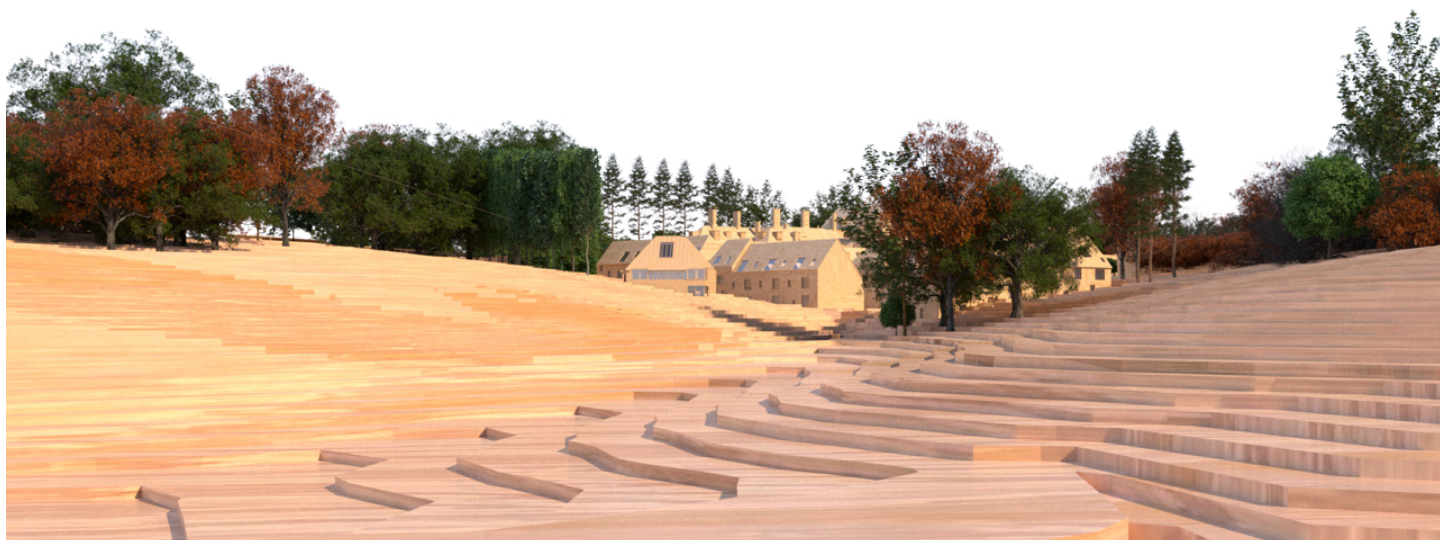




5.12.6 Templar

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-TL-DR-A-12001 Proposed GA Elevations: Templar
- 641-KS-06-TL-DR-A-12520 Proposed Layouts: Apartment 52 ~ Templar
- 641-KS-06-TL-DR-A-12530 Proposed Layouts: Apartment 53 ~ Templar

(A) Form

Templar is a three-storey, two apartment dwelling with 50o pitched roofs, of total 247sqm GIA with excellent views down the valley through large sections of glazing to the ground and first floors. Both apartments have private gardens with estate-fences which meet the existing fence line on the eastern edge to West Field. The upper apartment's garden runs uphill southwards, set back along the main roadway and the lower apartment has a garden surrounding it on three sides.

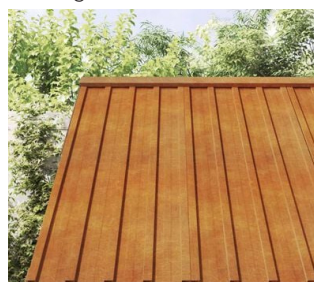
(B) Materials

Walls are red brick under overhanging Corten roofs with skylights. Timber framed windows run along north and west elevations, with timber framed windows and doors punctuating the brick facade. Stone steps form the approach to the lower apartment.



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

Standing seam Corten roofing



Rooflights, opening

Triple glazing, opening corner casement





A Ground Floor

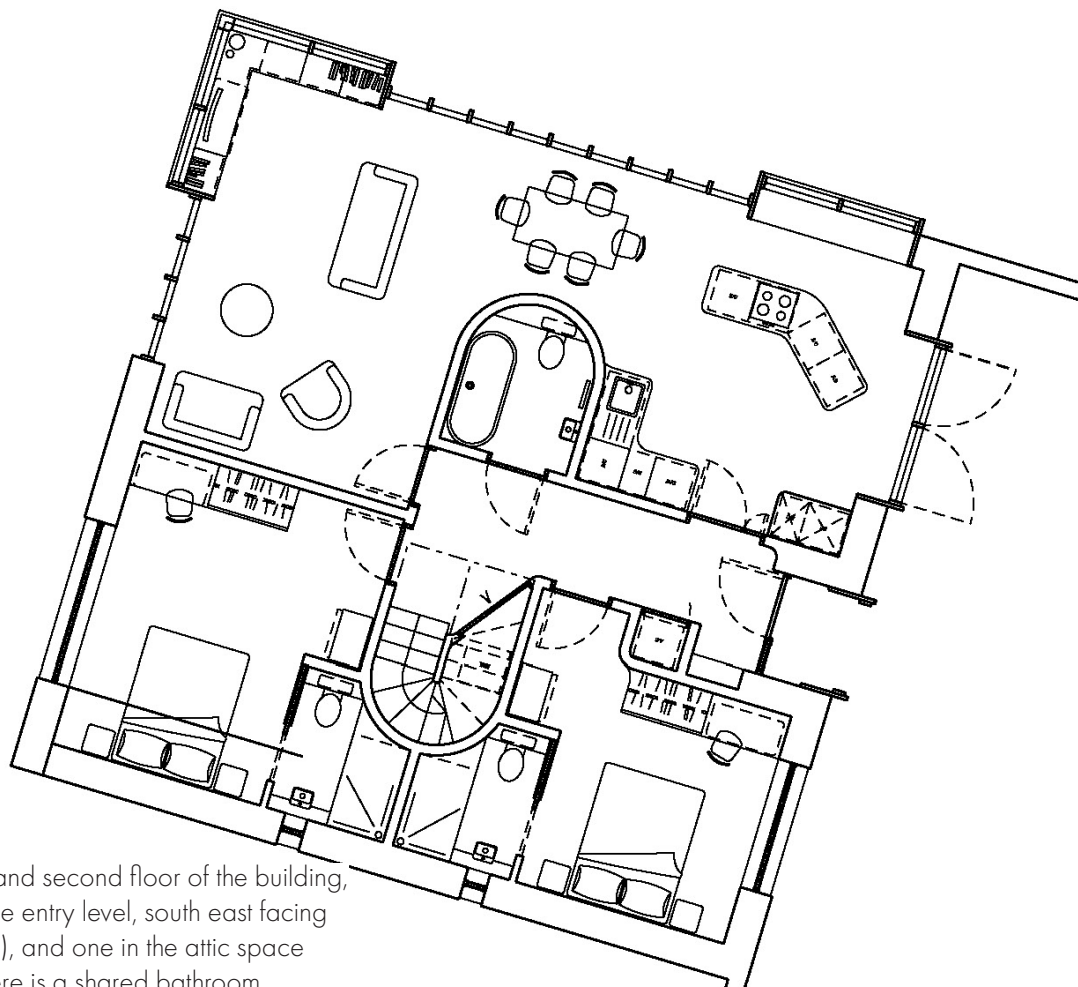
(C) Accommodation

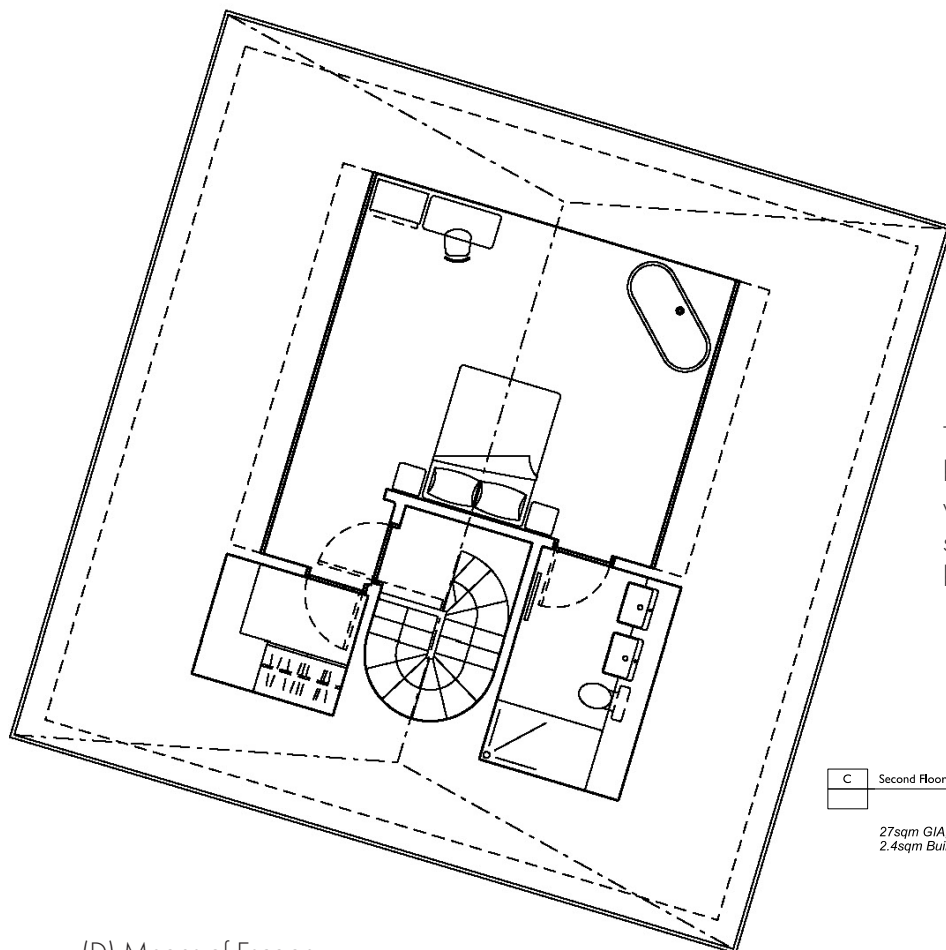
The lower apartment is single storey accessed from the ground floor via steps to the main roadway.

The upper two-storey apartment is accessed from the first floor, south side via a level-access path to the main roadway.

The ground floor apartment contains three bedrooms, a north facing double (14sqm) and south facing double (12sqm) with en-suite bathrooms (both 3sqm), and one single bedroom (8sqm). A shared bathroom (4sqm) splits the two double bedrooms in plan and is accessed off the hallway. The apartment has a west-facing open plan kitchen/living/dining room (37sqm) that runs the full length of the apartment.

The upper apartment is across the first and second floor of the building, with three double bedrooms, two on the entry level, south east facing (13sqm) and south west facing (16sqm), and one in the attic space above, all with en-suite bathrooms. There is a shared bathroom (4sqm) off the main hall and loosely defines the open plan kitchen/living/dining room (47sqm) with views northeast down the valley to Letchworth.





The attic space contains the master bed (26sqm), bath (7sqm), and walk in wardrobe (4sqm). A bathtub sits in the north eastern corner of the bedroom with overlooking skylight.

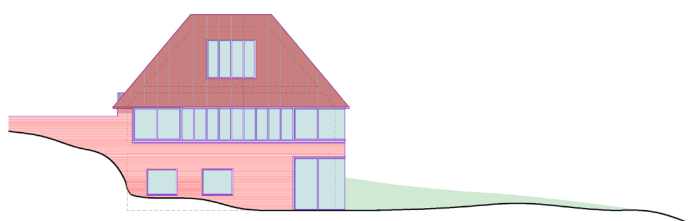
C Second Floor
27sqm GIA,
2.4sqm Built-in storage

(D) Means of Escape

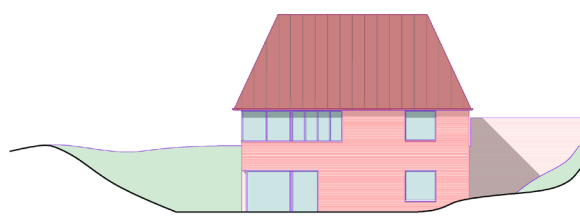
Means of escape for the lower apartment is through the front entrance. Addition MOE windows will be supplied where necessary. The upper apartment's MOE is through either the main entrance or the French windows. Additional MOE windows can be supplied to its east-facing bedroom.

(E) Access

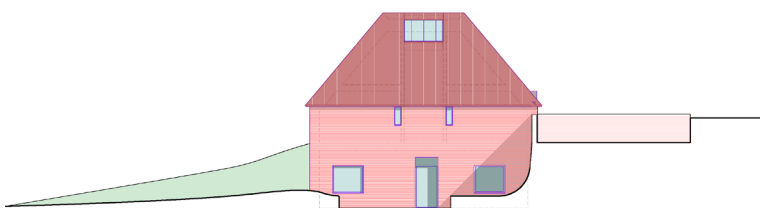
The lower apartment is accessed from the street running to the east of Edwin and Violet with a set of stairs leading to the entrance. The upper apartment has level access from the same road via a recessed main entrance and adjacent French windows into the open plan living/kitchen/dining room. Both apartments are designed to M4(2) standard.



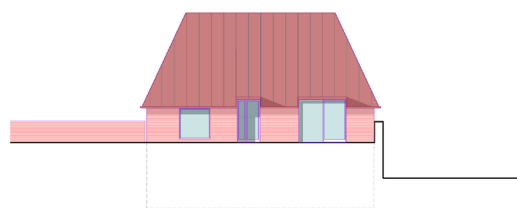
A Proposed GA Elevations, Edwin and Violet - North
12000



B Proposed GA Elevations, Edwin and Violet - West
12000



C Proposed GA Elevations, Teaching Block and Edwin - East
12000



C Proposed GA Elevations, Teaching Block and Edwin - South
12000

5.12.7 Summerhouse and Harwood House

Refer to

- 641-KS-03-SH-DR-A-12001 Proposed GA Drawings: Summer House& Harwood House
- 641-KS-03-XX-DR-A-10450 Proposed Block Plan: Summer House & Harwood House

Summerhouses design development

The design is an expression of the generally acknowledged human desire to interact with nature, taking part in the imperative care for the earth while enjoying a high standard of living space.

The design development responds to the social imaginary of biophilia, the human desire to interact with nature. This human habitat, where daily life, whether of domesticity, luxury, or leisure, is held and surrounded by the trees of Summerhouse Plantation, the tall, straight stems of oak, beech and hazel trees, hornbeam, hazel, birch, pine and plum, with all the nature and wildlife, health benefits that come with such a situation.

Spacious, two-storey houses, Harwood House and Summer House, are loosely orientated to take advantage of two found clearings at the northern edges of the Summerhouse Plantation. Harwood occupies the site of a small disused quarry, and Summer House occupies the space left by the removal of the school workshop building, known as Barn 1.

Both houses stand on one side of a valley, that widens out to the north east, with views of the Main House to the south west and Letchworth to the north east.

Two simple, four-sided dwellings, the same on each side without emphasis or hierarchy, respond with minimal design to the perpetual changing land and tree scape, changing with the seasons, growth, time of day, with shifting light patterns. The woods are carefully curated, to contribute to bio-diversity net gain, work seamlessly with the house, with living in all directions.



Fig : Summerhouses Block Plan

Under and in the canopy

Summer House and Harwood House are square in plan with minimal articulation to the building envelope, giving equal weight to each of their four sides. The houses respond to the forest on each of their two levels in different ways. Each floor embraces and responds to the surrounding woodland, modifying the experience of views across, up and down the valley, interrupted by the attributes of trees at each level, ground scape, trunk, lower branches, canopy, treetops. Looking through the trees and at the trees.

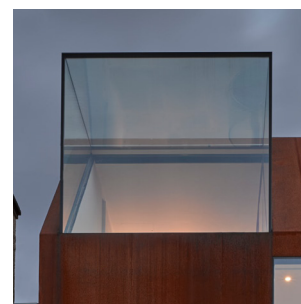
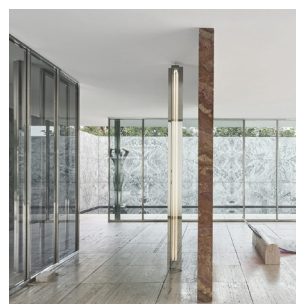
In the found clearings the lower floor level exactly aligns with the local ground level. Triple-glazing or quadruple-glazing spans without interruption from the forest floor to the ground floor ceiling, and forms the outside wall on four sides, minimising the visual definition between inside and outside. Sections can be opened and closed according to the weather and time of day. The transparency of the ground floor walls is made possible by the relative remoteness of the setting and enclosure.



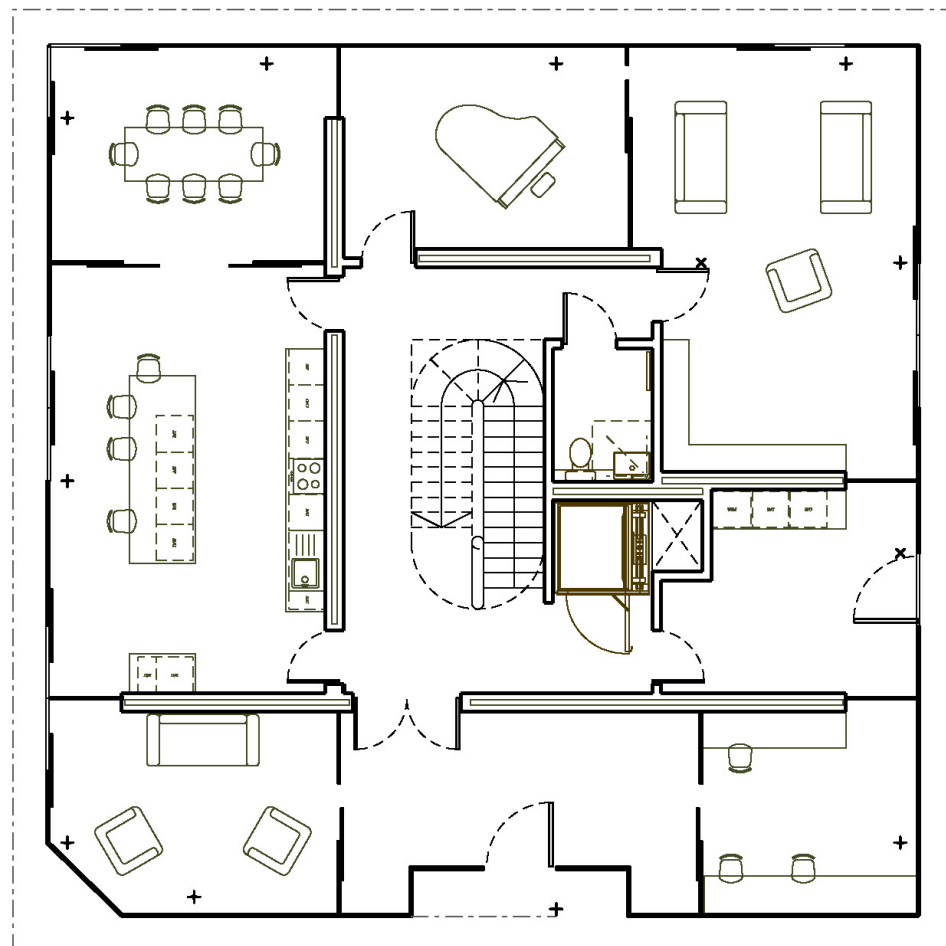
Construction and Material.

Made of large slabs of structural wood (CLT), the walls that form the core and partly define the living spaces, support the first floor, which cantilevers some 1500mm to form a generous overhang and support the upper walls. Where, in the larger spaces of the ground floor, these supporting walls are absent, cast-iron or steel columns, presented as simple extrusions without bases and capitals and remaining unfinished, mimic abstract tree trunks and provide the intermediate support. The built structural finish is simple and all services are run inside dividing walls.

These walls barely seem to touch the floor and ceiling, carry selected opulent surfaces such as marble, polished slate or burr-veneer, picking out and redefining the material of adjacent and distant landscape. The floors and ceilings are visually uninterrupted by the implied rooms of the ground floor. The large-format, polished tile floor and continuously flat plaster ceiling, both meet the glass perimeter with neat hidden details.



1. CLT, 2. marble surfaces, 3. columns, 4. triple glazed dormer/light well enclosure

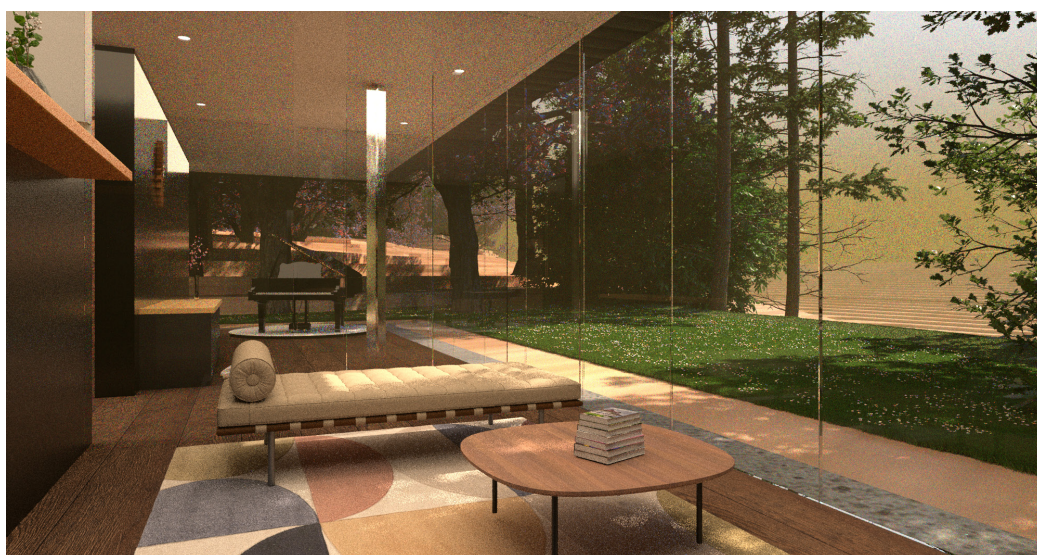


The ground floor plan layout is similar to both a tower and a palace, with rooms arranged around a generous central stair and lift core, continuously interconnected again at the perimeter, maintaining the continuity of the woodland view with the open plan of the living rooms.

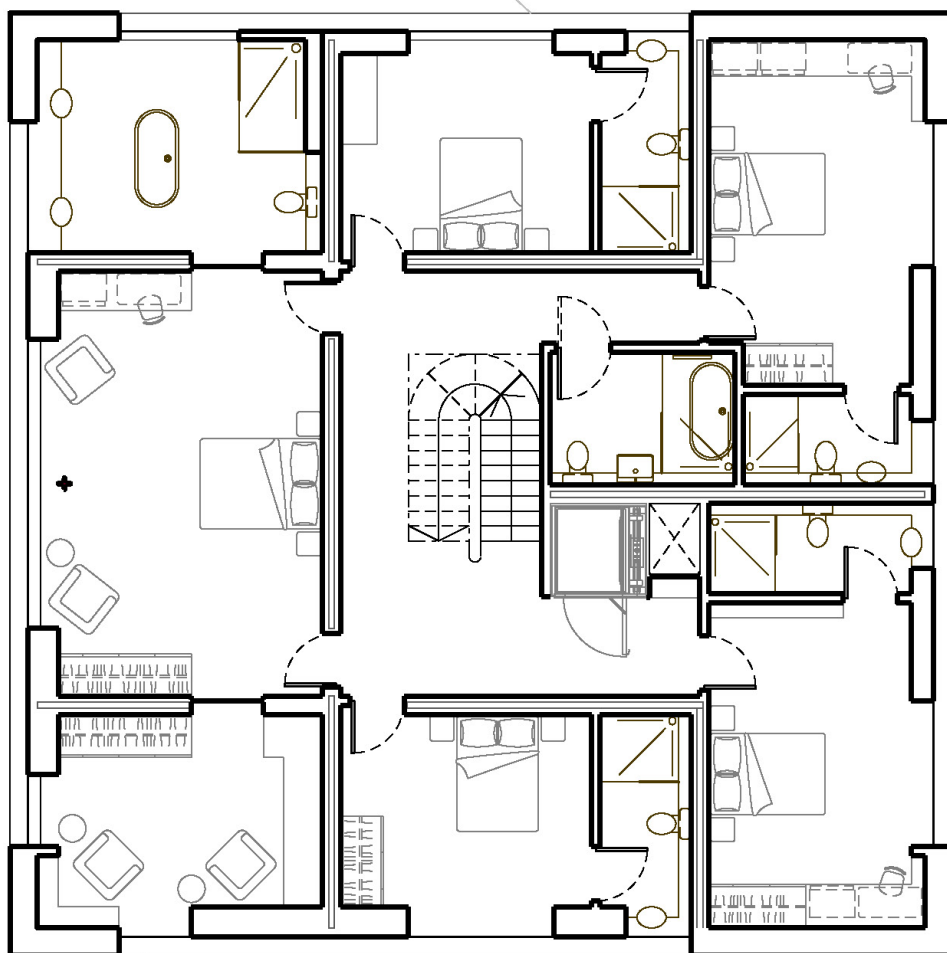
Sliding pocket doors, which move to the perimeter glass, can break this into discrete compartments. When open, the floor presents a circuit of continuous non-hierarchical, interlinked, living spaces contiguous with the surrounding forest floor.

A Ground Floor

From recessed entrance and lobby, clockwise through the living spaces is a small living room (15sqm), an open plan kitchen with island (32sqm), a dining room (16sqm), a music room (16sqm), drawing room and entertainment space (31sqm), a generous sized boot room (13sqm) and a study (12sqm). The core contains the stair, a lift (3sqm) and a WC (4sqm).



View from living room from Harwood House



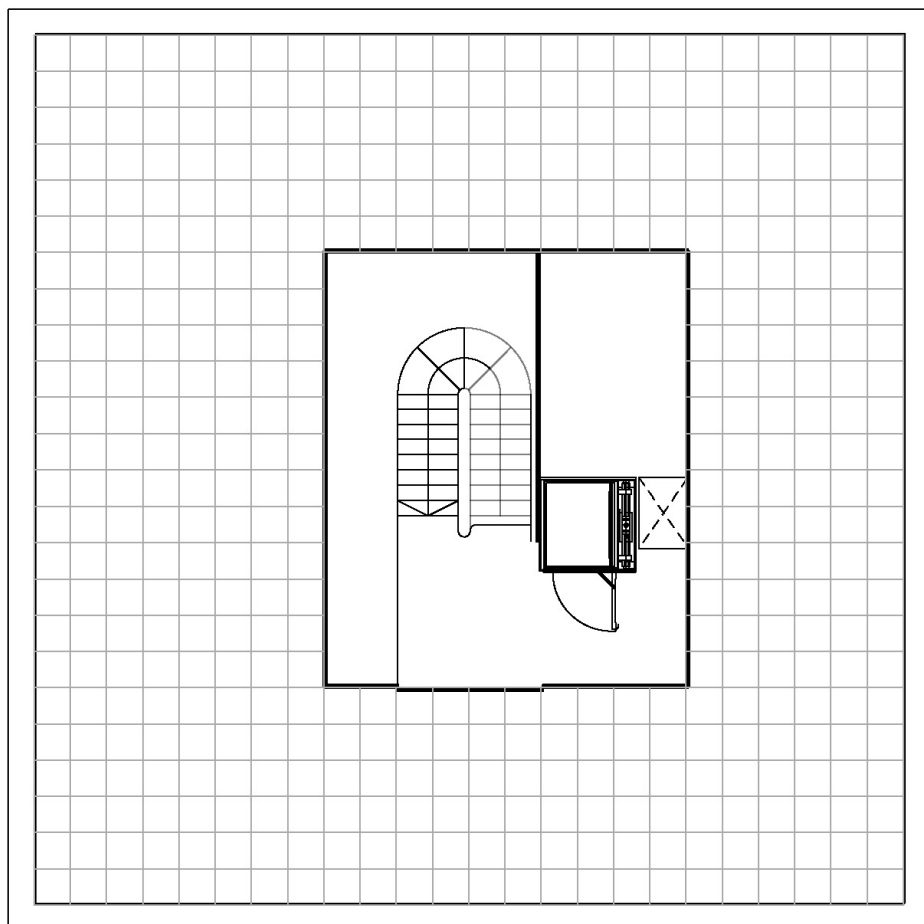
B	First Floor
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In contrast to the ground floor, the upper floor is heavily enclosed. Thick, slate-covered walls are pierced by wide, horizontal openings, with bench height window cills and head height lintols. As if sitting in the actual tree canopy, the experience is one of containment and limited, curated views.

The first floor overhangs exploit their own solidity and thickness, being highly insulated behind an outer coat-ing of dark slate. The overhangs make space for concealed, powered solar blinds, programmed to track direct sunlight on the glass, providing constant moderation of the indoor environment, automatically or at the will of the inhabitants. The deep reveals of the upper floor windows, similarly slate-lined, allow the same blind movement whilst also providing angular shading to the triple-glazed glass windows.

The first floor has a principal wing, west facing towards the Dower House and valley in West Field, comprising the bedroom (30sqm), dressing room (15sqm), and principal bathroom (17sqm). There are four more bed-rooms: north (14sqm) with an en-suite bathroom (5sqm); northeast (19sqm) with an en-suite bathroom (5sqm); south east (19sqm) with an en-suite (5sqm); and south (15sqm) with an en-suite (5sqm). The core contains the stair, the lift (3sqm) and a family bathroom (7sqm).

The stair and lift continue to the second floor with a small landing and doors to the roof terrace which in turn provides access to the plant room.



C	Second Floor
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The top is an open deck sitting high in the tree canopy. Its internal area, enclosed by a glass box, measures 31 sqm. The roof deck measures 164sqm.





5.13 Site Plan

5.13.1 Parking

Refer to

- 641-KS-70-XX-DR-A-11000

A total of 127 car park spaces will be provided with the proposed new development. 50 covered car parking spaces for residents of new apartments in the Main Building and Teaching Block, 30 open car parking spaces for visitors. 44 are found in the existing car park spaces and 3 dispersed car parking spaces are located on the southeast side of the Main Building in an existing car parking area.

A walled enclosure, with the north-western corner enclosed by hornbeam hedges, balances the Main Building's presence on site. Its orientation reflecting the Main Building's plan geometry.

Car Parking Provision

The table below showcases the proposed Car Parking Space provisions:

Car Parking Spaces

(excluding Summer, Harwood, Tank and Pump Houses)

For	No of Dwellings	Car Parking Spaces / Dwelling	Car Parking Spaces	Size mm	Carports + 2.5 x 2.5m Stores	Location		
						East Park	Existing Car Park	Dispersed
New apartments in Main Building & Teaching Block	43		50	2,500 x 5,000	43	50	-	-
1 Bed	12		1					
2 Bed	24		1					
3+ Bed	7		2					
New houses in Sports Hall Location (3+ Bed)	22		44	2,500 x 5,000	-	-	44	-
Total no of dwellings	65					-	-	-
Visitors		0.5	33	2,500 x 5,000		30		3
Total no of car parking spaces			127					

Cycle Parking Provisions

A total of 130 cycle parking spaces are provided across the site, including 86 in East Car Park carport stores, 12 in the Sports Hall Housing Store and 24 in the lower Ground Floor of the Teaching Block.

PV Panel Provisions

PV Panels to car port roofs, rainproof and light transmittant.

Siting

Extensive feasibility studies and discussion with the design team, NHDC, and Historic England have been carried out to ensure the proposed embedded and concentrated design of the East Car Park results in the least visual impact and harm to the Listed buildings and parkland.

Car park design development

The seamless relationship between the heritage landscape, the formal gardens, the parkland and its wider views as a curated setting with the built form of the existing manor house, which Lutyens harmoniously and extensively extended whilst maintaining its singular large-house nature, is what gives Temple Dinsley its lovely character and its high value picturesque value.

So, from the outset the main motivation for the design of new car parking is to maintain the commonwealth of the setting by avoiding completely cars dispersed and at rest up against or anywhere near the Listed Buildings, breaking the illusion of a timeless wealth, beautiful landscape and singular ownership. Even the front courtyard / forecourt to the Main House will be kept free of parked cars. The forecourt is reinstated to Lutyens' layout with two lawns either side of a narrow driveway with a smaller area of gravel adjacent to the Old House and Lutyens' wings.

Though 127 car parking spaces are provided, the proposal is to create a predominantly pedestrian landscape in and around the heritage assets, parkland, woods and gardens and by extension in and around the new Sports Hall housing ensemble, with vehicles, cars, vans and emergency, merely passing through or dropping off on their way to two car parks east of the Main Building or on their way out to the site exit along East Avenue past the Lodges onto St Albans Highway.

Cars parked up against heritage buildings illustrated here: "Parking to avoid"