

5.35 The document concludes that through the mitigation measures outlined in the assessment, an acceptable internal and external sound environment will be achieved in accordance with the guidance contained within the British Standard. The proposals therefore accord with paragraph 123 of the NPPF in this regard, and DM10 of the Local Plan Core Strategy.

13. Lighting

5.36 The nature of the site's current use means that it is brightly illuminated by security lights at night. A Lighting Strategy sets out mitigation measures that demonstrate that the proposed development will have lower levels of illumination, and this complies with the requirements of DM10 in the Local Plan Core Strategy. More detail can be found in the Lighting Strategy supporting the application.

14. Minerals and waste

5.37 The Hampshire Minerals and Waste Plan was adopted October 2013 and provides protection for the county's mineral

resources. Policy 15 Safeguarding ensures that deposits of sand and gravel (sharp sand and gravel and soft sand) are protected. Southleigh Park House is located within a protected area and in line with policy requirements, an assessment of the site accompanies the planning application. The report concludes that due to the size of the site, the constraints and the quality of deposits, mineral workings would not be feasible, although there is the potential for some materials to be extracted during the course of construction, subject to further sampling before construction.

15. Contamination

5.38 A GeoEnvironmental Investigation Report is submitted in support of the planning application. The report concludes that there is a moderate to low risk of contamination. However, due to the proximity of landfill sites within 500m of the site, it recommends that some intrusive investigation is carried out prior to development, as required by DM17 of the Local Plan Allocations Document (2014). More information can be found in the report accompanying the application.

16. Sustainable construction

5.39 The issue of sustainable development has been considered throughout the design of the proposed scheme, which will help 'restore' a previously developed site, re-use existing buildings, create improved landscapes and habitats to encourage biodiversity, provide new dwellings, and maximise the opportunity for sustainable modes of transport.

17. Infrastructure contributions

5.40 The precise quantum and mix of housing across the scheme will be determined at reserved matters stage, although a maximum number of dwellings is proposed. The applicants confirm that the proposals will make the necessary contributions and obligations for infrastructure in accordance with the council's requirements to comply with the requirements of the Community Infrastructure Levy (CIL) Regulation 122 and Regulation 123. Further details are provided chapter 6 of this report, and in the Infrastructure Delivery Statement.

Summary

- 5.41** This section demonstrates that the development complies with policies contained within the NPPF and with local policy. The development proposed is on previously used land on a site that has been identified for housing in the Local Plan review. The development will secure the future of a number of grade II listed buildings and provide much needed housing for the borough.



Aerial looking south across Southleigh Park House with distant views of Chichester Harbour

06 PLANNING OBLIGATIONS AND DEVELOPMENT DELIVERY

Services and delivery

6.1 Direct provision of necessary on site infrastructure such as utilities and drainage, will be provided as part of the implementation of the development.

6.2 Development at Southleigh Park House will also contribute towards borough-wide infrastructure through mandatory payment of the Community Infrastructure Levy (CIL). CIL contributions are collected by the borough and are to be spent in accordance with the council's Regulation 123 list, which lists borough infrastructure projects as follows:

- Local and strategic transport improvements, except for site specific matters needed to mitigate the impact of the development and to make it acceptable in planning terms
- Provision of new, or improvements to existing open spaces
- Flood and coastal erosion risk management measures

- Mitigation measures identified through the Solent Recreation Mitigation Partnership, except for site specific matters needed to make the development acceptable in planning terms

- Provision of additional primary school places

- Library improvements

- Community and cultural facilities

6.3 If and where needed to mitigate the impact of the development and to make it acceptable in planning terms, the borough council may seek infrastructure through section 106 agreements. Any obligations sought must meet the following tests:

- Be necessary to make the development acceptable in planning terms
- Be directly related to the development
- Be fairly and reasonably related in scale and kind to the development

6.4 We understand that recent planning obligations sought by Havant Borough Council through section 106 agreements associated with residential development include, for example, the following:

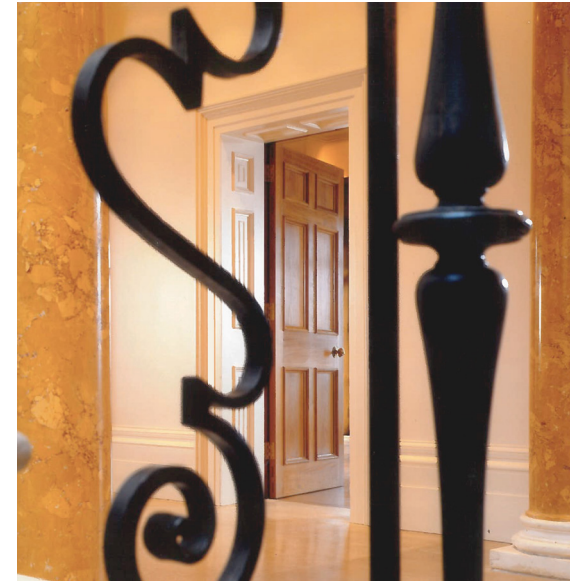
- Travel plan measures relevant to the site and project
- Education contributions in areas of proven current inadequate provision (NB – additional primary school places are provided for through CIL)
- On site green infrastructure and open space (NB – off site open space is provided for through CIL)
- Solent Disturbance and Mitigation Project (NB – if and where necessary measures are not provided for through CIL)
- Employment and Skills Plan

Viability and Affordable Housing Statement

- 6.5** Viability was identified at the outset of this project as a major challenge for the delivery of proposals for the Southleigh Park site.
- 6.6** The site has significant costs associated with the ongoing restoration and maintenance of the listed building assets, together with a number of necessary infrastructure costs and abnormal mains services costs. More detail is set out in the Viability Assessment, which provides a robust analysis of this.
- 6.7** Following careful consideration of these significant viability issues it is concluded that development is unable to deliver an affordable housing contribution, and there will be significant challenges to delivering contributions in addition to those covered by CIL.

Timescales for development

- 6.8** It can be confirmed that Southleigh Park House is available now and deliverable in the short term.
- 6.9** On the assumption that a planning permission is granted for the hybrid planning application proposals, it is proposed that site marketing to residential developers would quickly commence, with a view to the earliest possible engagement by a site developer with the planning authority on detailed design matters, and subsequent implementation on site within the lifetime of the planning permission.



07 CONCLUSIONS

- 7.1** This Planning Design and Access Statement has been prepared in support of 'hybrid' planning application proposals to provide for the long-term preservation and re-use of listed buildings at Southleigh Park House, Havant.
- 7.2** Informed by a thorough analysis of the opportunities on the site, this statement demonstrates that a well-considered conversion of the listed buildings can provide 20 residential units, and that the construction of up to 70 additional new build homes on the wider grounds can be achieved through a sensitive development approach, that respects the important assets of Southleigh Park House.
- 7.3** The proposals have been developed through close liaison with planning authority officers, statutory consultees, and in dialogue with local groups, most notably through the borough's Development Consultation Forum process.
- 7.4** A key objective is to establish an attractive and sustainable living environment that contributes positively to the housing supply of the borough. The application seeks to bring forward much-needed new homes on a previously developed site that has recently been identified for early release in Havant Borough Council's adopted Local Plan Housing Statement, December 2016.
- 7.5** A high quality approach to development is to be achieved through the implementation of proposals for full planning approval and listed building consent. In addition, the application of various parameters for approval for that part of the site where permission in principle is being sought (through an outline planning permission) can provide certainty that the future developer of the site will design new dwellings around well thought through controls in relation to unit numbers, building position and height, and through application of an approved tree retention strategy.
- 7.6** Infrastructure requirements have been carefully considered, as evidenced both by this statement and the accompanying Infrastructure Delivery Statement. Nevertheless, viability remains a challenge in the context of this site and proposals. In determining the application the planning authority is urged to ensure that realistic decisions are made, notably through the flexible application of affordable housing policy requirements and other potential planning obligations that may otherwise render this development unviable.

APPENDICES

A Summary of planning application and reserved matters

B Policy context

C Listed building assessment

D Building regulations compliance strategy

E Consultation statement

F Planting schedule

APPENDIX A: SUMMARY OF THE PLANNING APPLICATION AND RESERVED MATTERS

Element of application	To be determined by full application / listed building consent	To be determined by outline consent	To be determined by reserved matters (for later approval)	Notes
Quantum of development	●	●*	●	*Full application 20 units. O/L application up to 70 dwellings
Access arrangements from the public highway	●			Drawings of each vehicular access point off Eastleigh Road submitted.
Conversion of listed building	●			Existing and proposed layout. Sections at 1:50 to include context with proposed new build.
Ridge heights	●	●	●	To be included on parameters plan as maximum height to ridge (excl. chimneys/aerials etc.) from existing ground level.
Siting	●		●	Extent of new building zone shown in the parameters plan. Indicative masterplan demonstrates how layout could be achieved pursuant to outline consent.
Housing mix	●		●	An indicative mix used for viability assessment, and layout included in illustrative masterplan.
Landscape within the full application listed buildings consent area	●			Set out in the Planning, Design and Access Statement and itemised on the parameters plan. Includes planting strategy.
Landscape for the remainder of the site			●	Landscape Strategy drawing accompanying outline application, and Planning, Design and Access Statement.
Materials for full application listed buildings consent area	●			To be included on application form and in the Planning, Design and Access Statement.
Materials for rest of the site			●	Suggestions included in the Planning, Design and Access Statement. High level principles for marker buildings are provided on parameter plans.
Movement routes within the site	●		●	Offered for approval within full application area and shown indicatively for the wider area on the illustrative masterplan.
Movement strategy, pedestrian and cycle links	●		●	Layouts set out in illustrative masterplan Planning, Design and Access Statement.
Tree retention and removal	●	●		Tree retention and removal plan submitted for approval
Parking	●		●	Indicative layout and car parking drawing. Submitted with outline application.
Recycling bins, cycle storage	●		●	Principles set out in Planning, Design and Access Statement.

APPENDIX B: POLICY CONTEXT

The principal relevant planning policy is the National Planning Policy Framework (NPPF) March 2012, and the Local Plan. Havant Borough's Local Plan comprises the Core Strategy (2011) the Allocations Plan (2014) and the Hampshire Minerals and Waste Plan (2013).

In addition, in response to a need for housing, in 2015 Havant Borough Council prepared the Draft Housing Statement for consultation, which was adopted in December 2016. The Housing Statement represents the first steps in the review of the adopted Local Plan and includes the identification of "early release sites" and strategic sites for housing.

National Planning Policy Framework

The NPPF provides for a positive planning approach for sites, with key principles including:

- A '*presumption in favour of sustainable development*' and therefore granting planning permission for development that accords with up to date local plan policy for an area (or where a plan is silent, absent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole) (paragraph 14)

- Pursuing sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life (paragraph 7)
- Treating applications for alternative uses of employment land or buildings positively on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities (where there is no reasonable prospect of a site being used for an allocated employment use) (paragraph 22).
- The desirability of sustaining and enhancing the significant of heritage assets and putting them to viable uses consistent with their conservation, and the positive contribution heritage assets makes towards the economic vitality of communities and to local character and distinctiveness (paragraph 131).

Havant Borough Local Plan (Core Strategy)

The Havant Borough Local Plan (Core Strategy) was adopted in March 2011 and includes objectives (see table 1.1, page 20):

- Ensure all new development maximises economic, social and environmental regeneration for the whole borough, with priority given to developments focused on the places and people that need it most
- Ensure all new development is built to a high quality sustainable design that is inspired by the character and setting of the local area
- Deliver the effective stewardship of the unique qualities of the borough's built and historic heritage and natural environment.

The Havant Borough Local Plan (Allocations)

The Local Plan Allocation Document was adopted in 2014 and identifies sites for specific uses including housing, employment, retail, recreation and green infrastructure up to 2026. As well as allocating sites for development, it also includes addition development management policies, including policies that address contaminated land, historic assets and flood risk.

Local Plan Housing Statement

The Local Plan Housing Statement forms the first stage of the review of the Local Plan and will be given weight as a material consideration when assessing planning applications.

The Housing Paper was prepared following an Objectively Assessed Housing Need Update in April 2016 of the South Hampshire Strategic Housing Market Assessment (SHMA) for the PUSH area. The update concluded that of the 121,500 new homes required across South Hampshire between 2011 and 2036, 11,250 should be provided in Havant borough. Taking into account completions at 2011 and existing commitments (sites with planning permission or

already allocated in the Local Plan), there is a significant deficit of 4,809 dwellings. Paragraph 47 of NFFF sets out the requirement of local authorities to ensure that they are able to meet their objectively assessed housing need.

The Local Plan Housing Statement considers additional potential sites across the borough that could come forward for development in the short term. Southleigh Park House is identified as a previously developed site outside of the urban area suitable for early release (Site reference UE55).

Guiding principle 4 states *“The principle of residential development on Table 2 sites will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough.”* This material consideration means that there is sufficient weight to justify a departure from policies CS17 and AL2 of the adopted Local Plan which concentrate development in the urban area and maintains the strategic gaps between urban area.

APPENDIX C: LISTED BUILDING ASSESSMENT

This section examines in detail the internal spaces within each of the listed structures, following this methodology:

- General configuration of the space and its relationship to other areas within the building
- An appraisal of the key existing architectural features within the space
- An assessment of the impact on the space by the proposal residential conversion.

Where a proposed apartment comprises a number of existing spaces within a building, the existing rooms have been appraised as a group.

Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Main Entrance and Reception (G.12) Proposed Main Entrance		
Original circular entrance space, stepping down into reception area, with double doors leading to main hall.	• Checkerboard pattern white Carrara and Belgian black marble floor, with Belgian black skirtings. • Exposed galleted flint walls internally • Georgian-pattern fixed windows (incorporating fine bronze-framed opening lights) with Belgian black marble cills. • Fully glazed lantern light above reception.	• Retained as the principal entrance to the apartments within the main house • Retained in its existing configuration.

Floor / wall detail



Window detail - opening light



Lantern light



Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Main Hall & Principal Staircase (G.09): Proposed Common Corridor and Stair		
From entrance space, the main hall runs east-west along the centre of the building, with the principal staircase centrally located, to the northern side.	• Portland stone floor • Regularly-spaced scagliola pilasters and columns with Ionic capitals and white statuary marble plinths and plaster bases. • Original ceiling cornices and dentil mouldings • All doors to this space were replaced as part of the Previous Conversion Works to replace unsympathetic items installed during the Original Office Conversion. • Nabrasina marble staircase with double bullnose curtail steps, decorative 1930s wrought iron balustrade & hardwood handrail with volute (restored as part of Previous Conversion Works) • Tall feature metal-framed window with brass winding opening mechanism on stair mid-flight level.	• Retained as existing, to serve as the primary communal circulation routes to the apartments on ground and first floors. • All existing doorways on to the hall will be retained – doorways not required for access will be fixed in position, but retain the appearance of the original doorway • Fire protection measures to the existing doors will be to later detail (pursuant to planning condition) - will seek to retain original door & casings and maintain overall appearance as closely as possible.

Overview



Stone floor



Column & pilaster capital and base



Door casing



Stairs, landing window and lantern light



Stairs detail



SOUTHLEIGH
PARK HOUSE

Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Library G.13 and Electronic Boardroom G.14 Ground floor of Apartment 1		
These two rooms were converted from principal rooms into meeting spaces. Both have a southerly aspect, opening on to the south terrace with views over the parkland through French windows. Timber folding flush veneered doors link these two spaces and the neighbouring Executive Office G.14a. The interior finishes and details of these spaces generally date from the Art Deco era (following restoration after a fire in the 1930s). Their style is typically simple and unembellished, and feature limited late 20th century interventions, which date from when these spaces were restored for their current use.	Library: • Two pairs of French windows, with integral shutters and wooden pelmets to the southern elevations (restored as part of Previous Conversion Works). • Japanese oak panelling with built-in library shelving and cupboards (at high and low level) to three walls • Door dg.02 to Main Hall was replaced as part of the Previous Conversion Works, while folding doors to Electronic Boardroom are original items. • Art Deco marble fireplace with Sienna marble mantel and Belgian black marble hearth and kerb to the eastern wall. • Hardwood floorboards over a suspended floor structure. (Relaid as part of Previous Conversion Works) • Ceiling retains original Art Deco cornicing, with modern suspended central raft containing lighting and A/V & data infrastructure (installed with Previous Conversion Works).	• These two spaces are principal rooms of the original house that retain many significant architectural features, so the conversion proposals seek to maintain (with limited interventions) the integrity and proportion of the rooms, their details and finishes. • Following design development and consultation the most appropriate way to achieve this was to create a duplex apartment with these ground floor rooms the principal living spaces, with bedrooms on the first floor above. • Electronic Boardroom to become a kitchen / dining area, with freestanding kitchen units along the northern wall. • Western folding doors to be fixed in position with eastern folding doors providing access to Library living area. • Library will become the living room, retaining its wood panelling, shelving and fireplace. • Freestanding feature staircase (for access to first floor bedrooms) to be inserted inset from the northern wall of the Library (detailed constructional details, pursuant to planning condition). • Existing doorway dg.02 between the Library and Main Hall fixed in position so former doorway apparent from both Hall and Library sides - fire / acoustic treatment details, pursuant to planning conditions.

View from interlocking rooms



Shelving/link door detail



French window detail



Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Library G.13 and Electronic Boardroom G.14 cont... Ground floor of Apartment 1		
	Electronic Boardroom: • Southern elevation includes the feature bay of the principal elevation, with centrally located curved glass French windows, with shutters and Art Deco-era timber pelmet. • Door dg.03 to Main Hall was replaced as part of the Previous Conversion Works. • East and west elevations include full width flush veneered folding doors, in walnut veneer with wide cross-banded borders – the east panels being original Art Deco-era while the west panels were added as part of the Previous Conversion Works, detailed to match the original doors opposite. • This room also a timber floor and original cornicing with a modern central lighting & A/V raft as for the Library.	

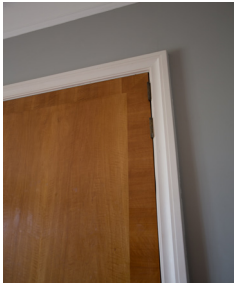
French windows



Flush folding doors



Detail of sill and door
detail



Ceiling detail



Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Executive Office G.14a and Meeting Room / Loggia G.15 Apartment 2		
The Executive Office is a third principal room on the southern side of the main house. It has flush veneered folding doors that link it with the Electronic Boardroom to the east, and two original French windows open to the south terrace. To the west a doorway links it with the Loggia. The Loggia features extensive glazing comprising French windows and fixed lights to its south and west elevations, and the angled return to the west elevation previously contained an opening which was infilled as part of the Previous Conversion Works.	Executive Office: • Two pairs of French windows (with shutters and Art Deco-era wooden pelmets) to the southern elevation (restored during Previous Conversion Works). • East elevation of includes full width flush veneered folding doors (installed during Previous Conversion Works - detailed to match the original Art Deco-era item between Library and Electronic Boardroom) • Central to the western elevation an Art Deco-era Bottocini marble mantel and metal fireplace • Timber floor and original Art Deco cornicing as per the other principal rooms. Loggia • This was originally an external space, so internal finish of the walls has a galleted flint finish as per the principal elevation (including wall panel infilled previously) • Portland stone floor.	• These two spaces will be converted together as a single apartment in a similar manner to the Library and Boardroom to maintain the integrity of principal architectural features, finishes and the proportion of the rooms. • Executive Office will be converted into an open plan living-dining space, with the folding doors fixed in place and a separating wall constructed on the Apartment 2 side within the opening recess (acoustic / fire treatment to later detail, pursuant to planning condition) • Free-standing kitchen centralised on the axis of the existing fireplace. • Loggia will be converted into a bedroom with en-suite bathroom • Existing French windows will be contained within the bedroom space • New partitions constructed to divide off the proposed en-suite in the northern section of the space. • As the galleted flint finish to the former loggia is unsuited to the proposed bedroom and en-suite, these spaces will be lined with new independently-supported plasterboard stud linings which will accommodate new services and finishes while leaving the existing flint finish intact behind.

Pelmet / cornice detail



Fireplace details



French window sill detail



Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Back Service Corridor G.04 and Service Stairs Common Corridor & Stairs		
This existing Back Service Corridor links to the Main Hall. It includes the Lift (installed as part of the Previous Conversion Works), secondary entrance door xd.08 and leads on to the west wing and access to the cellar stairs. Centrally located is the former service stair, which provides access to the first floor (and is in a separate fire compartment to the Main Stair).	Corridor & Stair: - Existing York stone flag floor. - Doors to this section of the corridor are generally original items that were restored as part of the Previous Conversion Works. Doors dg.13 and dg.28 feature glazed fanlights above, which are a distinctive detail. - Timber service stair, with curtail bullnose, a simple finely-profiled timber balustrade (metal to first floor landing), timber newels and hardwood handrail with fine volute . - Restored timber-panelled enclosure and cupboards under stair - Lantern light above. Cellar: - The Cellar sits under the northern side of the house and is of vaulted brickwork construction, accessed by a winding stone stair. It currently contains a water booster, central boiler plant and hydraulic lift plant.	- As with the Main Hall, this area will be largely maintained in its existing configuration as a communal circulation route to provide access to the proposed apartments on ground and first floors. - Rear entrance door xd08 will be retained to provide common access from car parking spaces to the north of the building. - Existing lift retained to provide access between floors. - Redundant doorways dg.15 & dg.16 fixed in a closed position to retain their appearance to the corridor, with fire / acoustic treatment to their reverse within Apartment 4 adjacent. - At the western end of the corridor a new partition and doorway will be introduced. This will match the fanlight over door configuration of door dg.32 (possibly reusing door dg.09), and will permit access to the cellar with an extended landing at the top of the winding stairs. The use of the cellar is to be confirmed to later detail, pursuant to planning condition. - Beyond the Cellar access, the remaining section of corridor to become Apartment 5's bathroom, with the existing glazed light and doorway dg.28 with glazed fanlight above retained.

Floor detail

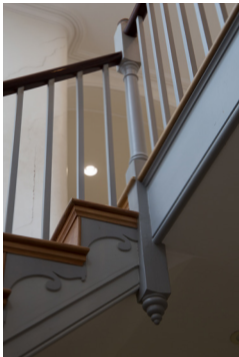
Typical door with fanlight

Stairs detail

Volute

Understairs cupboard

Lantern light over stairs



SOUTHLEIGH
PARK HOUSE

Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Ground Floor Office G.11, Toilets G.10, Office G.07 and Kitchenette G.08 Apartment 4		
The Office G.11 previously served as the Morning Room when the house was in residential use and is approached from the Main Hall to the south, with a large sash window to the north elevation. To the east of this space as part of the Previous Conversion Works room G.10 was converted into four toilets, approached by a central timber-panelled octagonal-shaped lobby. Office G.07 and the Kitchenette are located to the north west of these spaces, and are accessed from the Back Corridor. The Kitchenette was formed from a larger space along with the lift as part of the Previous Conversion Works and features sloping glass patent glazing overhead. Office G.07 has a pair of windows symmetrically arranged in its northern elevation and is accessed from its south western corner.	Office G.11 (former Morning Room) • Hardwood timber parquet floor. • Chimney breast to east elevation (without extant fireplace) with symmetrical arched alcoves either side. • Oak panelled door dg.24 to Main Hall was replaced as part of the Previous Conversion Works. • Cornice to ceiling perimeter. • Large sliding sash timber window (with side folding shutters and Georgian-pattern glazing bars to the northern elevation, reflecting this room's original use.	• In the conversion proposals, these three spaces will form a two bed apartment. • Former Morning Room will become the new living room, with a new opening formed in the western elevation of this room to link it to the adjacent former toilet area, which will have existing partitions removed to create a kitchen / dining area. • This open plan living area will link to bedrooms in the former office G.07 via a new corridor through the former kitchenette. • The remaining kitchenette space underneath and adjacent to the main stair will become a new bathroom. • Former office G.07 will be divided symmetrically to create two bedrooms, accessed by new doorways in the southern wall, either side of the existing chimney breast. • In all rooms, the existing windows will be retained in their current configuration (including the existing patent-glazed rooflight over the kitchenette). • Where existing doorways are no longer required for access, these will be fixed shut and treated internally for fire / acoustic insulation to retain their existing appearance to the common corridors.

Cornice detail

Window and shutters

Alcoves in eastern wall

Parquet floor



Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
Ground Floor Office G.11, Toilets G.10, Office G.07 and Kitchenette G.08 cont... Apartment 4		
	Other Spaces • Windows typically timber sliding sash windows with Georgian-pattern glazing bars – Office G.07 features internal vertically rising shutters. • Windows to the toilets (wg.31 and wg.32) were installed as part of the Previous Conversion Works and configured to match and align with the first floor windows above. • Offices G.07 features a chimney breast without an extant fireplace. • The kitchenette has an existing patent-glazed rooflight above, split by an existing doorway with fanlight above. • The fit-out works to the Kitchenette and Toilets are all later interventions that formed part of the Previous Conversion Works	

G.07 vertical shutters (viewed from outside)



Kitchenette fanlight



Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
IT Workshop G.06, R&D Lab G.05, former Silver Safe & Back Service Corridor G.04 Apartment 5		
The IT Workshop G.06 and R&D Lab G.05 were significantly modified as part of the Previous Conversion Works to suit their current purpose, particularly in regards to installation of services. The IT Workshop is accessed from the Back Service Corridor, and has a centrally located window in the northern elevation. In the north western corner the former staircase location has become a storage cupboard. The wall between the IT Workshop and R&D Lab contains an existing chimney breast and the former silver safe to the manor house. The R&D Lab is a narrow space, accessed from the Back Corridor and also has a window in the north elevation. To the northwest of this space, modifications were made as part of the Previous Conversion Works, where a new doorway was formed for future access into a reception space in the west wing.	• These spaces were significantly modified from their original use as service areas to the Manor House, and a limited extent of original architectural features remain. • IT workshop G.06 has a York stone flag floor, with a raised hardwood floor area in the northwestern corner (this was added as part of the Previous Conversion Works) • R&D workshop has a hardwood floor, which steps up towards the northern side of the space, this was installed as part of the Previous Conversion Works. • Both the IT workshop (door dg.13) and R&D lab (door dg.28) are original timber panelled doors, with glazed fanlights overhead. The door to the R&D lab also features a glazed internal light adjacent. • The silver safe is a large cupboard formed beside the chimney breast (which no longer has extant fireplaces). Behind the wide timber panelled door it has a metal safe door, and internally features some of the original baize-covered shelving and racks. Where the silver safe projects into the IT Workshop, it features a radiused corner. • Both the doorways between the Back Service Corridor and the R&D Lab and IT workshop have a glazed fanlight above the door. The R&D Lab also has a glazed light adjacent to the door. These are distinctive details which do not feature elsewhere within the house. • As noted previously, the Back Service Corridor has a York stone flag floor.	• These spaces, including the silver safe and the section of the Back Corridor west of the basement access will form a one bed apartment. • The former IT workshop will become an open plan living / dining / kitchen space, accessed from the existing doorway to the Back Corridor (which will retain its fanlight above) • New door opening xd10 to be formed in north eastern corner, to provide access to a small private patio area (part-glazed door leaf to match door xd08 detail nearby). • The cupboard in the former stair location will become a WC, adjacent to the living area. • Adjacent to this a new doorway will be formed to provide access through to the former R&D lab, which will become the bedroom. • The silver safe will be retained as a storage cupboard in the apartment, including its existing safe door. • The R&D lab will have a new partition wall constructed to the north of the silver safe door, to create a bathroom space containing a centrally-aligned wash hand basin. • Existing glazed light and doorway to the corridor retained for access to the remaining section of the Back Corridor, which will contain the proposed bathroom for this apartment. • As noted previously, new partition walls will be constructed across this corridor to contain this bathroom and create a landing area for the cellar access. • The new doorway to provide access to the cellar will match the appearance of the existing door with fanlight over (dg.09).

IT workshop York Stone floor



R&D lab timber floor



Fanlight details

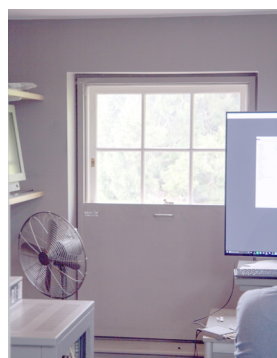


Silver safe door and interior.

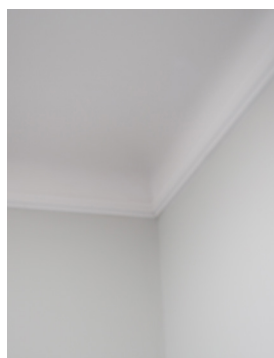


Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
First Floor Office F.11, Resource F.11a and Office F.10 Apartment 10		
These three spaces are set at a lower floor level than the southern section of the main house. It is understood that the floor level to the southern section was raised when the ground floor principal rooms were remodelled in the 1930s. These rooms are approached from the main stairwell by a short corridor which includes a set of steps, with the access door to the existing roof access stair adjacent. The F.10 Office features two sash windows in its northern elevation (with low sill levels) and an octagonal-shaped lantern light centrally located inside the entrance door. A recently-added inter-linking door and partition links this space with Office F.11 adjacent. Office F.11 features sliding sash windows similar to F.10 in its northern wall and north-eastern corner, and to the south-eastern corner it features a pair of Gothic-arched casement windows, set at a low sill level, with steps up to an inter-linking door to the Main Office. The Resource Room is formed within the south-western corner of the space, and features a rooflight above.	Office F.10: • Sliding sash Georgian-pattern windows (black-out panels later addition). • Octagonal metal-framed rooflight (internal shutters recently added for media presentations). • Coved cornice to section of room containing rooflight only. Office F.11 • Sliding sash windows with vertical sliding shutters to the northern end of room. • Plaster cornice to perimeter of room. • Paired Gothic casement windows to south-western corner with timber frame and two side-hung sashes (uncovered and restored as part of the previous conversion works) • Timber boarded floor to both spaces, installed as part of the Previous Conversion Works.	• It is proposed that these rooms will form a one bed apartment. • The partition and door between the offices will be retained with Office F.10 becoming a kitchen / dining room and the northern section of Office F.11 will become the living space. • Kitchen to be located in the southern half of Office F.10 (retaining the existing rooflight above), with the dining and living areas located along the northern side of the rooms to take advantage of daylight and views from the existing windows. • New bathroom will be formed centrally in former Office F.11. • New bedroom in the southern section of the space (following removal of Resource Room partitions), centred on the Gothic casement windows. • Existing entrance door into Office F.11 will serve as the new entrance into the unit, with the door into Office F.10 retained as a secondary entrance. • As the floor between this apartment and the apartment below needs to be upgraded for Building Regulations fire and acoustic performance, this will be achieved by removal of the latterly-added floor boards and introduction of new services, fire resistant treatment and acoustic isolation & insulation from above and isolation from above (to retain existing ceiling below). • Existing doorway to the Main Office will be blocked up and the existing steps removed.

Office F.10 Window



Office F.10 Cornice detail



Office F.10 Lantern light detail



Office F.11 Sash Window



Office F.11 Cornice detail



Office F.11 Gothic window



Office F.11 Resource Room ceiling



Location / connection / general configuration	Key architectural features	Impacts of proposed residential conversion
First Floor R&D Lab 1 F.06, R&D Lab F.07, Kitchenette F.08 Apartment 14		
As with the Ground Floor IT Workshop and R&D Lab, these spaces were heavily modified (including partition and door positions) as part of the Previous Conversion Works to accommodate the significant high-tech service requirements to these spaces. As with Apartment 10, these three spaces are set at a lower floor level than the southern section of the main house and are approached from the first floor Back Service Corridor that links both the Service and Main Stairs. The Kitchenette is located adjacent to the existing Lift, with a dog-leg arrangement of partitions to an existing window location. To the north of this space, the existing R&D lab 2 has an L-shaped configuration, wrapping around the end of the Back Service Corridor and has a window in the north elevation. Adjacent to this space the R&D lab 1 is entered from its south western corner and has a window centrally located in the north elevation.	• As with the ground floor spaces below these rooms, since these rooms were significantly altered as part of the Previous Conversion Works, limited original architectural features remain. • All rooms are served by timber sliding sash windows, which are either original or installed and detailed to match existing windows as part of the Previous Conversion Works. • Doors to these spaces are original timber panelled doors, restored and reused as part of the Previous Conversion Works. • As with other first floor areas, the existing timber floor was installed as part of these previous works.	• It is proposed that these spaces will form a one bed apartment. • New opening will be formed from the Back Service Corridor in the north-western corner of R&D lab F.07 to form a new entrance lobby and WC. The existing doors to the Back Service Corridor will be retained for reuse in new openings. • The remainder of F.07 will be converted to the bedroom, with a doorway formed in an existing partition so that the Kitchenette can become the en-suite to the unit. • The R&D lab F.06 will become an open-plan living / dining / kitchen space, with a new internal doorway in the south-eastern corner (with the kitchen located north of this) and the living area centrally arranged around the existing chimney breast in the western wall. • As with other first floor areas, the separating floor between this unit and areas below will be upgraded from above.

Kitchenette window

Back service corridor door

