

architectural design  
summary



the old manor house  
rimington

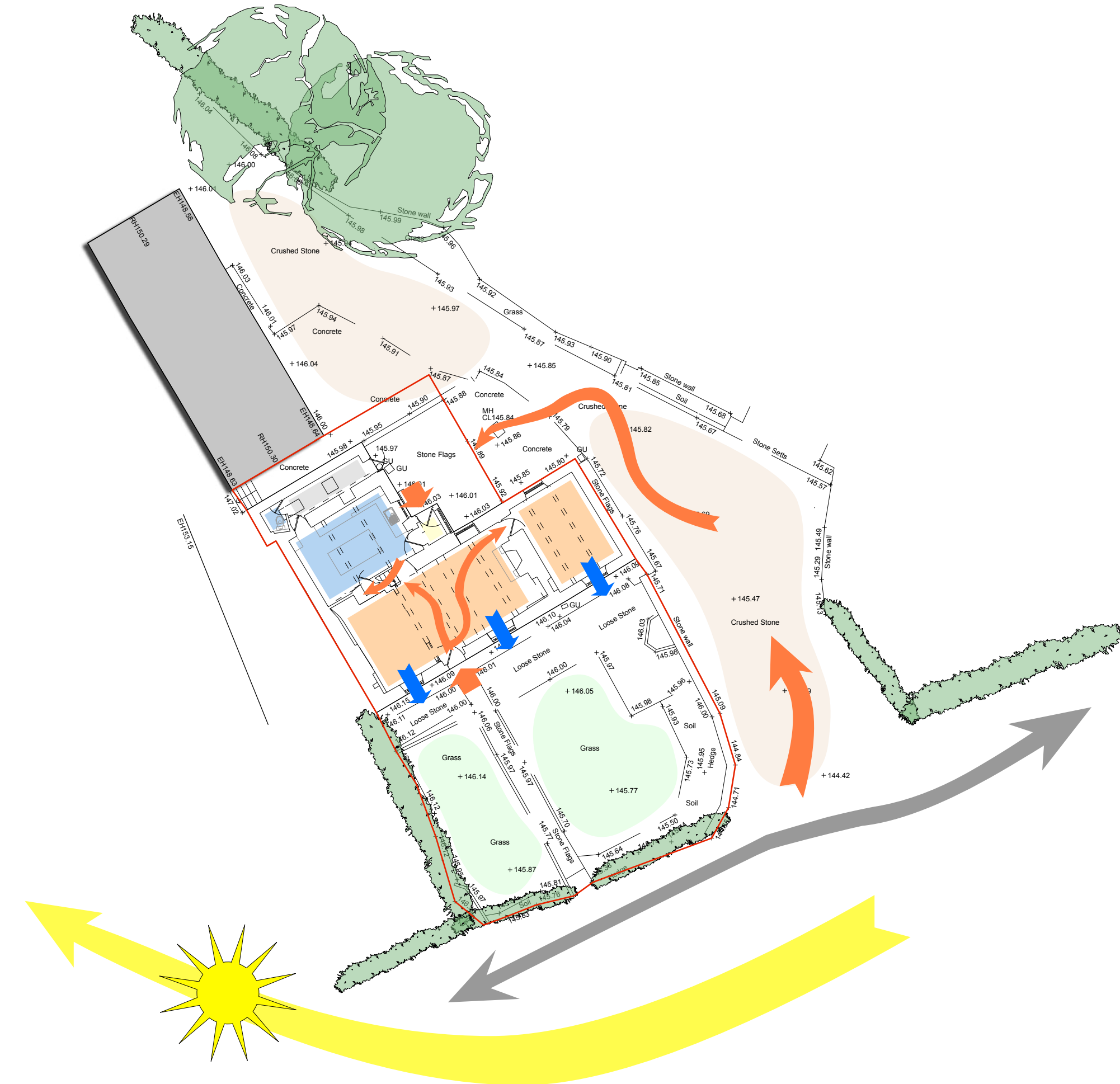


the old manor house



existing

- the site is located within the village of Rimington
- the property is modest in size and may have formerly been a dwelling with a side barn/stable block
- a rear extension has been added more recently (approval from November 2000)
- the original dwelling and later additions are faced in stone with slate roofs - like much of the local context
- headroom is limited throughout the property
- vehicular access is via the East of the site and a shared driveway
- a path to the South leads to a redundant front door



the old manor house

existing analysis

- the property enjoys views of open fields to the South
- the 'front' door is redundant and access is often via the rear
- ground floor accommodation is compromised by circulation routes
- parking to the rear of the property (North of the site)
- the front garden is the only green/garden space but is South facing
- limited opportunities to appreciate setting from any accommodation rooms,
- the ownership boundary would appear to be relatively restrictive and wraps tightly around the corner plot



## the old manor house

### brief

our understanding of the brief is as follows:

- alterations to the 'south facing' elevation to improve light and aspect - possible extension
- closing off the front 'south facing' garden to the road
- removal of the porch to the north elevation
- rear extension to be considered to incorporate new 'front' door and improve 'arrival'
- remodelling internal layout with emphasis on kitchen/utility room to improve light and aspect
- remodelling of first floor - removing rear dormer and reconfiguring roof lights as necessary



## the old manor house

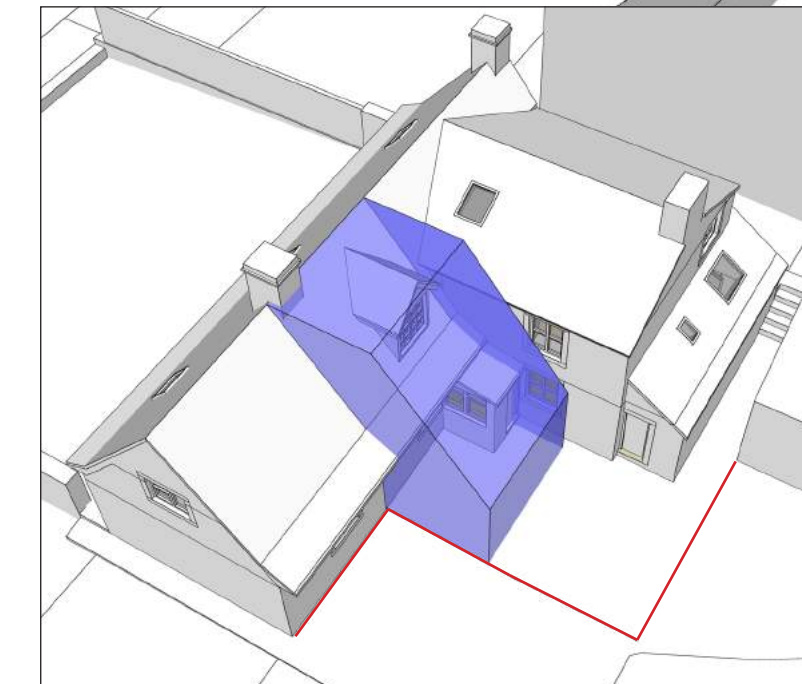
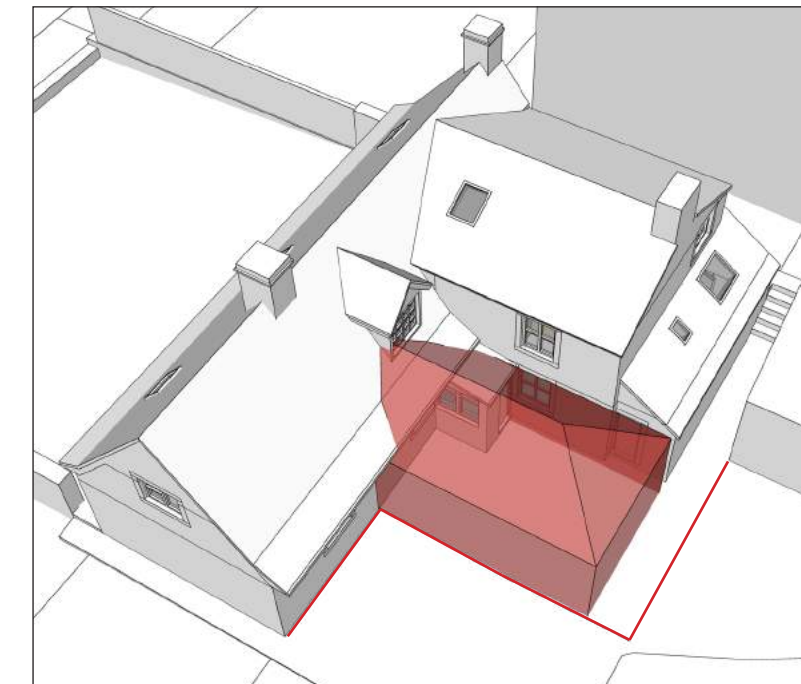
### permitted development

Permitted development (PD) rights are understood to be retained. PD rights describe the alterations and extensions that could be made to existing buildings without requiring planning permission.

There are specific requirements that must be adhered to for a scheme to comply with PD rights. For the Old Manor House the following conditions would be applicable :-

- no more than half the area of land around the 'original house' to be covered by additions
- no extension forward of the principle elevation (typically elevation fronting a highway)
- materials to be similar in appearance to the existing
- side extensions to be single storey (max height 4m) and width must not be greater than half the width of the 'original house'
- single storey (max height 4m) rear extensions must not extend more than 4m beyond the rear wall (or 8m subject to neighbour consultation)
- two storey rear extensions must not extend more than 3m beyond the rear wall
- eaves and ridge height no higher than the existing house
- within 2m of a boundary - max. eaves height of 3m

Given the previous extensions, the PD rights left available for the property would appear fairly restrictive.



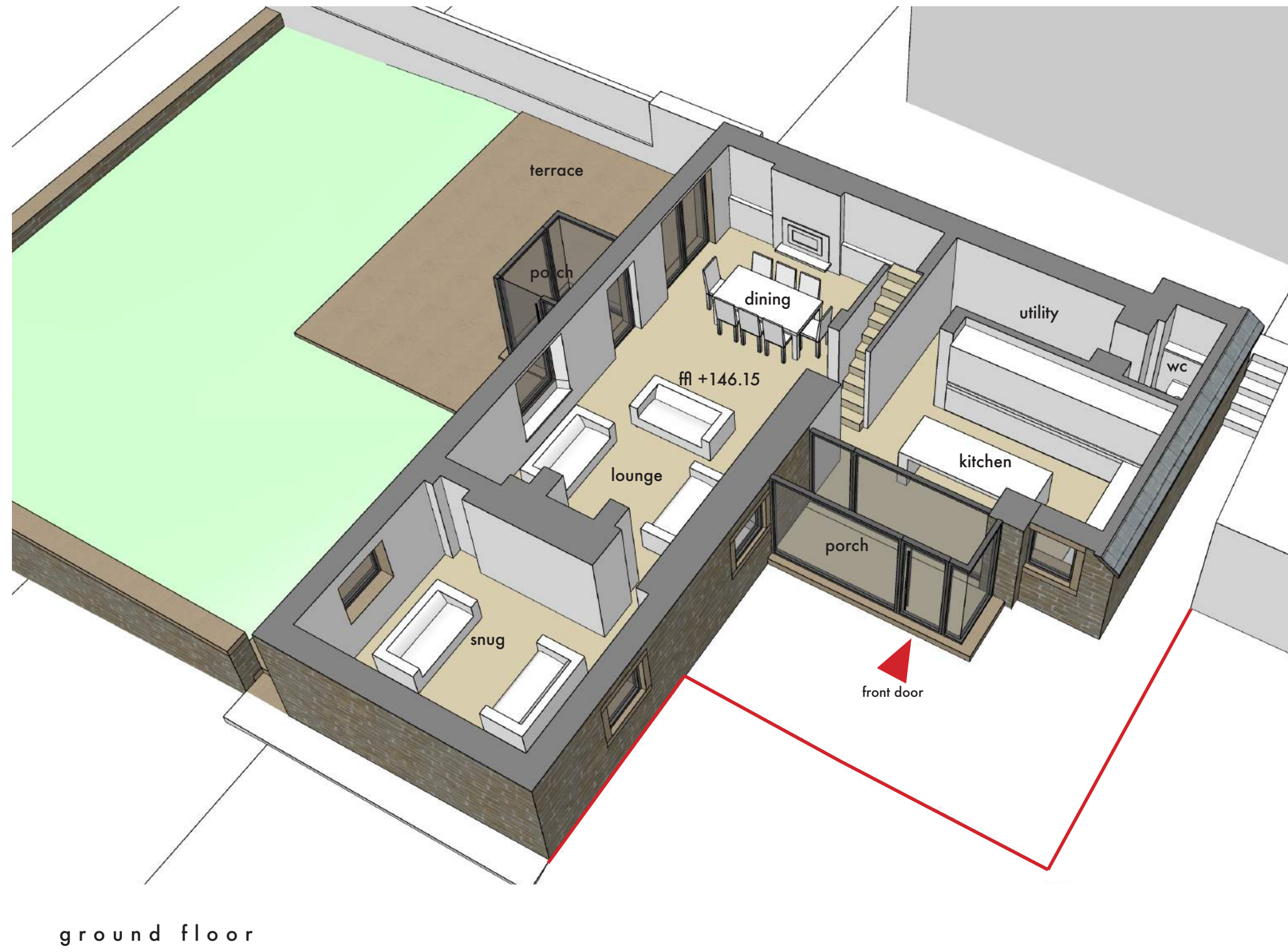
illustrations outlining our understanding of the extent of PD rights available - single storey (red) and two storey (blue)



## the old manor house

### as proposed

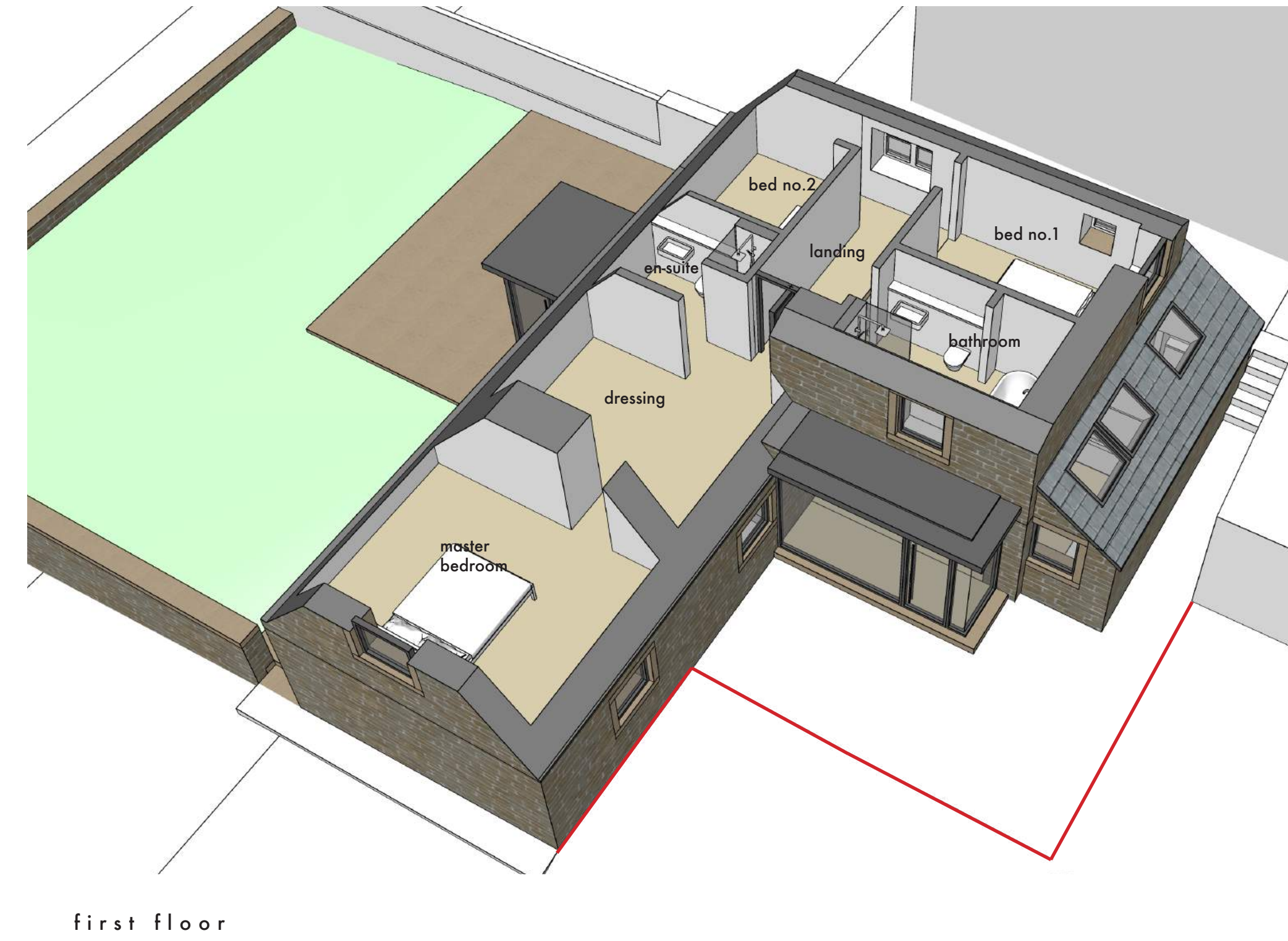
- front door via replacement porch to north elevation
- replacement porch is predominantly glazed and is separated from the kitchen by a glazed wall to improve natural light
- kitchen and back of house accommodation (wc/cloaks/utility etc.) re-orientated
- utility/wc now in darkest corner of the plan
- kitchen accommodates part of existing lean-to with additional rooflights introduced to improve natural light
- patio doors introduced to south elevation to improve connection between indoor/outdoor space - appreciating setting and south aspect
- existing windows/doors retained where practicable - glazed porch provided to existing 'front' door to south elevation
- red boundary line provided for reference/ clarity



## the old manor house

### as proposed

- first floor accommodation remains largely as existing
- replacement dormer to dressing room with matching dormer introduced to master bedroom
- dormers include glazed returns to improve natural light
- rooflight included to bathroom





the old manor house

as proposed



view - looking north west (without hedge)

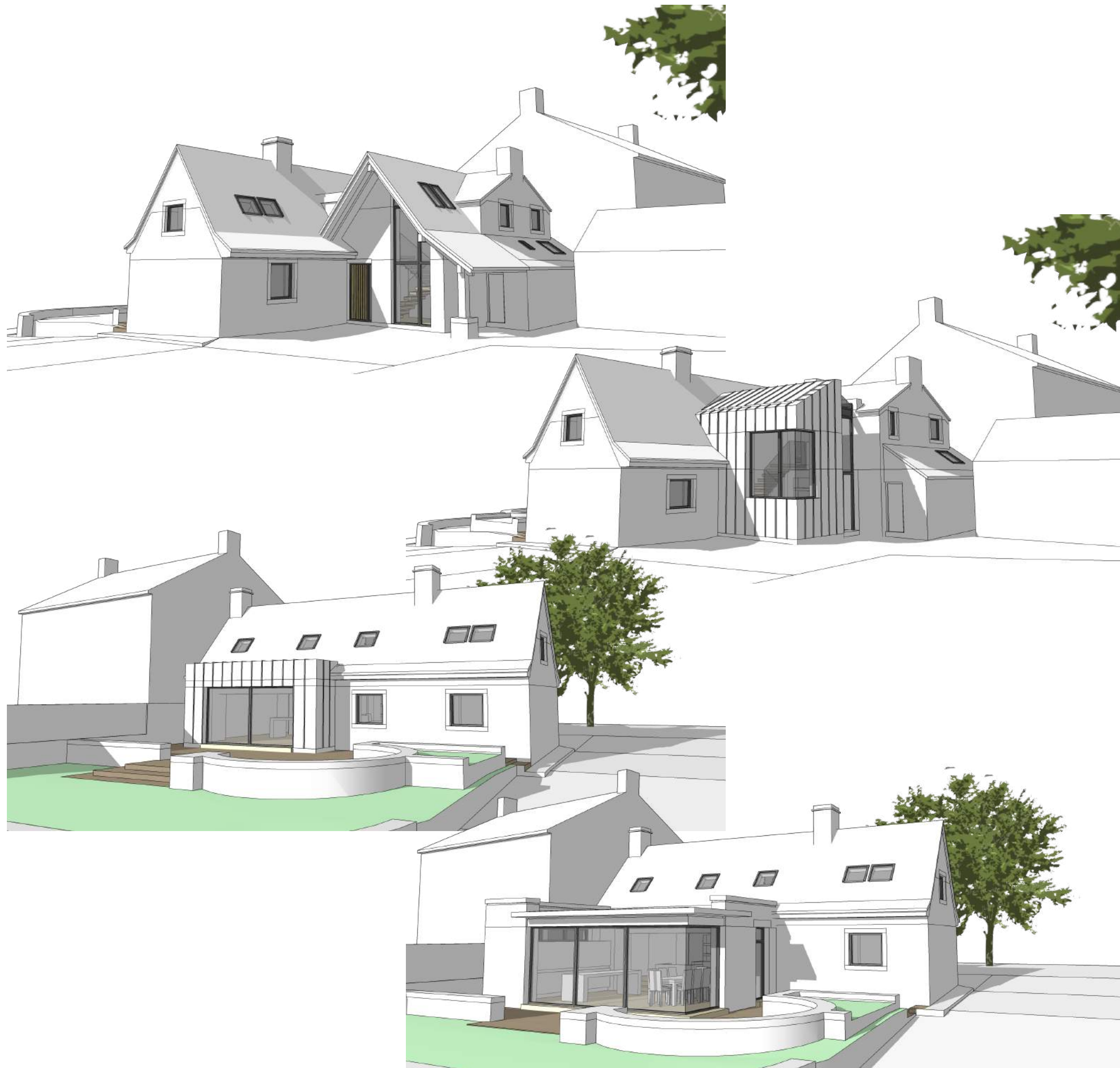
the old manor house

as proposed



view - looking south west





## the old manor house

### design and access

The proposal is the result of a detailed and thorough design process during which a number of options were explored prior to deciding on and refining a preferred scheme. Detailed 3D computer modelling allowed the existing building and setting to be fully 'understood' ensuring that the proposals were well considered and integrated.

A number of sketch options were developed enabling the relationship of the house in its setting to be fully explored.

Following pre-app advice the proposals have been reduced in scale considerably. It is understood that most of the alterations now proposed could be undertaken through permitted development rights. The application has therefore been prepared for the avoidance of doubt and peace of mind.

#### USE

The extensions are minimal and provide glazed porches to the north and south whilst two repeated dormers are introduced to the north elevation. Internal remodelling allows the kitchen to benefit from additional sources of natural light.

#### AMOUNT

The extensions nominally increase the footprint of the house from 120sqm to 128sqm. Gross internal floor areas (ground/first) increase from 160sqm to 170sqm. This is a 6% increase over the existing.



as proposed overview

## the old manor house

#### SCALE

The single storey glazed porches to the north and south are seen as subtle interventions with minimal visual impact on the house. The 2 dormers to the north share similar detailing and are concealed from the main public highway (Rimington Lane).

#### LANDSCAPING

The extent of the garden is unchanged with the mature border largely shielding the proposals from the road. The south facing garden to the front of the property will be closed off to the road. This will be treated with a combination of lawn and a much more enticing terrace to improve opportunities to appreciate the setting.

#### APPEARANCE

The minimal proposals are treated with contemporary glazing details and lead 'flat' roofs. The transparency of the material palette allows much of the existing facade to be revealed.

#### ACCESS/PARKING

Car parking would be retained as existing with the shared garage/stable block to the north providing parking for two vehicles.

There would be no impact on pedestrian access to and within the property.

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