

2105 Sonning House and Weavers Cottage

Design Access Statement - vol 1 of 2



Wokingham Borough Council

Document Version – 27/07/2023

WOLDON

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Revision History

Rev	-	30.01.2023	Planning Issue
	A	27.07.2023	Landscaping Updated

1.0 Development Framework

1.1 Introduction

1.1 Introduction

This document is produced by Woldon Architects for Mr and Mrs Phillpott, for the purposes of a planning application. The client is seeking to agree a residential extension and alterations to the Grade II listed property.

The client has purchased Sonning House and Weavers Cottage as their family home. They recognise its architectural quality, historical significance and the need to preserve its heritage value for generations to come. At the same time they wish to create a family home that sustains contemporary family life.

Some of their key objectives for the home are to:

- Create a robust, water tight building fabric and eliminate the leaks.
- To make adaptations to improve internal circulation and flow into and through the house, improving on some of the more modern interventions.
- Amalgamate the two buildings and extend to create a central 'family' space where the daily activities of family life can thrive.
- Overall the improvements should improve connection between house and garden.

This design access statement includes background information and a short summary of proposals, including the intended amalgamation of Sonning House and Weavers Cottage, extension and alterations.



Fig: 1.0 Photograph of Pearson Road entrance

2.0 Context

2.1 Location

2.1 Site Location

Sonning is situated in the Borough of Wokingham in Berkshire, a few miles east of Reading, England. Sonning village is at a crossing point of the River Thames, where the narrow arched Sonning Bridge on the B478 crosses the river to the hamlet of Sonning Eye on the Oxfordshire bank. Just upstream of the bridge is Sonning Lock. The old village is now joined to further housing along Pound Lane and the A4 Bath Road. Sonning is a very picturesque village that contains many listed buildings, including Sonning House.



Fig: 2.0 Aerial Photograph of Sonning

2.0 Context

2.2 History

2.2 Site History

The historical name of the village is Sunning, which is derived from the name of the Old English Sunna. In Anglo-Saxon times, the village was of considerable importance as the lesser centre of the bishopric of Ramsbury, sometimes called the sea of Ramsbury and Sonning. The church was a secondary cathedral and the present structure, St Andrew’s Church, contains reused Anglo-Saxon carvings.

Sonning prospered as an important stopping post for travellers, both by road and by boat. There were a number of ancient hostelryes where they could have stayed, notably the Great House on the site of the original ferryman’s cottage. The Bull Inn had the added bonus of being near the church where pilgrims could venerate a relic of Saint Cyriacus.

2.2.1 Conservation Area

The Site falls within the Sonning Conservation Area which encompasses most of the village together with the grounds of Reading Blue Coat School. (See adjacent diagram).

2.2.2 Listed Buildings

The property is Grade II listed and sits within the Sonning Conservation Area of Wokingham Borough Council, Berkshire.

There are also many listed buildings and monuments in the village and the immediate context, with the following immediately adjacent on Pearson Road as follows:

- II The Robert Palmer Cottages
- II The Dower House
- II Forge Cottage
- II The Old Cottage
- II Glendale Sarum Cottage York Cottage
- II Grove Cottage
- II Deanery Cottage and Gardens
- The II* Church of St Andrew

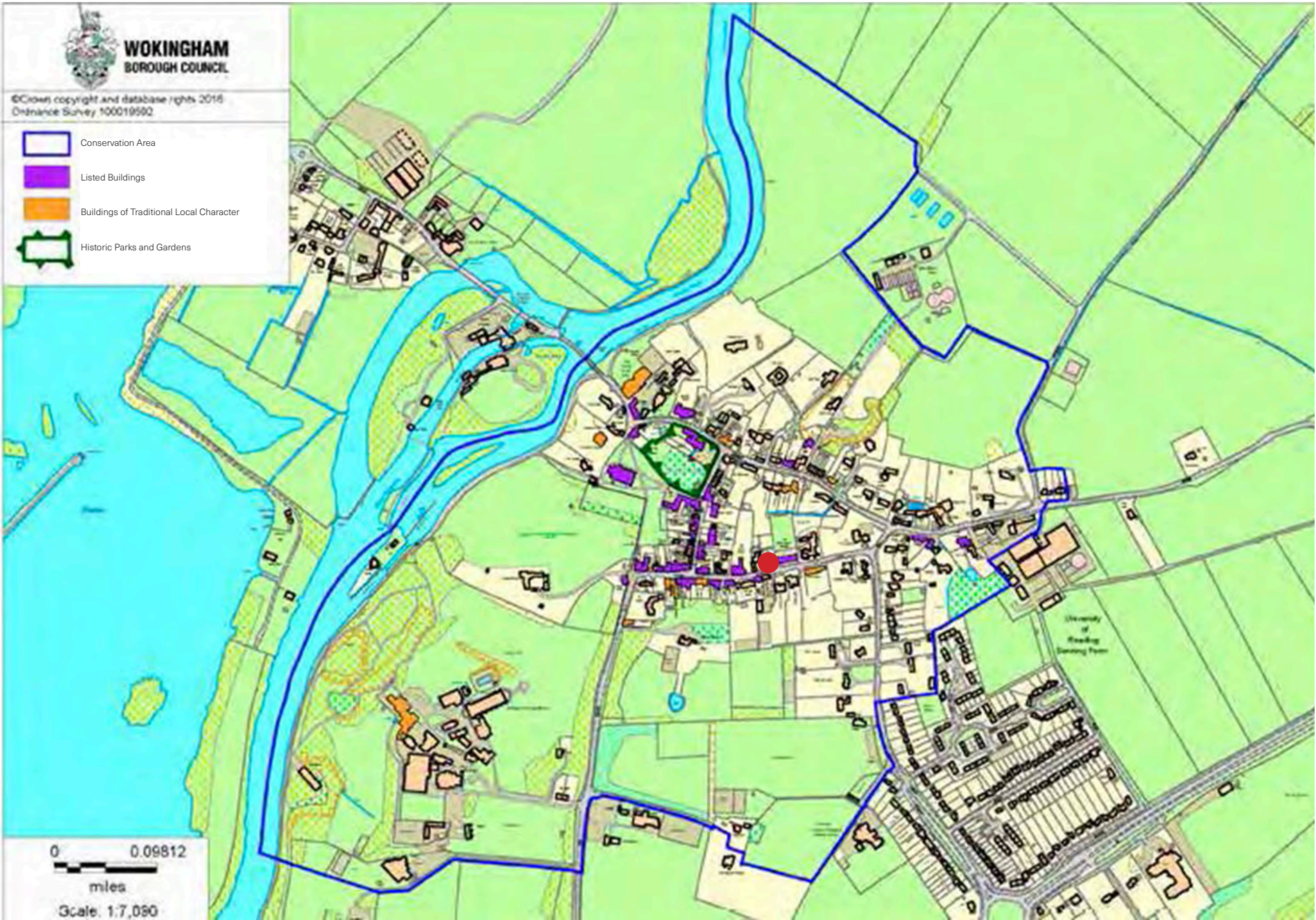


Fig 2.1 Sonning Conservation Area (Wokingham Borough Council)

 Sonning House

2.0 Context

2.3 Site

2.3 Site

2.3.1 Daylight/Sunlight & Overshadowing

The site enjoys good daylight conditions. Existing neighbouring buildings to the East and West are at a distance and will cast little or no shadow in the early morning and late evening. Other buildings around the site are positioned sufficiently far away or of a scale that will minimise overshadowing. Protection to avoid overheating from solar gain will be minimal as new elements are north facing. The adjacent uses in the immediate vicinity of the site are primarily residential.

2.3.2 Wind

The prevailing wind at the site comes for most of the year from the south west, and in late winter and spring from the north east.

2.3.3 Noise

The road network to the front of the site is the key generator of noise, but is limited in its load and frequency. The edges of the site have been considered to maximise trees and landscaping.

2.4 Existing Ecology and Biodiversity

An ecological survey of the Site has revealed there are a variety of habitats currently present near the site. Increasing biodiversity and enhancing the ecological value of the site is one of the aims of the design.

2.4.1 Sonning House and Weavers Cottage Bat Survey

Please refer to the Protected Species Report, provided to accompany the planning application for proposed extension work at Sonning House, by the professional ecologist Alastair Driver who carried out the assessment of the implications of this planning application on bats on the morning and evening of Fri 8th July 2021.

Despite the potential space, no bat droppings or smear marks were found anywhere on the outside of the house after careful inspection of all window ledges and walls etc. and binocular assessment of all visible potential access areas in the roof.

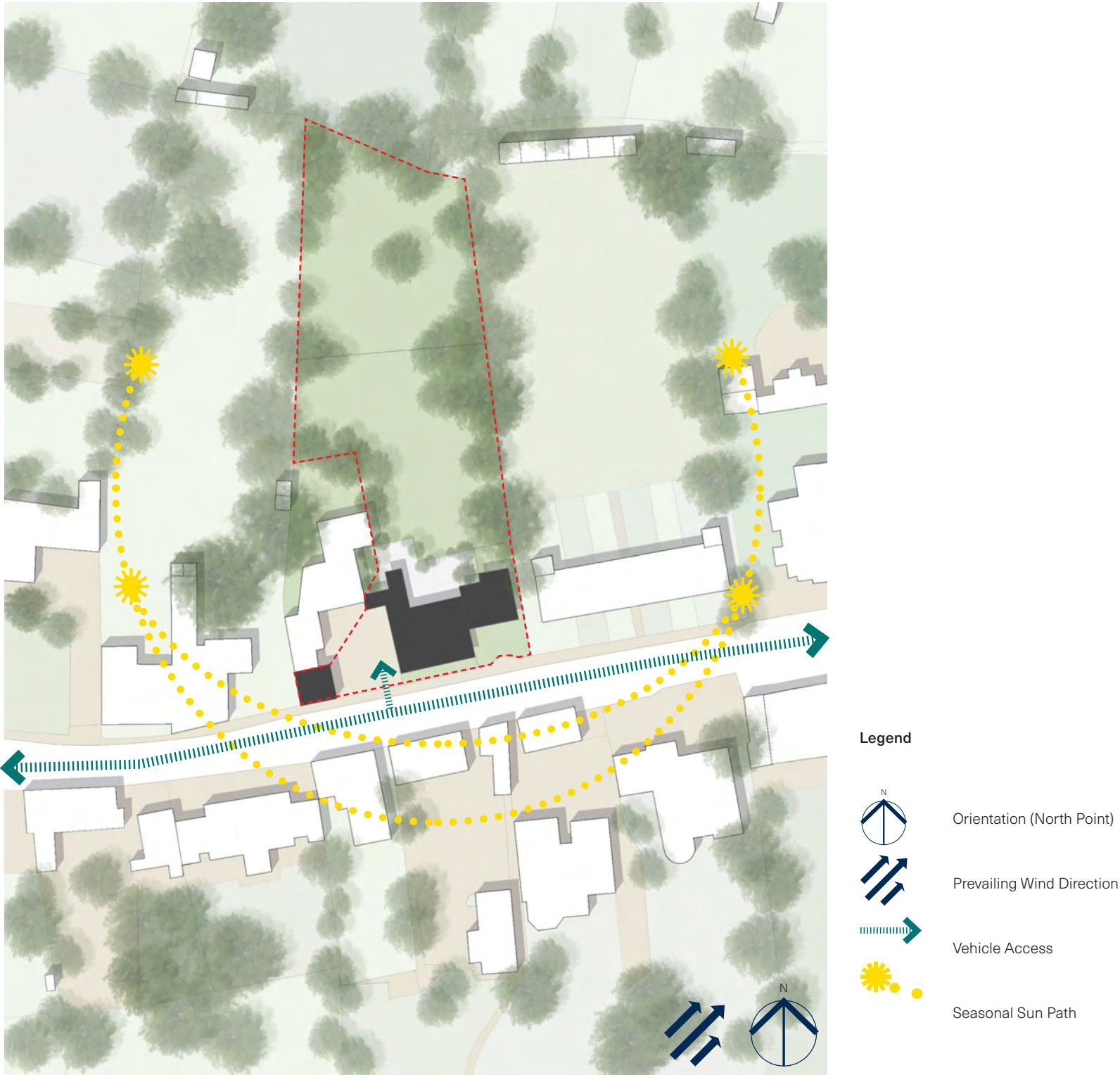


Fig 2.2 OS map _ Sun, Wind, Hedgerows and Trees Diagram

2.0 Context

2.5 Site Access

2.5 Site Access

Sonning House occupies a prominent position on Pearson Road. There are three entrances: a central pedestrian entrance through the main door, a vehicle entrance to the west with direct access to the courtyard and a smaller courtyard entrance adjacent to Weavers Cottage to the east.

From the west courtyard you can connect through a passage to the garden, which is located north of the property.

Pearson Road at the front of the property runs east-west from its junction with Sonning Lane (adjoining North Lodge) to its mini-roundabout junction with Thames Street. It forms a major part of the historic centre of the village and has a very attractive character.

2.6 Aerial Photographs

The images adjacent and below show the view of Sonning House from the air. The view shown in fig 2.4 is a view looking North and shows the front of the property and Pearson Road running East to West. Fig 2.5 shows the view of the land to the north of the property and has the camera facing south. Fig 2.3 is a view directly over the top looking down.



fig 2.4 View Looking North



fig 2.3 Aerial View



fig 2.5 View Looking South

2.0 Context

2.7 Built Environment

2.7 Built Environment

The site has been a residential dwelling since late C18th. It is an important house that sits centrally in the village and takes its name from the village. It is also known as Hammering House.

The land use around is predominately residential although a small amount of other associated uses surround the site, including educational, civic and commercial. The photographs illustrate the adjacent streets and buildings.

To the east side are Alms House Cottages that are linear in shape and named the Robert Palmer Cottages. They are characterised by a long low roof that is punctuated by a number of small pitched dormer windows. To the north are the gardens of properties that are located along Thames Street. To the east is the old High Street, St Andrews Church, The Bull Inn and Deanery House. The Deanery is an Arts and Crafts style house and garden, designed and built by architect Edwin Lutyens between 1899 and 1901. It is a Grade I listed building and the gardens were laid out by Lutyens and planted by garden designer Gertrude Jekyll. To the south of Pearson Road are more converted residential buildings such as the Old Forge.

2.8 Archaeology

Although archaeological evidence revealed the existence of earlier Romano-British settlement at Sonning Hill (now the site of the Thames Valley Business Park) and Neolithic stone circles near Charvil, Sonning originated in Anglo-Saxon times when 'Suna's people' reputedly pitched camp some time during the 5th Century AD in clearings along the River Thames.



fig 2.6 View of Sonning House from car park behind the Old Forge.



fig 2.7 The Robert Palmer Cottages, immediately East of Sonning House, are grade 2 listed.



fig 2.8 Deanery Cottage to the north of Sonning House is grade 2 listed.



fig 2.9 The Deanery on Thames Street is grade 2 listed.

2.0 Context

2.9 Townscape and Views

2.9 Townscape and Views

Analysis of the townscape has been undertaken to understand the positioning of the house with its immediate context of the conservation area and Pearson Road. Pearson Road's positive attributes are described in the Sonning Conservation Area Appraisal 2017 as follows:

- Many fine buildings line this street, some dating back to the 16th century and no single architectural style dominates. It is varied in its appearance and buildings range from two-storey dwellings with few gaps that front the road, to substantial detached properties set back from the road. This diversity gives the area its distinctive charm.
- A mixture of red brick and painted houses with old tiled roofs and tall chimney stacks line the western section of the street. Those on the north side front a narrow pavement and are smaller in scale than the properties on the south side, which are set back slightly from the road behind small gardens. The architectural diversity enhances the street scene when viewed from any direction.
- Along the south side are a series of very attractive 15th to 17th century timber-framed cottages including The Old Cottage, Sarum Cottage and York Cottage. They face larger 18th century brick built houses such as The Dower House.
- Robert Palmer Cottages built as Almshouses in 1850, are set back from the north side of Pearson Road. The Pearson Hall built in 1889, which is home to a Hair Salon, the Parish Office and Sonning Club, provides a social hub for the area. The group formed by the Robert Palmer Cottages (listed) and the Pearson Hall (unlisted) form an important reference point.
- Opposite the Pearson Hall is distinctive Sonning dene, an unlisted timber-framed building, which merits further historical and architectural analysis.
- The Grove and its ancillary buildings is a major feature. It faces the High Street on either side of which are two key buildings with 18th century fronts: Green House to the west and Grove Cottage to the east. The Dower House is another significant 16th century building with an 18th century facade, restored recently to the point that some of its original character has been lost.

Key characteristics/issues in the Conservation Area

- The use of inappropriate materials on buildings
- Inconsiderate parking and traffic issues
- The character of the street has been affected by some unsympathetic development.



fig 2.10 Views of Pearson Road and Houses within the street.

2.0 Context

2.12 Site Photographs

2.9.1 Pearson Road Views

Care has been taken to eliminate the effect of any development on the views of the house from the street. To both the east and the west any new additions will be invisible to pedestrians in the street. Modifications to the front courtyard, such as improvements to the front wall's security will be designed to improve the visibility of the house in the street whilst improving manoeuvrability and pedestrian safety.

Details of the new front wall and changes to the side door are included adjacent to demonstrate the improvements and de cluttering of the house.

The front garage currently has a flat roof that is aging and in poor condition

2.10 Planning Context

National, regional and local planning policy guidance have been considered in the design of the Development, and against which the application will be assessed.

2.11 Site Photographs

Adjacent are a series of photographs to show the existing house from and examples of areas where the property condition requires improvement to ensure a robust and sustainable future.



1.



2.



3.



4.

fig 2.11 Street Views of Pearson Road

- Legend
- 1. East view of Pearson Road
 - 2. West view of Pearson Road
 - 3. East view of Garage
 - 4. Entrance view of Sonning House Driveway

3.0 Site Analysis

3.1 Listed Building Analysis

3.1 Listed Building Analysis

Sonning House is a Grade II listed Building. The details of the listing is provided below with a photograph opposite that locates the items described in the photograph.

Heritage Category : Listed Building

Grade : II

Statutory Address:

SONNING HOUSE, PEARSON ROAD

District : Wokingham (Unitary Authority)

Parish : Sonning

National Grid Reference : SU 75814 75430

SU 7575 SONNING PEARSON ROAD (north side)

14/26 Sonning House And Hammering House

30.7.75 - GV II

“One house now 2 houses. Late C18, 3 storeys, brick, offset eaves, hipped old tile roof, flanking chimneys. South front has 3 bays, outer upper large 4-pane sash windows, segmental headed, 3-light wood casements on ground floor. Centre bay has upper blocked vitreous panels over 6 panelled central door, upper panels glazed, architrave frame, cut brackets and cornice hood. Set back from road, late C18 wrought iron railings with gate across front.

3.2 Repair and renovation of the Listed Building

The building fabric is in need of renovation. Some of the extensions from the 1930s and 1960s have been poorly detailed or are reaching the end of their serviceable life.

These elements are showing signs of failure, creating staining on the outside of the building and damp issues inside the building.

Works proposed in this document are intended to rectify some of these issues. By altering some of the compromised detailing around the newer roofs we can protect the building from further deterioration.



fig 3.0 Photograph of Sonning House

- Legend
1. Brick

2. Offset eaves

3. Hipped old tile roof

4. Flanking chimneys

5. Three bays front

6. Outer upper large 4-pane sash windows segmental headed

7. Three light wood casements on ground floor.

8. Centre bay : upper blocked vitreous panels over 6 panelled central door, upper panels glazed, architrave frame, cut brackets and cornice hood.

9. Late C18 wrought iron railings with gate across front.

3.0 Site Analysis

3.3 Historical Analysis

3.3 Historical analysis

The 3 storey house addressing Pearson Road was built at the end of the 18th Century and is the most significant element when considering the character and heritage of the house.

The first extension, from the end of the 19th Century, is also of significant heritage value although elements of this wing appear to have been altered over the years creating waterproofing failures and signs of damp ingress (e.g. at the junctions with the 1930s and 1960s additions).

The 1930s extension clearly sought to provide a more generously proportioned living room, one that would be suitable for a 6 bedroom family home. However the addition closed off the connection between the main entrance and the view of the garden, and although the extension provided a larger room, the narrow proportions of this room do not provide a suitable space for a large family.

The roof form of the 1930s extension has two roof types. The flat roof preserves the view from the second floor half landing's window, and the hipped roof seeks to balance the composition with the 19th Century wing to the west.

The later additions are of a lesser quality and have a slightly unsympathetic relationship with the original house, creating some uncomfortable junctions which detract from the original house's character. The roof on the Weavers Cottage addition sits uncomfortably against the original house and undoes the symmetry which the hipped roof above the 1930s extension sought to create with the west wing.

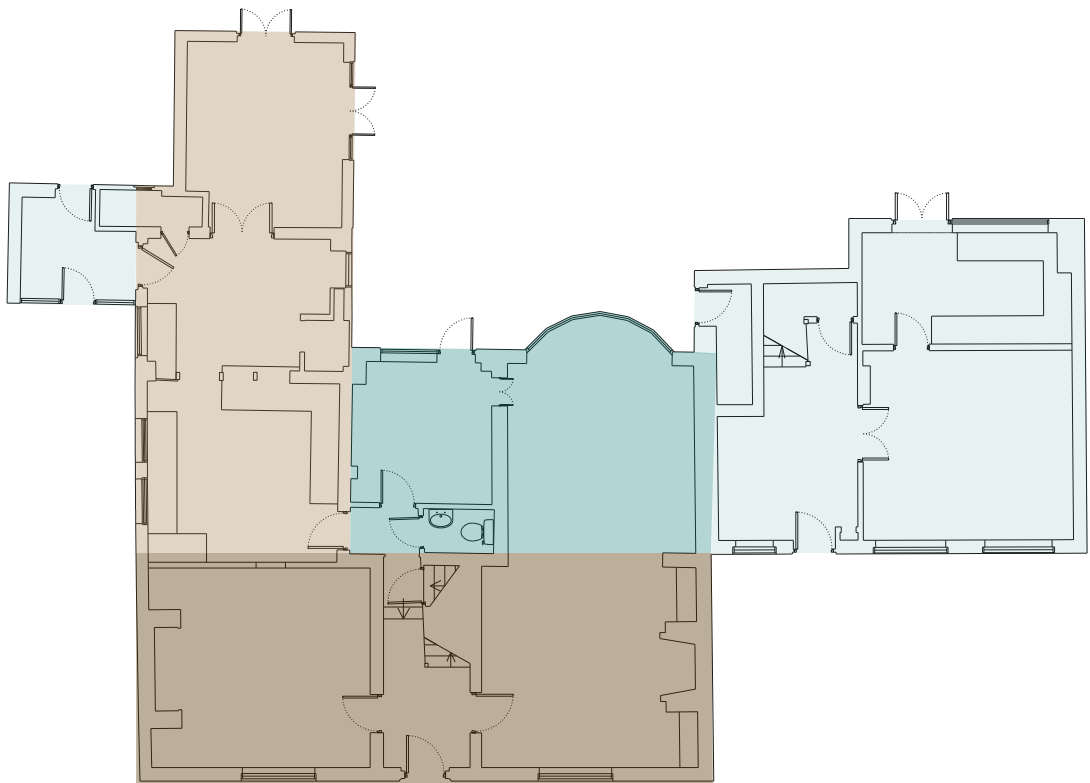


fig 3.1 Historical phases plan diagram - Sonning House and Weavers Cottage

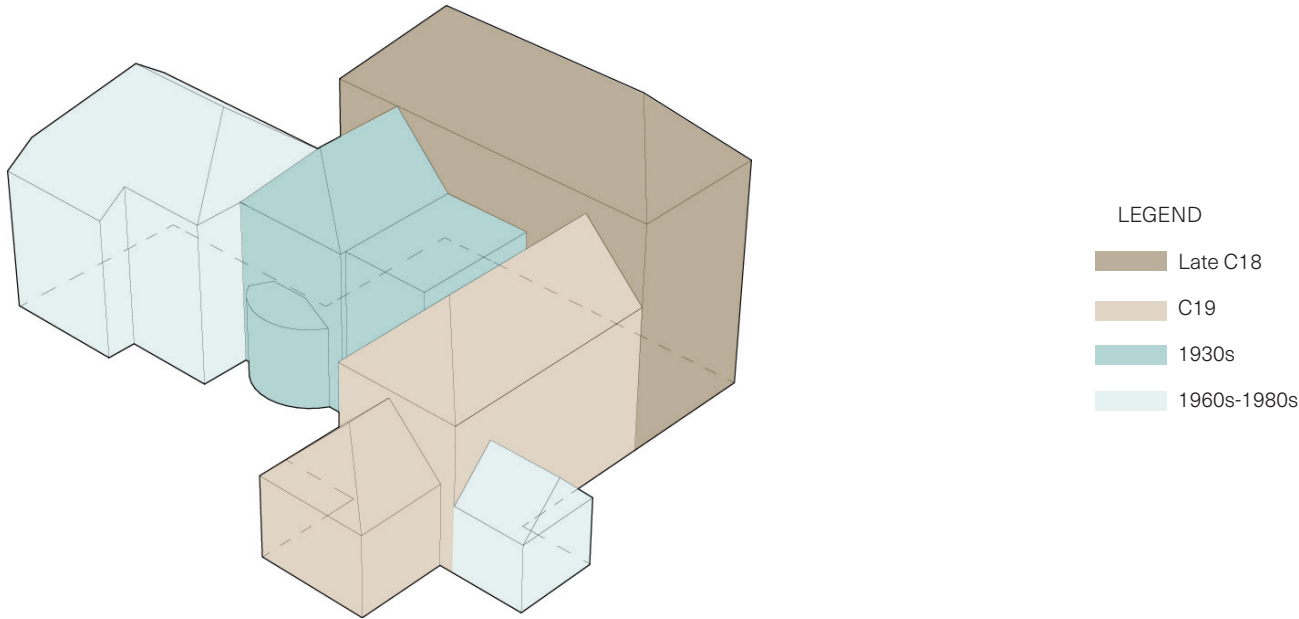


fig 3.2 Historical phases 3d diagram - Sonning House and Weavers Cottage

3.0 Site Analysis

3.4 Landscape Opportunities

3.4 Landscape Opportunities

3.4.1 The site provides us with a number of opportunities to improve the landscaping and its connection to the house. Refurbishing the existing house and extending the rear will improve the visual connection to the landscape and provide level access to the garden. This will be combined with general re landscaping of the rear gardens improving how it interacts with the primary internal spaces to the rear of the property and improves views. This will also improve biodiversity by installing bat boxes and other ecological provisions within the rear garden.

At the entrance to the property we have the opportunity to improve security by relocating the entrance gate and improve the quality of the space by tidying the forecourt and entrance.

3.4.2 Within the house we have the opportunity to Improve and upgrade sustainability and energy saving measures with higher quality thermal efficient mechanical and electrical plant and a thermally efficient building. Create adequately proportioned primary spaces for a home of this size by creating an open plan kitchen / dining and living rooms and provision of a master suite on the first floor.

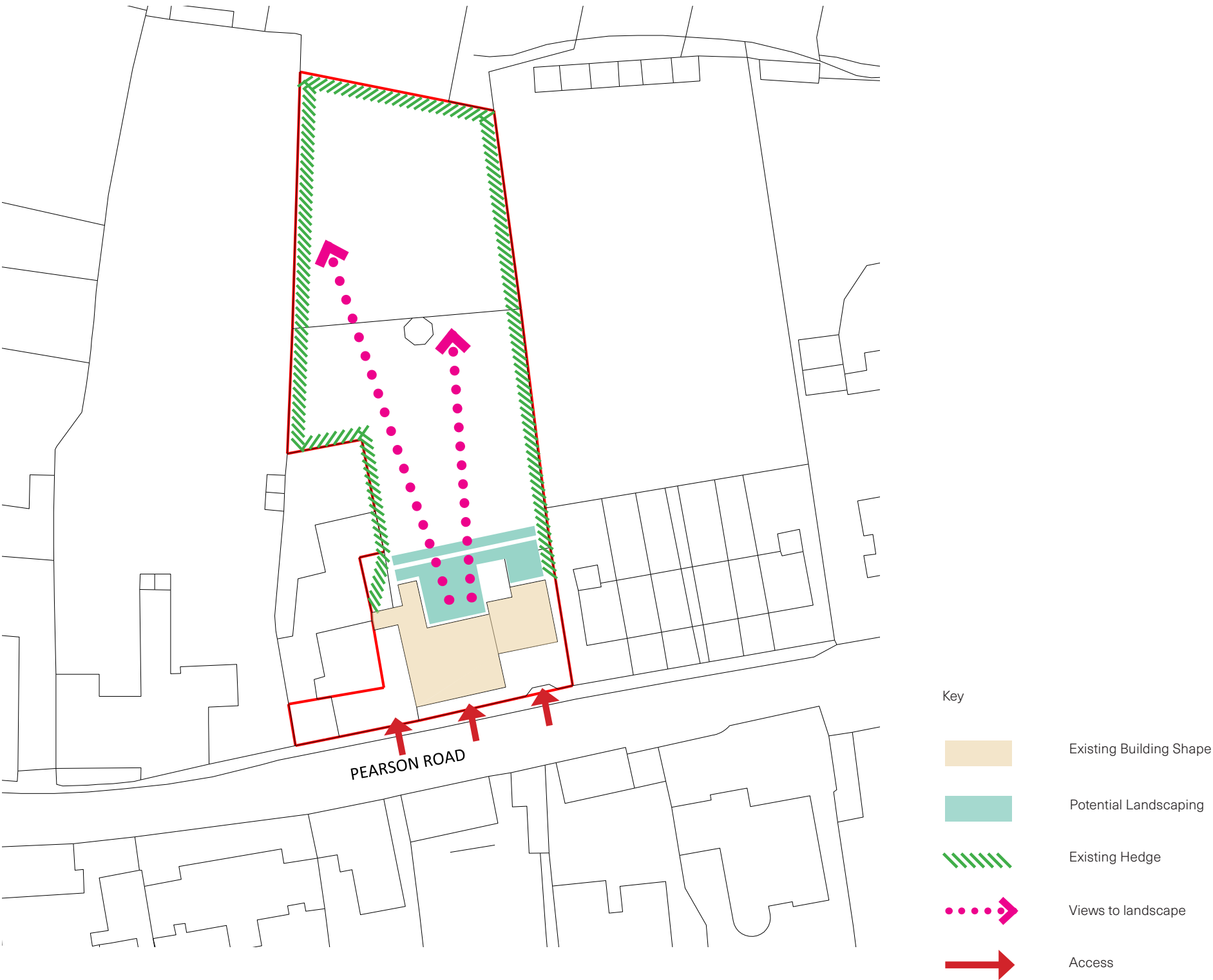


fig 3.3 Site Opportunities diagram

4.0 Design Development

4.1 Design Principles

4.1 Design Principles

Woldon have a wide range of experience working with listed and historically sensitive buildings

4.2 Fresh Vision for the House and Site

The vision for the property is to rejuvenate the house and site, which has been largely untouched except in parts where perhaps lesser quality amendments have been made. While recognizing the building's architectural quality and historical significance and the willingness to preserve the value of the heritage for generations to come, at the same time we want to create a family home that supports contemporary family life.

The proposed design aims to be an exemplar contemporary architectural scheme in this countryside environment and context.

The design concept is to compliment the building's surroundings through adopting a design language informed by the area and respecting the local materiality. The design recognises the distinct character of the area and addresses it with a carefully composed architectural design.

The elevations have been designed to optimise natural light within the space, whilst responding to the surrounding character, its rhythm and its materiality. The window and door proportions are generated from the local vernacular and positioned to maximise views out to the landscape.

The proposed building utilises materials and features sympathetic to the local vernacular.

The proposed design seeks to deliver accessibility through consideration of inclusive design from the conception of the project and the consideration of the needs of users. The building is designed to ensure an inclusive and enjoyable environment for everybody, regardless of abilities, throughout the life span of the building in accordance with the relevant local and national planning guidance.

Overall, the proposed scheme meets the policy requirements of Sonning in terms of delivering a structure which has embraced design, careful attention to detail, workmanship and materiality. It will make a positive contribution to the site.



Fig 4.1 Previous Project showing the connection between garden and rear extension with stepped garden



Fig 4.2 Early development Illustration to show the proposed rear house extension

4.0 Design Development

4.3 Design Evolution - Pre Application

4.3.1 Design Evolution - Pre Application Feedback

A pre-application consultation has taken place with Wokingham Planning Department. The conservation officer was available for the meeting and helpfully discussed the issues that were foremost in the pre application scheme options that were presented by Woldon Architects. A summary of the officers written comments following the meeting are included in the appendix of this brochure. A full response to the comments is provided in the scheme design section in this Design Access Statement and an overview listed below.

The feedback received has informed the subsequent design development. A brief summery of the two option submitted at Pre-Application are described here.

The existing building has been extended at least four times during its history and this has resulted in a slightly jumbled composition of different forms and massing across the rear of the property.

Option 1 sought to create a more uniform composition with a single storey extension to the rear, which tie the stepped forms together. A new dormer was introduced to the East end of the rear elevation to balance with the 19th Century extension, adopting a similar approach to the 1930s extension.

Option 2 also sought to extend the rear of the building but with a larger mass. It drew design inspiration on the rhythm of the dormer windows along the Robert Palmer Alms houses adjacent to Sonning House. It also sought to rationalise the roofs between Weavers Cottage and the 1930s rear extension thus improving the waterproofing connections and resolving damp issues with the existing design.

Both of the these options for massing were discussed at pre-app stage. Both options were infill options between the rear projecting wings of the building. These were considered unintrusive schemes in terms of impact on neighbours and well considered additions in terms of conservation. The pre-app consultation was generally in agreement with the location of proposed additions and as such the location of the massing has not changed moving forward. The two massing options are shown adjacent shaded in brown and beige.

4.3.2 Massing and Scale Evolution

A hybrid of the two options from Pre-Application has been developed which captures the positives from both options. The developed Design seeks to create a more uniform composition with a spanning extension which ties the stepped forms together, while introducing a first floor to the east end of the rear elevation to balance with the 19th Century extension, adopting a similar approach to the 1930s extension.

The elevation diagrams adjacent show where the additional massing proposed is located between the two existing rear wings that project north. Locating massing between the existing wings will mean that neither the neighbour to the east or the west will be visually affected by the proposed extension. It is also the case that the neighbours to the north are sufficiently far away and separated by layers of planting and trees to have no discernible visual disruption.

For comparison the existing massing is also shown overlaid the proposed plans at both ground and first floor levels. The massing at the ground floor is increased to span between the two wings and the second floor includes a small increase to enlarge the master bedroom

4.3.3 Facade Design Evolution

The building is Grade II listed, and is principally of red brick construction with red terracotta detailing. The proposed materials will match the existing historic materials and also introduce some new materials that are sympathetic to the old such as oak structure and metal framed glazed openings. A general consensus of facade design was agreed at pre-app and no major changes have been developed.

The facade has been refined as the layouts were finalised, into the proposed facade as detailed in the application drawings. The proposed materials will match the existing and consist of the following; clay roof tiles, red brick, lead capping, stone capping, painted metal work, painted windows, metal PPC windows and oak framing.



Fig 4.3 Existing rear photograph

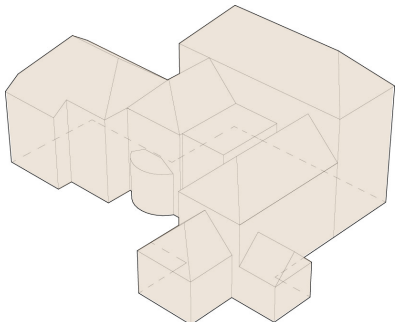


Fig 4.4 Existing

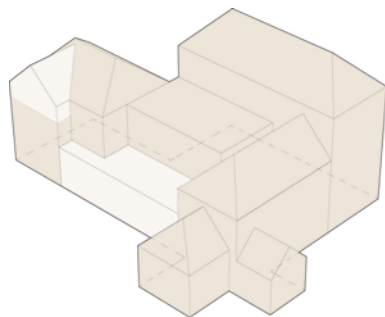


Fig 4.5 Option 1

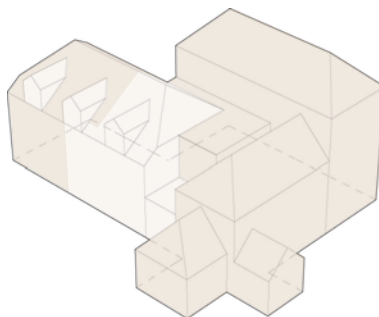
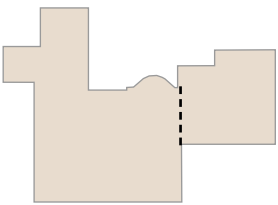
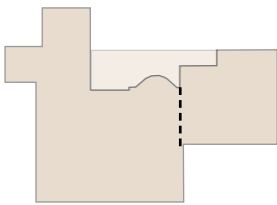


Fig 4.5 Option 2



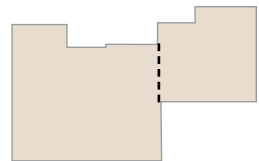
Existing ground floor



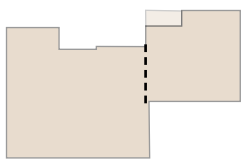
Existing & proposed ground floor



Proposed ground floor



Existing first floor



Existing & proposed first floor



Proposed first floor

Fig 4.6 Sonning House and Weavers Cottage Bulk and mass diagrams

5.0 Scheme Design

5.1 Land Use

5.1.1 Land Use

The proposed scheme, through algamation and extension of the two properties, provides additional residential space to enable contemporary family living within the property. It will provide the following:

- C3 Dwelling - providing a total of 465 sqm GIA high quality residential accommodation over four floors.
- New hard and soft landscaping to the external spaces are provided for private use and a small improvement to the pavement to the west of the site. The garden improvements adjacent the front door will generally improve the outlook of the property as seen from the street.

5.2 Site Layout

A number of opportunities to improve the layout are potentially possible with both the Landscaping and the House. The Garden has recently been increased to reinstate some of the previous footprint by buying the walled garden to the rear. The connection of the house to the garden is a potential area for improvement where later additions to the property have been lacking windows and views out. The re-landscaping of front courtyard is a opportunity to refresh the outdoor space.

The current house has a number of damp issues and roof layout amendments offer the chance to remedy some of the junctions where water ingress and damp maintenance issues are present.

Improvement of security, footpath and vehicle access to the west front courtyard will improve the quality of the space for both Sonning House and neighbour that shares the space.



Fig 5.1 Existing Site Plan

5.0 Scheme Design

5.2 Layout

5.2.1 Alterations to the External Areas

5.2.1 Front Vehicle Entrance and Gate

Changes to the front gate are proposed to improve security and manoeuvrability to the vehicle access at the front of the house. A number of different gates have been present over the years to the front of the property as shown in the adjacent images. fig 5.6 shows a low level timber gate about the same height as the brick wall and historically a taller gate with pedestrian side gate. The proposal is to provide a metal and timber gate that is timber to the lower portion but open metal to the upper section.

The design responds to comments made in the pre-app regarding visibility of the listed property by maintaining the open nature of the raised metal work element but also securing the perimeter. A traffic issue was also raised at pre-app and the wall is to be lowered so that visibility of driver and passing pedestrians is improved. The overall design of this boundary treatment is reduced in scale whilst maintaining views of the listed building and has achieve the client requirement to improve security.

Please see adjacent wider elevation views that compare existing and proposed. Also shown on the page is a detail drawing to show the form and detail of the proposed gate with material descriptions.



Fig 5.2 Existing Elevation and vehicle entrance



Fig 5.3 Proposed Front Elevation with new vehicle gate



Fig 5.4 Proposed Front Gate



Fig 5.5 Historic photograph of side entrance with taller wall



Fig 5.6 Recent photograph of solid timber vehicle entrance gate

5.0 Scheme Design

5.2 Layout

5.2.2 Side Entrance Alterations

To the west side of the property the front and rear of the property are connected by a covered porch. The access through this porch space is tight, restricted and awkward for removal of garden waste, wheelie bins and larger equipment. It is proposed to open up the space by removing the porch and instead inserting a full width secure timber gate.

Removal of side lobby and addition of new gate will ease passage way from the front courtyard to the rear garden. It will also enable architecturally separate the property from the neighbouring buildings and clarify the listed building form.

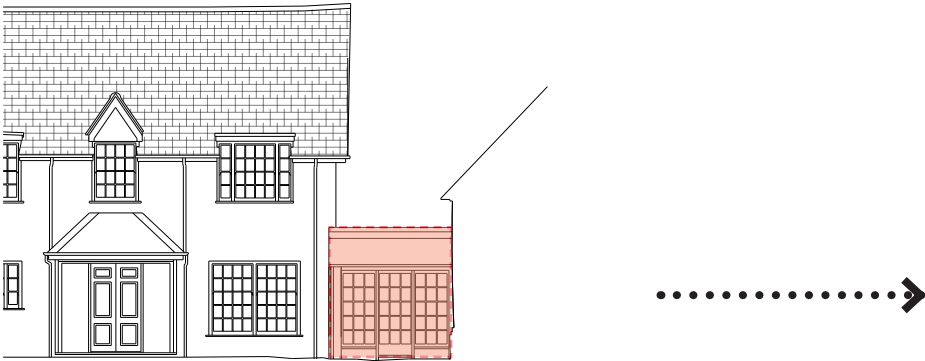


Fig 5.7 Existing Entrance Porch Elevation



Fig 5.8 Proposed Entrance Porch Elevation

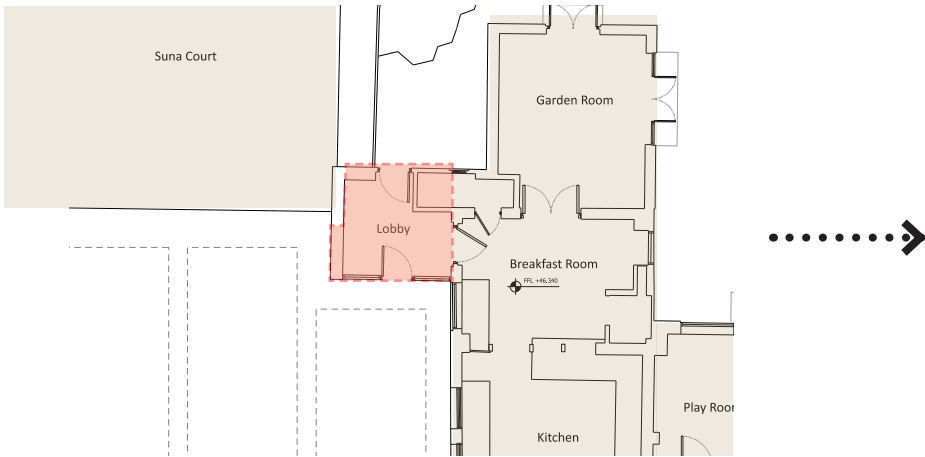


Fig 5.9 Existing Entrance Porch Plan

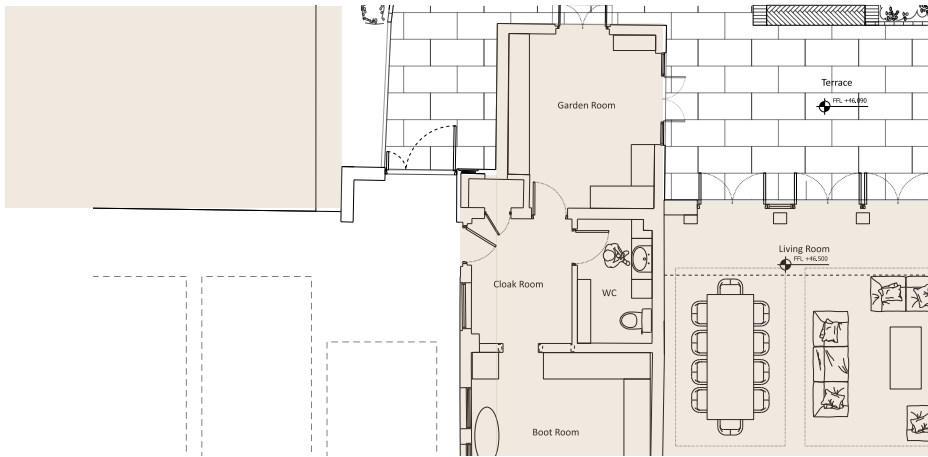


Fig 5.10. Proposed Entrance Porch Plan



Fig 5.11 Existing Side Entrance Elevation



Fig 5.12 Proposed Side Entrance Elevation

5.0 Scheme Design

5.2 Layout

5.2.3 Garage

The front courtyard is a shared space with the neighbouring building with two spaces allocated to the neighbour. Allocated space for Sonning House is directly in front of the garage and adjacent their house. The Garage is currently in need of some repair and this is an opportunity to upgrade and improve the built form to be more in keeping with the area whilst providing a little more storage space for the house.

It is proposed that a clay tile pitch roof be added to the garage as a replacement for the 1970's flat roof. The eaves will be painted timber with lead flashings and painted metal gutters and down pipes. A drawing showing comparison of the existing and the proposed is attached adjacent and includes description of proposed materials

The relationship of the new roof and Suna Court is shown in the plan. The materials are selected to match and angle of the roof will follow the existing adjacent roof angle.



Fig 5.13 Existing Garage and Suna Court Side Elevation



Fig 5.14. Proposed Garage and Suna Court Elevation



Fig 5.15 Existing Garage and Suna Court Elevation



Fig 5.16. Proposed Garage and Suna Court Elevation

5.0 Scheme Design

5.2 Layout

5.2.4 Alterations to the main house ground floor

Further to the pre-app meeting we can confirm that no changes are to be made to the original historic staircase. The internal layout of the 18th Century part of the house is to remain unchanged. A portion of the rear wall of the existing C18th property is to be rebuilt to further reinforce the original plan layout. This new wall in the position of the original separating wall will form the connection between the front and rear of the house.

The new additions are located to the rear of the property and will have little or no impact on the public realm. A central spine hallway leads directly through to a large family sitting room with attached kitchen, the heart of the house. A number of reception rooms and utility spaces are located at ground floor. The existing central stair case leads to bedrooms and bathrooms on both the first and second floors.

1930's extension alterations

To the rear, the 1930's rooms are to be joined together and a new opening formed into the 1980's Weavers Cottage through the adjoining wall. The Weavers Cottage floor plan is to be opened up and the modern staircase removed. New glazing is proposed to the north that visually and physically connects the house to the gardens. New metal framed glass doors will open out onto the garden and patio, overlooking the lawns and planting beyond.

1980's alterations

To the west side of the property is a secondary entrance where the 1980's addition is to be removed as described earlier. This entrance hallway leads through a sequence reorganised reception and utility rooms. No structural changes are required internally. The new walls will be plasterboard partitioning and decorative alterations. Any elements of interest such as old timbers are to be reused wherever possible to retain the character and charm of the property.

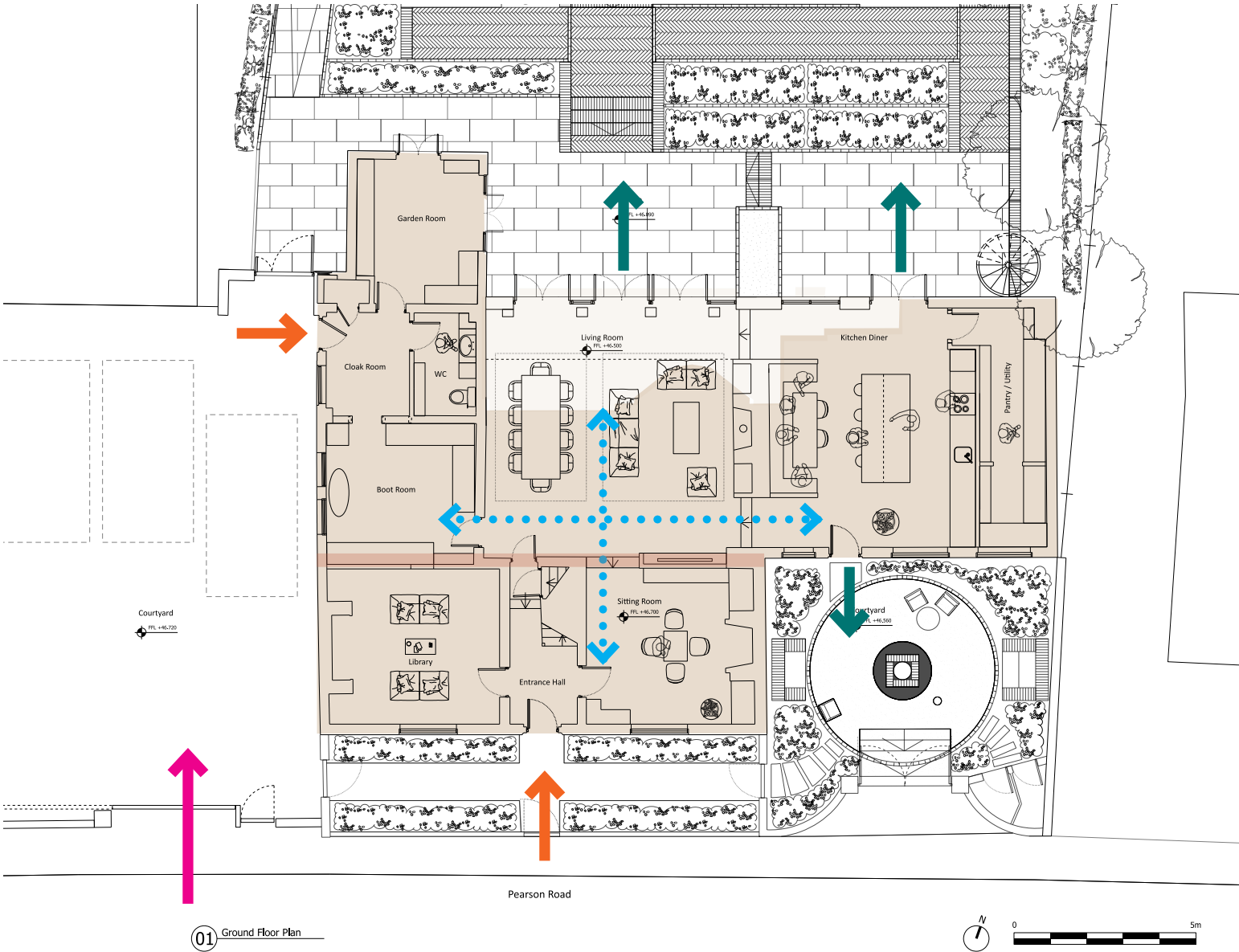


Fig 5.17 Proposed Ground floor plan

KEY

- House entrance
- Car entrance
- Central Hallway
- Garden Doors