

External Walls

The external walls are generally solid masonry laid in English Bond, with red and yellow stock bricks with red brick dressings including a decorative cornice and capitals to the brick pilasters. Brickwork appears to be generally in good order and require mostly localised repairs only. It is generally the areas of repointing that will require most attention. Please see the accompanying Condition survey for more detailed information on necessary repairs and repointing.

Some elevations of the rear extensions have been altered several times in the past and distract from the design of the original Gatehouse building.

It is therefore proposed to unify the appearance of the retained extension and the two new build extensions. This requires the reducing of one existing window opening in the south elevation of rear extension to building C.

The elevations of the rebuilt rear extension of building A reflect the window proportions of the retained extension to building C. The window openings of the rebuilt extension of building B will reflect the proportions of the existing first floor rear windows.

The additional window openings on the first floor rear elevation of the Gatehouse are proposed to enhance the view from the Main House and Forecourt.

The decorative brickwork cornice at high level runs around the entire building, with decorative pilaster corners of the building and appears to be in good order. The same applies for the decorative brick capitals to brick pilasters.

Necessary localised repairs will be carried out in accordance with Condition survey.

The additional proposed storey of extension B will reflect the decorative brickwork cornice of the original building by following through the three course red brickwork.

The dental course will be omitted to express the subservience of this new addition.

Further the proposed rebuilt extension to building B will be reduced in width on the North West side to expose the brick pilaster of the original Gatehouse building. This will also allow the original stepped access on this side to be increased in width to match the original stepped access of extension to building A.

To retain the original width of this extension and therefore its proportion to the original Gatehouse building, it is proposed to extend the brickwork on the North East side. The proposed new opening for the new goods lift shall be arched and formed in brick and reflect the appearance of the original external door openings.

Windows

The existing timber vertical sliding sash windows are varying in detail from the original Gatehouse to the later extensions. It is proposed to generally refurbish all original windows. It is proposed to replace of glass with slim line double glazed units to improve the thermal performance of these buildings. Original timber sections are considered to be of suitable dimension to receive double glazed slim line units. Later 'narrow' glazing bar sashes to be replaced with new sashes to match those within the original lodges.

All new windows are to match appearance of adjacent windows on the same elevation and be fitted with slim line double glazed units to comply with latest Building Regulation requirements.

The bay window on the South East side of the Gatehouse shall be repaired and recent 'unsympathetic' timber repairs removed and reinstated to replicate original detail.

All sash windows including sills and bay windows including timber panelling to be painted white.

Doors

All external doors and top lights are to be refurbished and painted obsidian green to match proposed timber vehicle access gates.

Gates

The vehicle access gates shown on archive drawings dated 2008 of the existing Gatehouse are metal gates. Although these gates have been removed and stored off site we are proposing to replace with hardwood panelled timber gates similar to gates shown on archive drawings dated 1970's.

The decorative pattern and gold painted details of the metal gates are unsympathetic to the Queen Anne style of the original Gatehouse buildings.

The proposed timber gates would be a continuation of the various designs of timber gates of the neighbouring properties and in keeping with the character of the original Gatehouse.



6. Existing Timber Gates - Archive 1970's

Metalwork

The stair railings to stepped access of extension to building B appears to be original and are to be retained, refurbished and reinstated on the new stepped access on the North West elevation.

All other railings and balustrade to stepped accesses of the Gatehouse buildings are modern and unsympathetic replacements and should be replaced with design to match original stair railing of extension to building B to enhance the building's character.



7. Original Metal Railings/ Central Extension - 1929



8. Modern Metal Railings – 1970's

Rainwater Goods

The rainwater goods are of various designs and shall be refurbished and redecorated with sections replaced if necessary to match existing.

External fittings and lighting

All inappropriate modern fittings (cable clips, wiring, railing stubs, signage, vents and other services) are to be removed light fittings are to be replaced with more appropriate period light fittings.

Interior refurbishment and alterations

The building interiors appear to have undergone limited refurbishment works, which resulted in the 'dry lining' of most external walls, loss of skirting and architraves and the replacement with modern profiles.

For the Gatehouse to resume its original role as the entrance for the newly refurbished Main House and grounds and provide access for its occupants, visitors, staff and deliveries a few internal alterations to the existing layout are required. This comprises of the following:

First Floor Level:

- To remove the 'unsympathetic' modern internal stair (1970's) within building C and the stair opening within first floor to be filled in.
- To remove the existing 'dry lining' and replace with insulation to improve thermal performance and finish with new plasterboard lining.
- To remove existing wall nips of large opening on either side of existing chimneys to form a new internal partition perpendicular to structural wall.
- To reposition one internal door to increase top landing area to internal stair within extension A.
- To build new internal stud partitions to form the proposed ensuite bathrooms to four bedrooms.

- All internal panelled doors to be refurbished, unsympathetic modern ironmongery to be removed and replaced with appropriate period fittings. All new internal doors to match existing panelled doors.
- To form one new door opening within external rear wall to access bedroom located within new first floor area above rear extension of building B.
- Existing floorboards are to be carefully lifted and reinstated after acoustic insulation and services have been fitted. All bedrooms to be fitted with carpet and ensuite bathrooms to be tiled.

Ground Floor Level:

- To form new stud partition separating the office space (estate manager and other staff) from the existing kitchen area and WC located within rear extension.
- To form the goods lift shaft and new stair leading into the proposed basement within the proposed rebuilt rear extension of building B.
- To remove the existing 'dry lining' and replace with insulation to improve thermal performance and finish with new plasterboard lining.
- Existing floorboards are to be carefully lifted and reinstated after acoustic insulation and services have been fitted. All offices and circulation areas to be fitted with woven Vinyl tiles. The kitchen and WC's to be tiled.
- To fit fire place surround in front room of building B which has been removed from the Main House as per discharged condition, reference 2013/2795/L.



9. Removed fire place surround of Main House

In summary the works are to provide accommodation for visiting staff and operational areas for the security staff. The intention is to refurbish the property whilst maintaining the charm and interest of the period property.

LANDSCAPING

A separate soft and hard landscaping design will be provided which will tie in closely with the previously approved landscaping works for the Main House.

The soft and hard landscaping design to the rear will evolve around the central tree located within forecourt of the Main House with planting areas along perimeter of the rear extensions and vehicle paths.

The forecourt area in front of the Gatehouse is an important part of the setting for this building and is linked through to a similar space in front of the older properties running along The Grove immediately to the north of the site. It would be beneficial to have this area re-presented to enhance the character and setting of the Gatehouse and to re-establish this important townscape feature and allow the building to resume its position of prominence.

SUSTAINABILITY

A separate Mechanical and Electrical Service study and Energy Performance Certificate will be provided for the Gatehouse. The alterations to the property will include upgrading heating and thermal insulation of walls, roof and windows as well as lighting to the property.

The new basement is to comply with Building Regulations to meet requirements of thermal insulation and heating/cooling.

HERITAGE AND CONSERVATION

A separate study, Heritage Statement for the Gatehouse, discusses the heritage significance and conservation issues for the building.