

Tillman Architects



The Old Manor and Lodge Shafthoe End

A Design and Access Statement August 2025

Conservatory and Rear Extension to The Lodge



The Lodge as existing - North (rear) elevation

Introduction and Context

The Old Manor is listed by Historic England as a Grade 2 property - register number 1102546.

The house was listed in 1968 and in the 1990's substantial refurbishment works were undertaken by the previous owners - listed building ref 92/00169/1LB.

Late in 2008, consent was granted for the demolition of a barn and the construction of the Lodge which now stands in place of the barn as a two-bedroomed house in its own curtilage - planning case reference 08/01800/1.

This Design and Access statement accompanies an application for Listed Buildings Consent and a Planning Application for an extension to the Lodge to provide additional residential accommodation.

The proposals

- 1.1 Alteration to the North elevation of the existing Lodge building to form a new opening linking through to a new conservatory/glazed link to connect the existing house to a new living room and study.

Design

- 2.1 The Lodge was originally conceived and used as staff accommodation and was used as a one-bedroomed house with living space; the second bedroom at the East end of the building was used as an office by the previous owner. The house is now to be occupied by a young family which is expected to grow.

The existing living space accommodates a seating/tv space, a dining space and a kitchen with breakfast bar.

Whilst this arrangement and quantity of living space may be suited to a one-bedroomed house for a couple, it is proving to be inadequate to accommodate a young family where both parents often work from home.

In order to address this, the proposed extension seeks to provide;

- a. increased amenity by providing the family with a separate living space away from the kitchen/dining room,
- b. a West-facing terrace area accessed from the living room,
- c. a separate home office/study.

2.2 The existing layout of the Lodge precludes any direct physical connection between the interior of the house and the garden to the rear - the route from the living space to the rear garden is currently via the front gravelled parking area, past the bedroom window, through a pair of gates and across the drive.

The proposals seek to address this by providing;

- a. a new opening in the North wall which will provide a direct route from the existing living space to the rear garden via the conservatory and through a sliding glass door. This new connection will improve the accessibility and amenity value of the garden.



Detail of existing brickwork wall

2.3 The North wall of the Lodge appears solid in character and comprises a red-brick built wall with a small 'kiosk' style bay window. The wall itself was clearly constructed of high quality materials and with some care and skill; the wall features stretchers and snapped headers to represent a solid flemish-bond solid wall construction (it is in fact a cavity wall). The pointing is in lime which contrasts nicely with the red brick. The wall has the character of a traditional garden or farmyard enclosure.

A typical extension to the existing building in this location would usually obscure most of the length of this impressive wall.

We have sought to address this potential issue in the following ways;

- a. the design of the North-West facing conservatory which links the Lodge to its new living room will feature clear glass walls and a clear glass roof with concealed structural connections to the existing red brick wall and with hidden waterproofing details within the wall itself. The aspiration is that it will appear as if the long expanse of the brick wall remains uninterrupted by the conservatory as it re-appears inside the glass and continues out beyond into the new courtyard garden,



Detail of concealed structural glazing fixings within a brick wall

- b. whilst one of the objectives of the design is greater visual and physical connection between the living accommodation and the garden, the opening leading from the house to the extension has been kept to a sensible minimum in favour of retaining the existing exposed brick details. The reveals of the opening will be made good using a matching brick including angled brickwork sections to cope with the projecting plinth details either side of the opening at low level. The head of the opening will be lowered (in red brick to match) to 2m to allow the glass roof to sit under the eaves of the existing roof leaving the original form of the tiled pitched roof unaltered.
- 2.4 North Herts Conservation Officer Tricia Craggs met with us to view the property on 17th February 2025. The design of the extension was discussed. The advice given was that

the hierarchical relationship between the existing host building and the extension would need to be explicit and that the relationship would be successful if the extension were to appear subservient to its host.

The design of the proposed extensions addresses this concern as follows;

- a. as discussed above, the entire existing length of the existing North wall, the roof and roof eaves will remain visible through and over the glass link building and beyond the timber-clad extension - the scale of this wall is much greater than any element or component of the new extension; it is hoped that this contrast between the two will help to establish a visual hierarchy,
- b. in order to further develop the hierarchy and with reference to local vernacular, the new extension is to be built using a timber frame clad with timber. Seen in context, it is hoped that the simple barn typology of new building will help it appear subservient to the meticulously wrought brick wall of the Lodge,
- c. the ridge height of the dark grey metal roof of the extension will be below that of its host building by 900mm and, in contrast to the host building roof of the living room extension is played-down, deliberately lacking in features such as rooflights or obvious gutters and downpipes,
- d. the almost agricultural characterisation of the timber clad extension is further amplified by the limited size and appearance of the single glazed opening on the North-West elevation - this singular low-slung opening is set back into the thickness of the wall appearing as a deep slot unrevealing of the function contained within. The deep window reveals are intended to protect the glass from rain ensuring a clear view from inside to the herbaceous border beyond,
- e. the more fully-glazed facade of the extension faces North-East - away from the Lodge. Because of the presence of mature planting on the near boundary of the site and restricted sightlines, the NE walls of the Lodge and the extension are seen together from very few positions,
- f. the simple box appearance of the extension is further enhanced by the detailing of a 'secret' door leading from the conservatory link; the door will be clad to match the external cladding and when closed will be flush with the external wall and be fitted with concealed handles and ironmongery.

Materials

Conservatory glazing

Clear large-scale triple-glazed flush-framed units will be used to form the walls and roof of the conservatory. Large-format unbroken panels of glass with minimal framing and will help to ensure the desired transparency discussed above. The glass roof will drain to a 'secret' gutter concealed within the external thickness of the living room wall.

Living Room Extension

Walls

Charred Larch is a natural product (larch) which has been flame-treated to form a surface which protects the timber. Charred Larch slats are to be used to clad the walls of the living room extension and are to be orientated vertically. The slats are 80mm wide and are separated with a 10mm air gap. The cladding forms a rain screen behind which is a black waterproof breathable membrane, timber stud work and insulation.



Charred larch (left of photo)

Roof

The pitch of roof of the living room is to match that of the existing lodge. The roof is to be clad in a dark grey coloured zinc which will be detailed with standing seams and is to incorporate concealed gutters. This approach to the roof construction with minimal eaves and simple gable-end details will contrast with the existing clay tiled roof whilst maintaining a reference to the local vernacular of agricultural buildings.

In the selection and careful detailing of the above materials, the design intent has been to amplify the hierarchical relationship between the extension and its host building. The reading of a very pure and honest form will be enhanced by minimal detailing, when juxtaposed alongside the more traditional building and set apart by a glass link, this approach will help the set of buildings to relate harmoniously to each other without resorting to pastiche.

Floors/terraces

Drawing on existing precedence found elsewhere at the Old Manor, permeable brick pavers have been selected as a material for the floors of the external terraces. The internal floor of the conservatory and the study are to be of polished concrete; in order to create a visual continuum between inside and out, a concrete brick of closely-matched colour will be selected for the floor of both the new and the existing raised garden terraces.

The living room is to be fitted with a timber floor internally; a red-brown brick will be selected for the floor of the terrace beyond the full-height living room glazing.

Landscaping

The existing garden is mostly laid to lawn and has a number of raised vegetable beds, a greenhouse and a patio area situated to the South-West - the opportunity for outside dining in association with the living accommodation is limited. There is an existing gravelled and gated courtyard to the South.

The current proposal is to introduce additional planted areas throughout with particular focus on the spaces in between the new and existing terrace areas in order to create a sense of enclosure and to define each of these external spaces.

Access

No newly proposed vehicle or pedestrian rights of way have been created with this scheme, parking arrangements and access to the property remain unaffected.

Servicing

The new extension is to be heated by an air to water heat-pump, details of which are included as part of this planning application. The outdoor unit is proposed to be wall-mounted on the garden side of the existing garden wall and will be housed within a timber-clad enclosure. Views of the outdoor unit will be limited as they will be obscured by the proposed extension.

Keith Tillman

Tillman Architects August 2025