visually sympathetic and in keeping with the setting. It also allows for the extension to be vaulted giving the space height. Both the East and West connections shall be glazed, with aluminium frames, doors opening to the West. There is the opportunity to retain architectural features of the existing building, exposed brickwork and window casements. Low impact and benefit.
Cart Lodge		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Required and important ancillary accommodation for a plant room and covered parking which visually enhances and protects the setting. The plant room and concealed elevations of the cart lodge also give the opportunity for sustainable energy proposals for the dwelling. This location also does not block any views from the Pumping Station and a cat slide design ensures that the roof volume is reduced. It is proposed that the cart lodge use traditional materials but in a contemporary manner, with a dark blue

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				brick plinth and stained black/charred vertical weatherboarding to the upper walls and pitched sections. This visually resembles the appearance of the Tank House, however the detailing and simplicity resemble a shed like subservient structure.
General Internal Walls and finishes		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	The internal fittings, fixtures, finishes and joinery shall reflect the architectural style of the building and its requirements.
Gardens		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Enhance	Gardens adopt a size suitable for a detached dwelling of this size. The planting and boundary treatment is designed in such a way as to blend the garden space with the surrounding pasture land. Lightweight estate fencing and clusters of trees on the boundaries.
External Materials		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Enhance	Gravel paths and stone flags for external paths and terraces.
<u>Summary of Proposals</u> 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 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 preserves the setting and protects the setting.				