



Extract from 641-KS-03-XX-DR-A-10300 Proposed GA Plan Level 0 : Main Building & Teaching Block

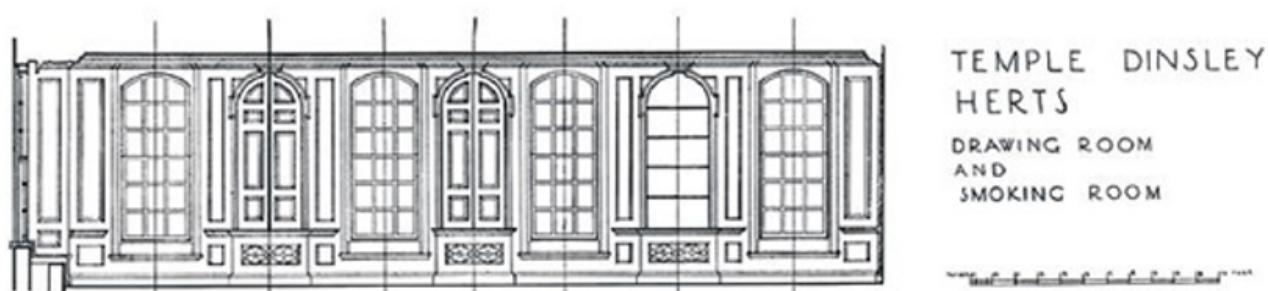
The plan above illustrates the layout of on the ground floor, with all rooms continuing to align with existing structure, walls and windows, as they do on all floors.

This makes it straightforward to divide the space into the individual apartments whilst respecting the original design intent of the house. The apartments in the Main Building are grouped around the three existing main staircases, fostering a sense of community or neighbourhood centred around these vertical circulations. There are a total of 35 apartments in the Main Building.

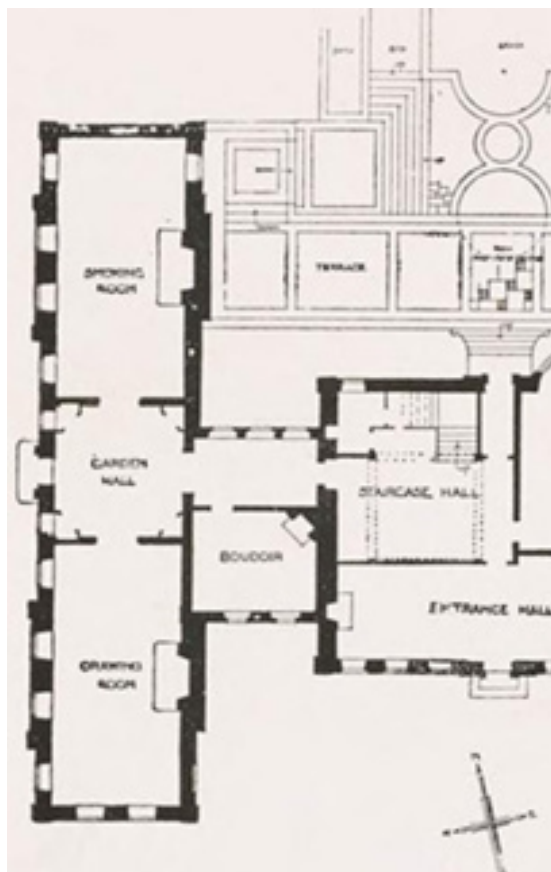
Examples ~ Landseer (1)

The following pages describe apartments, by way of example, exploiting different aspects of the A-F strategy.

The new apartment now called Landseer (1), after Lutyens' second name is left largely "As is". Its four linked rooms forming the ground floor of the West Wing, are originally designed as a procession by Lutyens in 1909 and appear named on the one existing plan drawing of Temple Dinsley. The main suite of reception rooms for the Fenwick family, are kept together to form one extremely generous and meticulously curated apartment with two bedrooms and no subdivision of the existing rooms.



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



(left) 1908 Ground Floor Plan. Lawrence Weaver, Houses and gardens by Sir Edwin Lutyens, R.A. 1925.

(right) Extract from 641-KS-03-XX-DR-A-10300 Proposed GA Plans: Main Building & Teaching Block: Level 0

The left image is Lutyens' original drawing showing the arrangement of the rooms in the ground floor of the West Wing, and the right images illustrate the proposal to create the new uses for these rooms and integrate services. The proposals maintain the external façade, window arrangement, and the original 1909 Lutyens panelling and joinery without alteration.

Entrance Door and Antechamber

The entrance to the apartment currently lacks a door, although there was one here historically. A new solid hardwood frame is installed that matches the other Lutyens doors. This design is based on historical photographic evidence revealing the original design.

Boudoir

The Boudoir, as named on the 1909 Lutyens plan, becomes the second bedroom, with a shared bathroom pod carefully integrated with the existing panelling, placed against the existing west wall of the room to make a lobby space. The form of the room with fireplace in the corner and arrangement of the windows on the south wall is minimally impacted. The pod walls are plain painted timber panelling with fine shadow gaps, clearly differentiated from the existing oak panelling.

The clerestory glazing allows for a lightness of touch to the ceiling and its height matches the wall panelling.

Garden Room

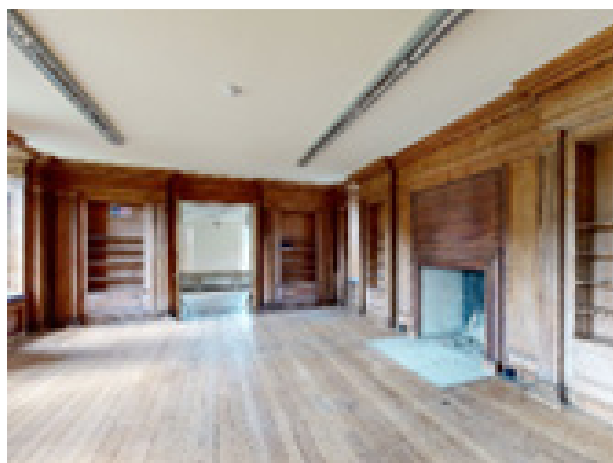
This becomes the kitchen with the installation of an island that touches none of the surrounding walls or Lutyens' fitted cabinets / window cupboards on the west elevation (aviaries) that makes the octagon space so special. The kitchen cabinetry, including curved, floor-mounted timber cabinets and a circular worktop is positioned centrally in the room. The under-counter design ensures unobstructed views from the Entrance Hall to the Rose Garden and from the Living Dining Room to Bedroom 2.

Drawing Room

The Drawing Room, as named by Lutyens, becomes the principal bedroom by integrating a floor to ceiling bathroom pod preserving the integrity of original 1909 Lutyens entrance doors and wooden moulded portico, painted wall panelling, marble fireplace, and wall cabinets between the west windows with their tear-drop glass doors. The pod is positioned within the centre of the room on the north end allowing clear view of the original centrally located fireplace. The placement of the pod in this location also allows for the rhythm and sequence of the windows and cabinets to be appreciated and still gives views to both the West and South. Design of the pods and doors have been kept simple with painted panelling and fine shadow gaps. The pod has a clerestory of glass panels to ceiling level which emulate in size and proportion Lutyens' tear-drop glass cabinets between the windows in the west wall facing the Rose Garden.

Smoking Room

Named the Smoking Room as described on Lutyens' drawing becomes the dining and living room for this apartment. Fitted as a library and used as such by the school, the wooden panelled room is left entirely untouched. The door to the north of this room will be blocked as it was when built. The unfinished wood panelling in this room is celebrated in an article by Lawrence Weaver, 'Chapter XII: Temple Dinsley, Herts, 1909' on Lutyens' Houses and Gardens, featured in a 1921 edition of Country Life magazine, issue 142. 'The smoking-room is interesting by reason of its unpainted panelling of pine, left clean and untouched from the tool and looking very fresh and pleasant'.



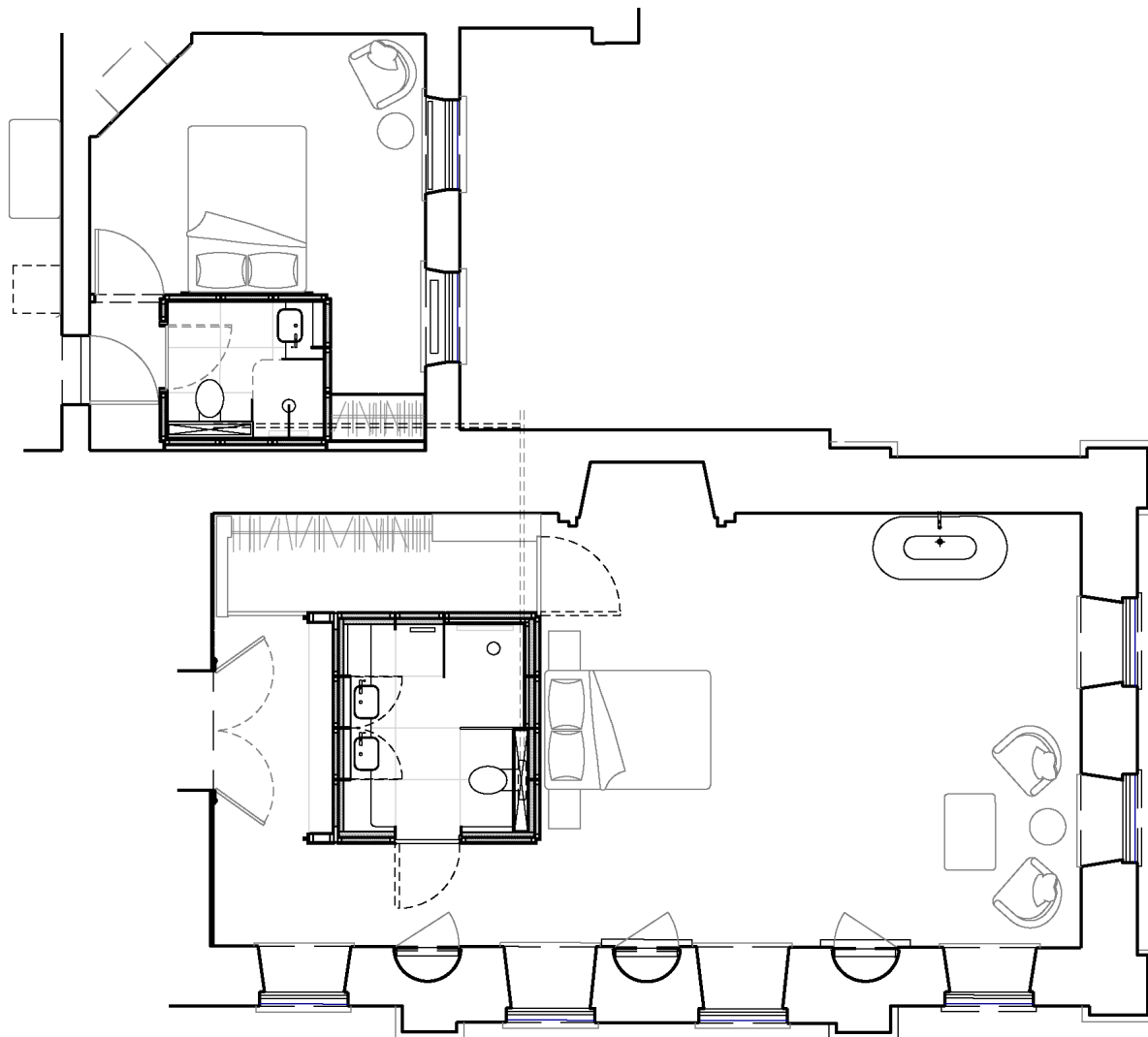
(left) Smoking room, 1909, Houses and Gardens, Sir Edwin Lutyens 1925 (right) Smoking Room today

Services

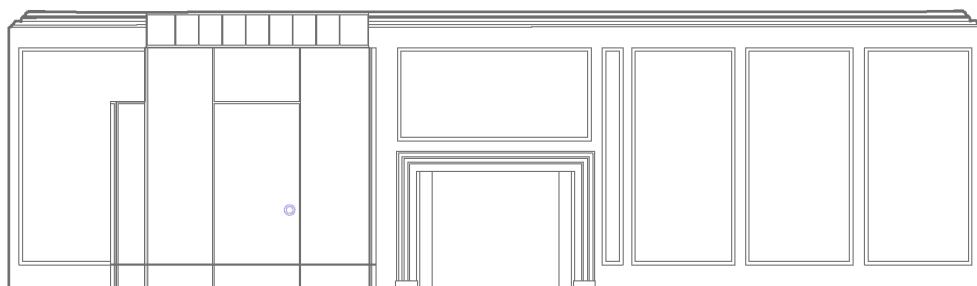
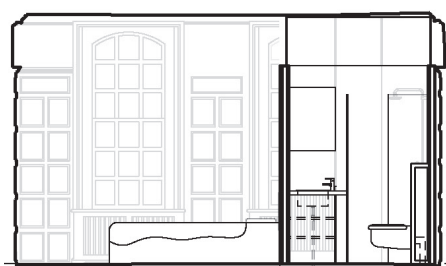
The services are brought into the apartment from the basement and run under the existing floor rising up where required. Existing foul drainage (SVP) to the north of the chimney stack externally allows for a connection for foul drainage below floor level for both pods (and the kitchen). The pod partitions are fixed onto the existing floorboards and a resilient matting and decoupling layer laid over the floor within the pod to allow a floor finish to be laid inside. The partitions have an insulated build up to provide a level of sound reduction.

Fabric retention and upgrades

The floor boards are carefully lifted to allow inspection, repair, and insulation of the existing floor structure with new breathable insulation. The breathable insulation will improve the thermal efficiency of the building, whilst the floor structure repairs will increase the longevity of the fabric. Existing air bricks are checked to ensure they are supplying sufficient ventilation to the sub floor void. The existing floorboards are re-laid, and their visual appearance improved with the removal of the central modern electrical floor boxes added by the school. Where damaged, lath and plaster ceilings will be repaired like-for-like and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above in order to minimise the impact of the proposal alterations on the historic fabric.



Landseer Principal Bedroom and Boudoir plan



Landseer Boudoir Section and Principal Bedroom Elevation

The proposals involve no alteration to the external façade, window arrangement or the panelling along with other 'original' Lutyens 1909 joinery. All of the materials to be retained and repaired where necessary. This will improve its longevity, appearance, and use.

The internal decoration of the apartment is tailored to work with the existing historic and modern substrates to maintain breathability where possible. The predominant view is towards the Rose Garden to the West. Other key views include that to the South and East. The intention is for these gardens to be restored and maintained for communal use by the apartment occupants.

Dining Room (10)

Barely touch ~

This new apartment, called the Dining Room (10), falls under the "Barely Touch" category and is created out of the east part of the ground floor of the Old House, built for Lthel in 1714. Two rooms, some cupboard space and the existing wide corridor forming the original east wing are reimagined into a spacious one-bedroom apartment.

Entrance corridor

The proposals preserve the original 1909 Lutyens panelling and joinery without alteration.

Living, Dining, Kitchen

The largest room, named Dining Room on Lutyens' plan and which has the notorious bay window facing the formal gardens to the north, becomes a kitchen, dining and living room.

The bay window, added in 1884, now forms part of this space. The 18C fireplace's stone surround is repaired and the hearth retained, the glass screen removed, the inner stone-clad wall cleaned, and the flue re-lined for a wood stove installation, although the stove will no longer be used. The early 20C timber wall panelling in this room has no alteration. The kitchen units are freestanding and detached from the wall. The services are brought into the apartment from the basement and run under the existing floor rising up where required. Existing foul drainage (SVP) to the connects to the stack externally allows for a connection for foul drainage below floor level.

Bathroom

The proposal aims to restore the layout of Lutyens' original WC in the south room to create a generous bathroom. All Lutyens' installations, including cupboards, cupboard doors and internal partitions, will remain unchanged while the central open space is allocated for a bathtub and a double-sink area. Since the internal partition walls are Lutyens' work, the bathroom has been designed to include a shower and a WC each contained in a Lutyens' cubicle.

Access is provided through a new opening in the post-Lutyens curved wall from the entrance hall. The original sash windows will be carefully retained and repaired, along with the existing ironmongery. Non-original ironmongery will be replaced with designs that sympathetically reflect the original window style, enhancing their overall appearance.

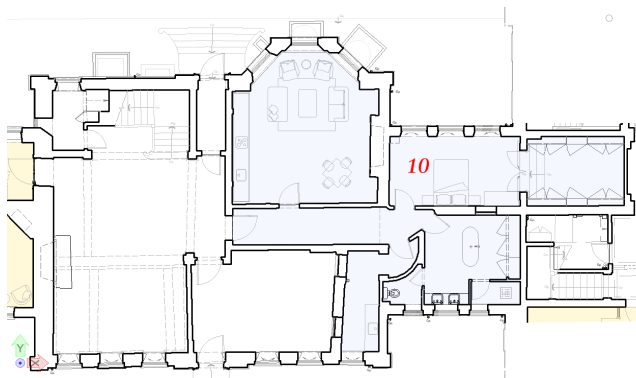


Fig: (Left) 1908 Ground Floor Plan. Lawrence Weaver, Houses and gardens by Sir Edwin Lutyens, R.A. 1925.
(right) Extract from 641-KS-03-XX-DR-A-10300 Proposed GA Plans: Main Building & Teaching Block: Level 0

Utility

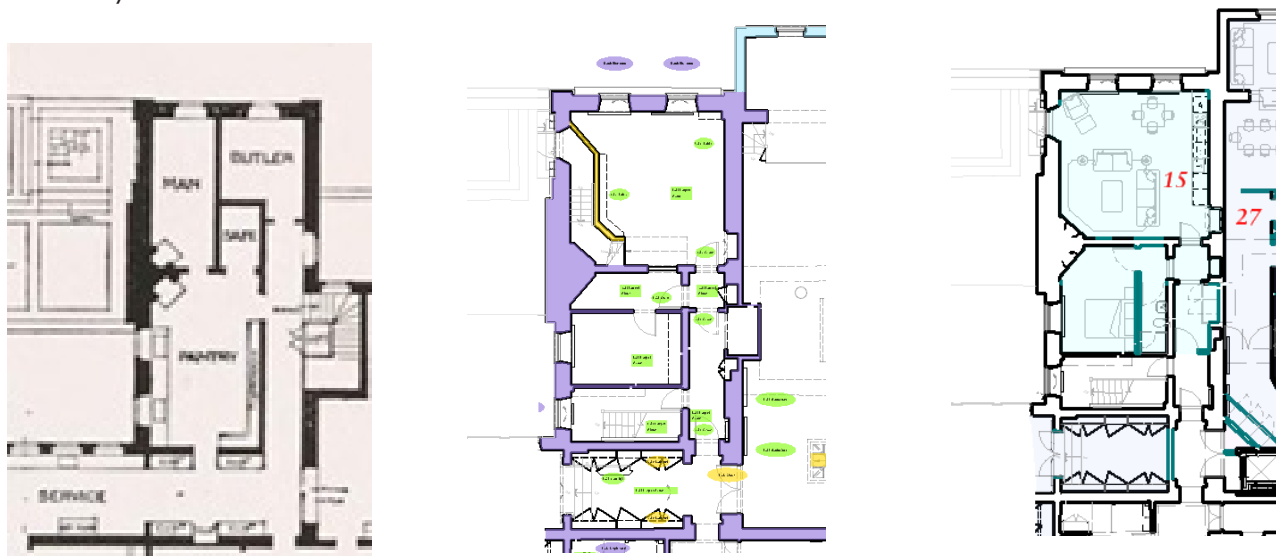
Permanently closing and boarding behind the two doors to the main entrance hall to the west of this apartment, the narrow space forms a utility room of the original proportions. Access from the apartment corridor will be via a new opening in the post-Lutyens curved wall.

Bedroom

The wide corridor, which is in two parts, steps down to the East Wing and was filled by the school with trophy cabinets, remade as a principal bedroom in the upper part with repairs for the larger sash windows. The lower windowless part becomes a spacious dressing room using the existing school cabinets, repaired as required. The link to the East Wing is blocked off with new fire-proof partition designed to match the existing walls / cornices etc. on both sides.

Butler (15)

Cut away ~



(Left) 1908 Ground Floor Plan. Lawrence Weaver, Houses and gardens by Sir Edwin Lutyens, R.A. 1925.

(middle) Extract from 641-KS-30-MB-DR-A-02030 Phasing: Main Building: Level 0: East Wing

(right) Extract from 641-KS-03-MB-DR-A-12030 Proposed GA Plans: Main Building: Level 0: East Wing

The new apartment, now called Butler (10), falls under our “Cut Away” category. Named after one of the functions in this wing as shown on Lutyens’ plan. The external walls and windows are Lutyens, but the internal partition walls and staircase to the first floor were installed by the school. Removing these elements creates a sizable bedroom, a shared bathroom, and an open floor plan with living, dining, and kitchenette areas with an uninterrupted entrance corridor from the Middle Stair and Middle Entrance, allowing the original doorways and moulded architraves to be fully appreciated. With the removal of the stair, the apartment benefits from its own external door to the formal gardens. The current external door to the garden will be replaced to match that opposite. The proposal will provide visual improvement both externally and internally, allowing daylight and vistas into the living room.

The Pantry, as previously named on Lutyens’ plan, will be converted into a bedroom for this apartment, reinstating the fireplace according to Lutyens’ original design. The living area will be enclosed from the entrance lobby as part of the fire strategy. The existing 20th-century carpets will be stripped, and the parquet wooden floor will be retained and repaired where necessary.

Original sash windows and ironmongery will be carefully retained and repaired. The intention to strip out the modern staircase does not harm the historic fabric. The fireplace in the corner revealed, as intended by Lutyens, will also be reinstated in the living room. Existing modern school equipment, including electrics, lighting, emergency lighting, smoke alarms, and associated trunking and conduits, will be removed and replaced to meet residential standards.

Dismantle or demolish ~

To enhance the historic setting, late 20C school buildings will be demolished: the Sports Hall, Science Block, Stables, Pool Plant Room, Teaching Block West Extension, Shed west of Teaching Block, Main Building Lightwell, and the Barn in Summerhouse Plantation (Barn 1). The total area of removed floorspace will be replaced with new buildings of exceptional design and high-quality materials.

Pavilion (9)

Extend ~

The new apartment, known by Lutyens as the Pavilion, falls under the “Extend” category.

The pre-1884 part of this structure, is the section to the east of the Loggia, likely to have been an ancillary building to the house and used for storage and used by groundsman as a potting shed, was positioned at the West end of the C19 Loggia. By 1909 Lutyens’ design had removed the arches of the C19 Loggia but retained a garden wall that separated the Rose Garden from the North Terrace and Pergola Garden. This wall linked the north west corner of Lutyens’ West Wing with the Pavilion integrated with remaining sections of the C19 outbuildings to the West.



FIG. 381.—THE NEW WEST SIDE.



FIG. 373.—THE ENTRANCE FRONT.

(left) West Elevation of Main Building c.1925, *Houses and Gardens*, Sir Edwin Lutyens, 1925 (right) The Entrance Front, p222 of *Houses and Gardens*, Sir Edwin Lutyens, 1925



FIG. 378.—AND FROM THE WEST.

(left) Lutyens’ Pavilion looking towards the Rose Garden, today (right) Lutyens’ Pavilion looking from the Rose Garden c.1925, p226 *Houses and Gardens* Sir Edwin Lutyens, 1925

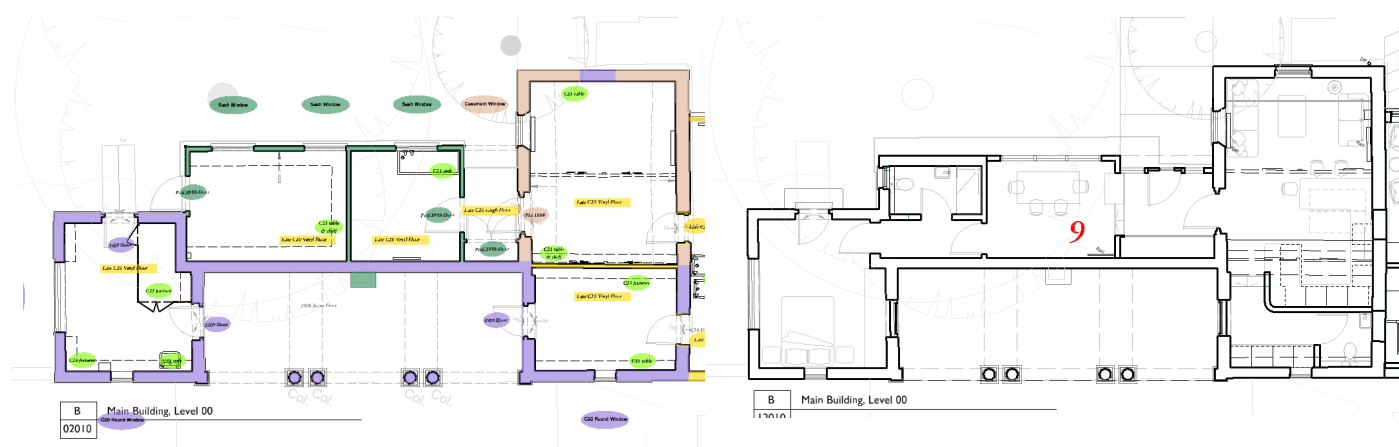


Fig: (Left) Extract from 641-KS-30-MB-DR-A-02010 Phasing: Main Building: West Spur
(Right) Extract from 641-KS-03-MB-DR-A-12010 Proposed GA Plans: Main Building: West Spur

The Pavilion offers a valuable opportunity to repurpose a part of the site integral to Lutyens' 1909 West Wing proposals. To minimize the impact of converting the Pavilion, visible alterations are proposed for the North Elevation. This involves removing unsympathetic late 20th and early 21st-century additions and inserting a new link extension with minimal alteration to the historic fabric. The design incorporates the garden wall and limits any visible changes to the significant South Elevation.

This apartment has one bedroom with an en-suite bathroom, an open-plan living and kitchenette area, a separate dining room and a shared bathroom. The proposed link has a vertical timber boarding to distinguish between the new and old structures, the roofline, a shallow pitch behind a parapet and lower than Lutyens' 1909 garden wall, keeps it invisible on the south elevation.

The layout allows access to the dwelling only from the north, with views to the west and east. The south terrace, originally designed for visitors to the Rose Garden, will remain a communal space as a part of the shared formal gardens remaining discrete from the Pavilion apartment. The 1909 panelled doors to the covered terrace will be visually retained but closed off, ensuring clear separation between communal areas (the terrace) and the Pavilion (dwelling). The arrangement of the gardens and terrace will remain unchanged, preserving its context within the setting.

To improve the thermal performance of the building, the walls are insulated internally, minimising the impact on the historic fabric. Sections of walls that become internal will not be insulated. The Riven York stone floor of the colonnade is retained, and bedding joints are repointed with lime mortar as needed.

The north gable of the Pavilion comprises three types of brickwork. The Queen Closers that would have framed the door opening are clearly visible and will guide the width of the reinstated opening. Reinstating the opening will positively impact the appearance of the Pavilion to the North and will restore the originally intended views and connection from the Pavilion to the North. Additionally, a rooflight will be added to the living area.

The proximity of the Yew Tree has been addressed through consultation with a Arboriculturist and SE to ensure the distance of the existing building and new link extension, as well as appropriate footing design, have been considered to ensure the preservation of the mature Yew Tree.

Views will be directed towards the Second Rose Garden to the North and the Pergola Garden to the East. These gardens are intended to be restored and maintained. The view of the Pavilion from the Gardens to the North will have minimal change. Removing the existing shed and adding a sympathetically designed building constructed with high-quality materials will positively impact the setting. The link extension arranged between the brick pavilions, ensures the historic form of the Pavilion remains discernible.

The self-seeded Holly Tree (T611), which is of low grade (refer to the Arboriculturist's report and proposals), will be removed. The footprint of the link extension has been carefully considered in consultation with a structural engineer and an Arboriculturist to ensure that the footing design addresses the challenges of building within the Root Protection Zone (RPZ) of the Yew Tree (T612).

Face ~

The second floor of both the east and west wings were raised by four feet in 1935 by architect Felix Lander to accommodate new dormitories for Princess Helena Boarding School. New dormer windows were added all around. On the west face of the West Wing these windows are at a good height for seeing out but some windows in both wings, which are to be in living spaces, are above eye height and so are not suitable.

For the living spaces in: Felix (4), Lander (5), Helena (19), and Weaver (20) the existing windows are dropped 515mm to align in height and match in size the windows on the west face of the West Wing overlooking the Rose Garden. These proposals enhance the elevations of the Main Building.



West Wing South Elevation Existing



West Wing South Elevation Proposed

5.3.3 Accessibility

The Main Building has five levels in all. These are served by three existing principal entrances at their own ground levels which give access into three primary vertical stairways embedded in the plan. As a Grade II* listed building, there are specific restrictions and guidelines on the extent of permissible work. So, using this an opportunity rather than a constraint, these three entrances and existing staircases are retained and reused as they are found, to provide access to most of the apartments without significant alteration. With the historic fabric and layout preserved, a sense of local community or neighbourhood centred around these vertical circulations for the apartments they access, engendered in the historic design, is retained. Level access into some apartments can be provided where extant or with minor alterations to existing thresholds.

Level Access (LA)

The **Main Stair** accessed from the front door of the Old House with its mid-20C **West Stair** extension to the upper floor gives access to apartments: -

Level 0: Landseer (1) Level Access **LA**

Level 1: Norman and Burt (2), Vyvyan Prain (3) and Piano Nobile (11)

Level 2: - Felix (4), Lander (5), Attic West (12),

A new ramp is proposed at the Middle Entrance to provide level access into the **Middle Stair**. A new lift is installed from Level 0 to Level 2 accessed from the Middle Stair in the East Wing with its mid-20C extension to the second floor thus giving access to apartments:

Level 0: Housekeeper (14) **LA**, Butler (15) **LA**, Still Room (31) **LA**, Assembly Hall (27) **LA**,

Level 1: Crabbe (16), Almina (17), George (18) **LA**, Scullery (33),

Level 2: Attic East (13) **LA**, Helena (19) **LA**, Weaver (20) **LA**,

A new lift is installed from Level -1 to Level 2 is accessed adjacent to East Stair in the East Annexe with its mid-20C extension to the second floor thus giving access to apartments:

Level 0: Kitchen (29) **LA**, Servant Hall (30) **LA**, Still Room (31) **LA**, Safe (32) **LA**,

Level 1: Pantry (34), Garage (35) **LA**,

Apartments with their own front doors directly onto the shared gardens / pedestrian pathways:

West Spur: Art Rooms East and West (7) & (8) **LA** (upper floors) and Pavilion (9) **LA**, Bakersfield (6)

East Annexe Level -2: Workshop (26) **LA**, Racquet (25) **LA**,

East Annexe Level -1: Quartermaster (21) **LA**, and Larder (22) **LA**, Stable (24) **LA**, Croquet Mallets (23),



Extract from 641-KS-50-XX-DR-A-10003 – Fire Strategy Plans: Main Building & Teaching Block: Level 0

5.3.4 Means of escape

The means of escape strategy for the Main Building is by the use of the three staircases. Incorporating alternative MOE windows wherever feasible, particularly for apartments with floor levels below 4.5m from ground level. MOE measures include protected lobbies and hallways to ensure effective compartmentation and minimize fire spread between apartments. In smaller apartments that do not feature an additional internal protected lobby, all lobby doors are fire doors, and the walls are constructed with fire resisting construction. Appropriate direct accesses, MOE Windows and Protected Stairs are provided to ensure Main Building apartments comply with provision of Means of Escape requirements as stated in Approved Document B.

5.3.5 Materials

The existing form of the building and its materials are retained, with the enclosure, external walls where possible, and roof upgraded on the inside surfaces to improve insulation and thermal comfort. General external repairs will be carried out on the elevations, supported by a method statement for the general approach to brick repointing, roof repairs, lead and copper repairs, and rainwater goods.

The roof/ceiling build-up, cornice detailing, and pillars will require some repair. Various areas of brickwork will need lime repointing. These repair works will have a positive impact and address any damp issues. Overgrown planting will be removed, and the wall will be repointed where necessary. Cornice details will be repaired, and any lead flashings and damaged clay tiles on the hipped roof will be replaced, resulting in a positive visual improvement. The West Pavilion Building has special architectural features, such as a brick soffit, creasing tile lintel, and metal rise-and-fall brackets with half-round gutters. All existing elements will be retained and repaired.

5.3.6 Building Services

There is little opportunity to retain mechanical services in any of the existing buildings due to their age, distribution methods, and lack of suitability for revised layouts. Although, the Main Building is Listed, there is evidence of service distribution below floorboards through notching of joists, which would be the preferable route for future horizontal distribution. The installation of new lifts in the Main Building provides natural riser locations for vertical service distribution.

Regarding electrical services, it is recommended to strip out all submains, final circuits, and equipment. The change of use for the Main Building means reusing existing services is not feasible due to the incorrect type of cables used, damage to existing services, and old equipment. New circuit wiring will likely require lifting existing floors to facilitate installation, providing the most discrete distribution for future services. As the proposals are for the exterior of the Main Building to remain unchanged, it is proposed to continue utilising the existing drainage system it is currently served by.



(above) In A Bath-Room, p230 of Houses and Gardens, Sir Edwin Lutyens, 1925



5.4 Teaching Block

5.4.1 Summary

The three-storey building now known as the Teaching Block appears in part on maps dated 1884. Originally constructed probably as an outhouse or stables, it was extended in 1910 by Lutyens as a garage for cars belonging to the Fenwick household and again between 1948 and 1950 by the school and again in 1997, when the roof was raised to introduce dormer windows and to provide sleeping accommodations. The whole of the three-storey east wing was added in 1984 to provide classrooms and workshops for PHC, at the same time the sports hall was built.

A total GIFA of 867m² provides space for eight good sized homes over three ½ floors, with a spread of one, two, and three bed single-level apartments and one duplex with access improved by the removal of one stairway and the provision of a passenger lift serving all floors.

5.4.2 Design Intent ~ Materials and Accessibility

The existing form of the building and its materials are retained, with the enclosure, external walls where possible, and roof upgraded on the inside surfaces to improve insulation and thermal comfort. General external repairs will be carried out on the elevations, supported by a method statement for the general approach to brick repointing, roof repairs, lead and copper repairs, and rainwater goods.

The roof/ceiling build-up, cornice detailing, and pillars will require some repair. Various areas of brickwork will need lime repointing. These repair works will have a positive impact and address any damp issues. Overgrown planting will be removed, and the wall will be repointed where necessary. Cornice details will be repaired, and any lead flashings and damaged clay tiles on the hipped roof will be replaced, resulting in a positive visual improvement.

Apartments with their own front doors directly onto the shared gardens / pedestrian pathways.

Level -2 : Latin (36) LA,

Level -1 : RE (37) LA, Geography (38) LA, Spanish (41) two and half storied house LA

Main staircase accessed from the lower ground floor plan of Teaching block giving access to apartments:

Level -1 : French (39) LA, History (40) LA

Level 0 : Maths (42) LA, English (43) LA

The apartment names maintain a historic connection to the building's previous use as a teaching block, reflecting the subjects taught at PHC as indicated on the existing room doors.

5.4.3 On apartment naming

To retain a memory of the last historical use of the building, the apartments have been given working titles which allude to the subject in the main room in each, as discovered on the existing classroom doors.

5.4.4 Means of escape

The means of escape strategy for the Teaching Block is by the use of the two staircases. Incorporating alternative MOE windows wherever feasible, particularly for apartments with floor levels below 4.5m from ground level. MOE measures include protected lobbies and hallways to ensure effective compartmentation and minimize fire spread between apartments. In smaller apartments that do not feature an additional internal protected lobby, all lobby doors are fire doors, and the walls are constructed with fire resisting construction. Appropriate direct accesses, MOE Windows and Protected Stairs are provided to ensure Main Building apartments comply with provision of Means of Escape requirements as stated in Approved Document B.

5.4.5 Building Services

Refer to 1191-CBG-XX-XX-RP-ME-90001-P01 - Site Survey Report

Building Service Engineers, CBG, have written a Site Survey Report detailing services for the Teaching Block. Services are split into Power, Data, Water, and Drainage

Power ducts currently attach to the face of the building.

"This is an opportunity to get rid of these cables by removing the existing submain linking across from the main house. The new three houses within the teaching block is best supplied from an DNO connection that can be metered separately rather than linked from the main school building."

Data cable are currently suspended at high level and are dated and not fit for purpose.

"These cables should be removed and new connections agreed with BT Openreach to feed the three properties within the teaching block."

Water mains were not located by CBG on site

"It is likely that future water provision will be via shared tank system for the Main House & Teaching Block residences, whilst the individual Mews Houses may include individual metered connections, which would require a new connection request to the statutory supplier."

Drainage

"Given the redistribution of appliances and sanitaryware in the new proposals, it is highly likely that new downpipes will be required."

5.5 Science Block

The Science Block will be demolished and replaced with Edwin. See 5.12.2



(above) Pump House, 2024

5.6 Pump House

Refer to

- 641-KS-06-PH-SH-A-90000 Pump House Impact Table

Historical Context

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 and 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.

Design Proposals

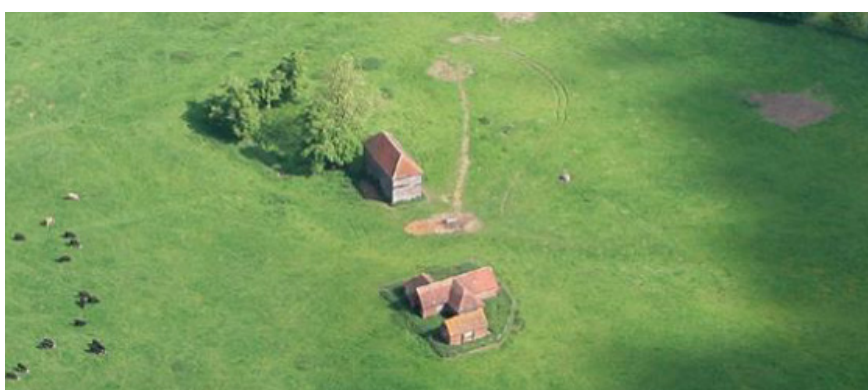
The Pump House is a great opportunity to make use of an outbuilding of the site that formed part of Lutyens' 1909 plans and farm scheme.

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. 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.



The Tank House and Pump House sat in their wider context



The well in the Tank House



(above) Tank House, 2024

5.7 Tank house

Refer to

- 641-KS-06-TH-SH-A-90000 P01 Tank House Impact Table

Historical Context

Lutyens' Tank House was a complete new build and formed part of the 1909 proposal. The building has a square symmetrical building with features commonly used by Lutyens' for other buildings and would have likely appeared as a dovecote. There was an entrance doorway positioned centrally on the West Elevation with high level windows on the remaining elevations. Giving the elevations a symmetrical appearance reflected in the roof form (pyramid shaped) which was hipped on all four sides. The lower level has an internal structure which supports the original water tank above. The Tank House sits between the former site of Temple Farm and Lutyens' Piggery and Well House. The Tank House was extended by 1924 with an additional storage area and the roof altered to form a linear North South range. This part of the Tank house is less significant. The 'original' South wall of the Tank House remains and is an internal wall.

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.

Design Proposals

The Tank 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 Tank House the building arrangement and form has determined the internal arrangement of rooms with main living areas accommodated at ground floor with a central circulation space. Entrance on the West Elevation to address the main approach. Bedroom accommodation at first floor. New windows and door openings are proposed as the existing window heights are very high above ground level (although these have been retained also) and additional window openings at first floor. These have been concentrated on the less significant linear part of the building. The North Elevation remains unchanged which is important as it is the view from the main house. The internal wall (original south wall) has been retained and the window forms a feature on the new staircase.

The external windows proposed at first floor on the 1909 building are a window located directly over the original doorway (West Elevation), maintaining symmetry and a long linear window below the eaves on the East Elevation is positioned below the Eaves off centre to visually appear as a shadow. Much of the structure shall be retained. It is likely that a new floor structure will be added above the existing elements independently. The views across the site are all important however the view from the North and West are considered more significant.

Cart Lodges

A new detached cart lodge is positioned to the East corner of the Tank 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, this elevation is considered less significant as it is the rear of the property. The benefits ancillary accommodation and covered parking also benefit the site and its setting and avoid cars parking outside the buildings.

5.8 Piggery

Refer to Heritage Statement

5.9 Belvedere

Refer to

- Heritage Statement
- Section 3.12.2 Restoration Proposals of this Design and Access Statement
- Temple Dinsley: The Lutyens Formal Gardens Summary of Restoration Proposals, George Carter