



Sunte House

5.19 Existing Room F06, F07, F08 Proposed Works:



ROOM F06 - ELEVATION D

Original historic timber beams and features to be retained (see drawing 335-MH-DR-00-101)

Existing non historic partitions and doors to be removed. New opening and partition to be formed to access proposed Master Ensuite F07 (see drawing 335-MH-DR-00-101)

Proposed built-in joinery to be fitted within recess to the left side of the existing chimney breast (see drawing 335-MH-DR-00-101)



ROOM F07 - ELEVATION B

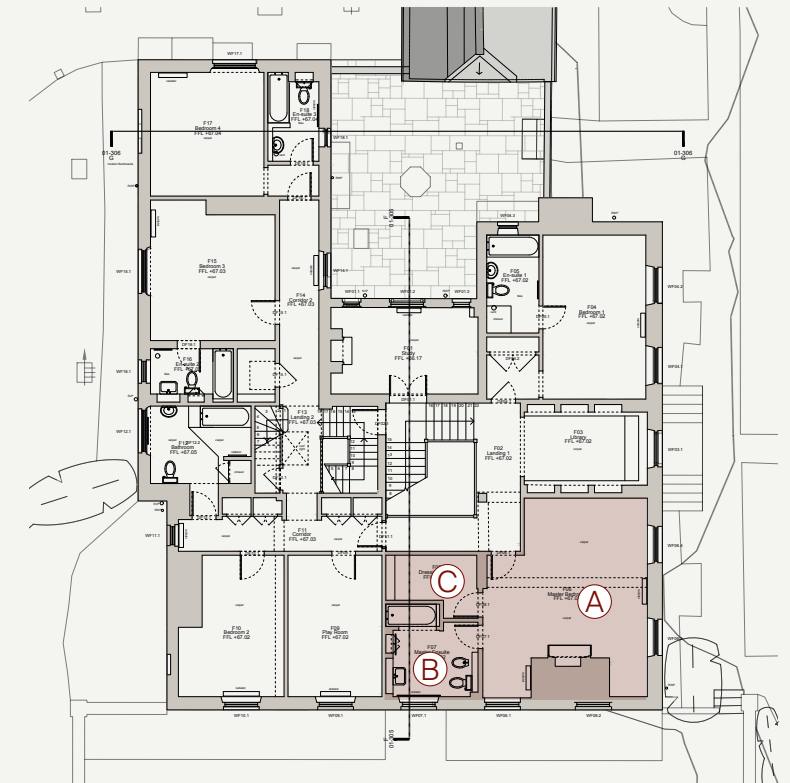
Existing non historic partition and door to be removed (see drawing 335-MH-DR-00-101)

Existing non historic partition to be removed (see drawing 335-MH-DR-00-101)



ROOM F08 - ELEVATION D

Non historic joinery to be removed, partitions between F08 and F07 to be removed (see drawing 335-MH-DR-00-101)



EXISTING FIRST FLOOR





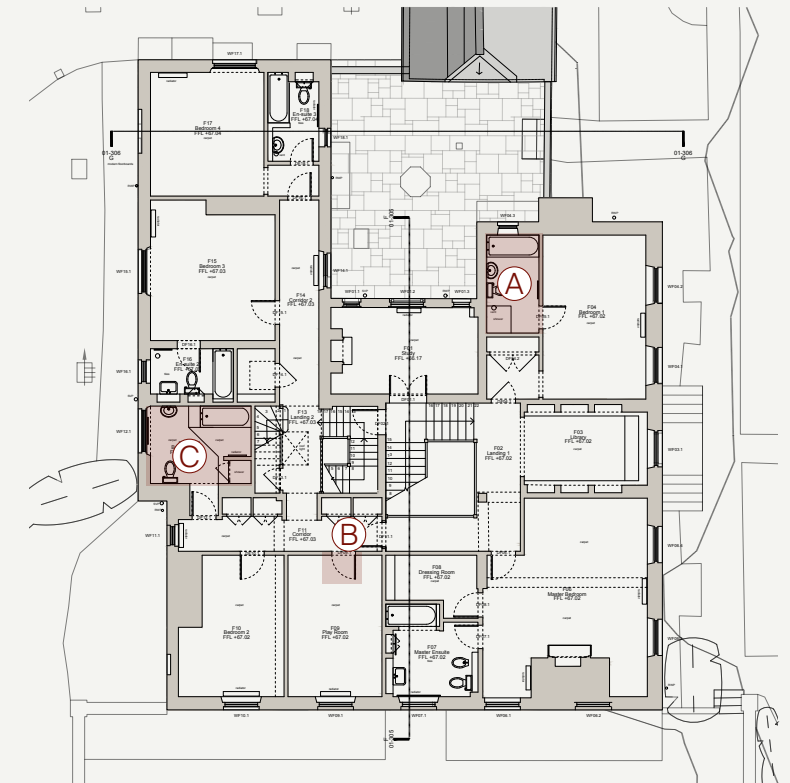
Sunte House

5.20 Existing Room F05, F11, F12 Proposed Works:

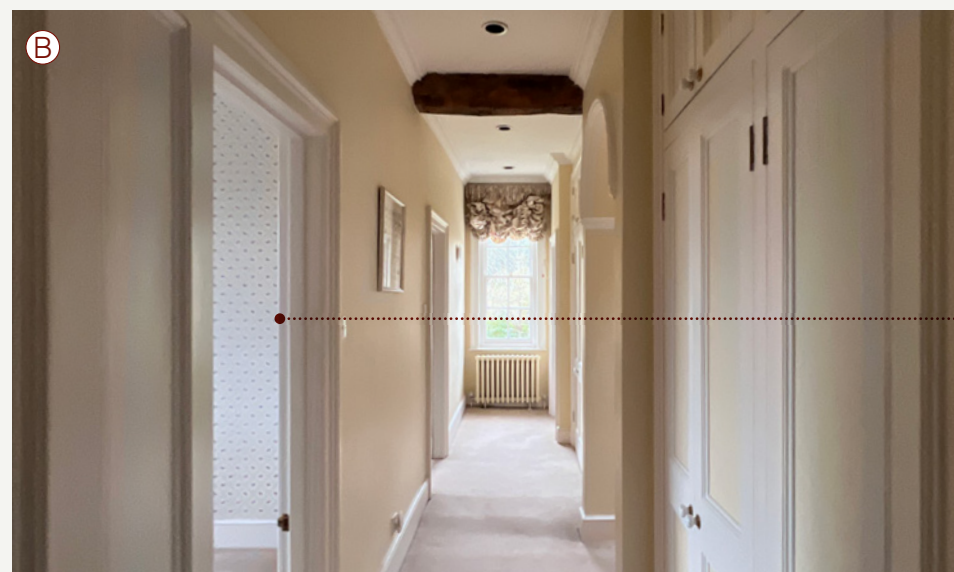


ROOM F05 - ENSUITE 1

- Existing bathtub to be removed
- Existing non-historic door opening to be moved to new location along partition (see drawing 335-MH-DR-00-101)



EXISTING FIRST FLOOR



ROOM F11 - CORRIDOR

- Existing door DF09.1, frame and architrave to be removed. Opening to be closed with partition wall to match existing (see drawing 335-MH-DR-00-101)



ROOM F12 - BATHROOM

- Existing non historic partition, shower enclosure, bathtub and raised floor structure to be removed (see drawing 335-MH-DR-00-101)

- Non historic finishes (such as carpet) to be removed, room to be repainted and fitted with new partitions, joinery and sanitaryware (see drawing 335-MH-DR-00-101)



5.21

Sunte House

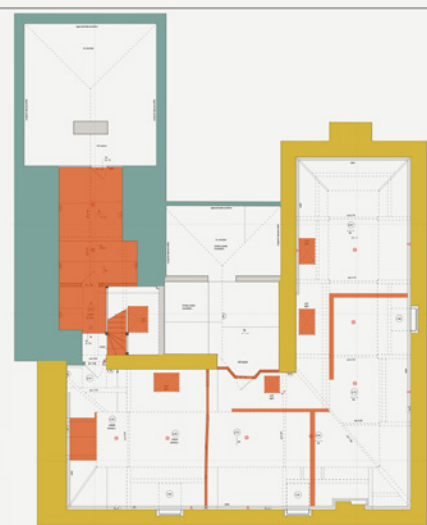
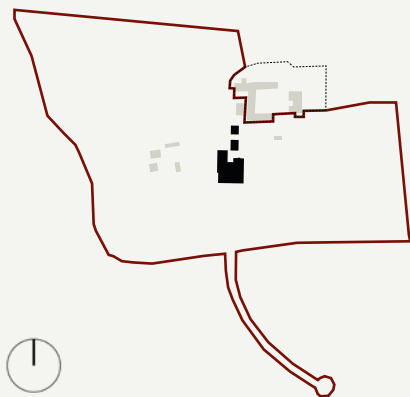
Proposed Plans: Second Floor

The second floor in the attic is proposed to be converted from its current, open plan state, into three bedrooms with accompanying sanitary provision.

x3 new skylights are proposed to improve daylight and ventilation to the upper floors. These have been located on the North and West facing roof planes to mitigate visual impact to the principal elevations and wider context, as supported by the accompanying visual assessment by Robinson Wild. This approach is in keeping with the 1987 approved works that introduced a series of skylights.

KEY

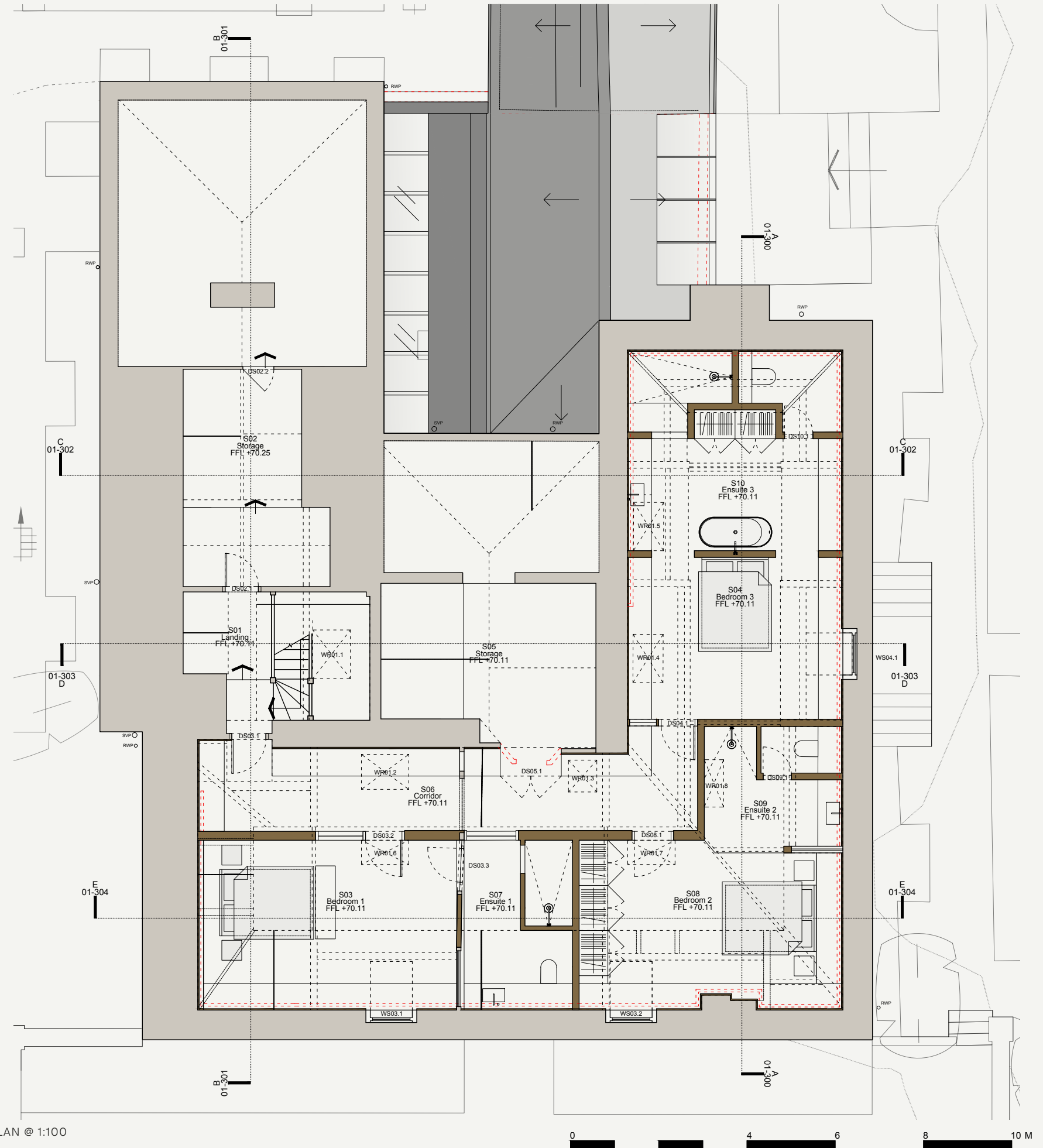
- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



HISTORIC CHRONOLOGY
EXTRACT FROM ROBINSON WILD REPORT



PROPOSED L02 PLAN @ 1:100





Sunte House

5.22 Existing Room S03-04 Proposed Works:

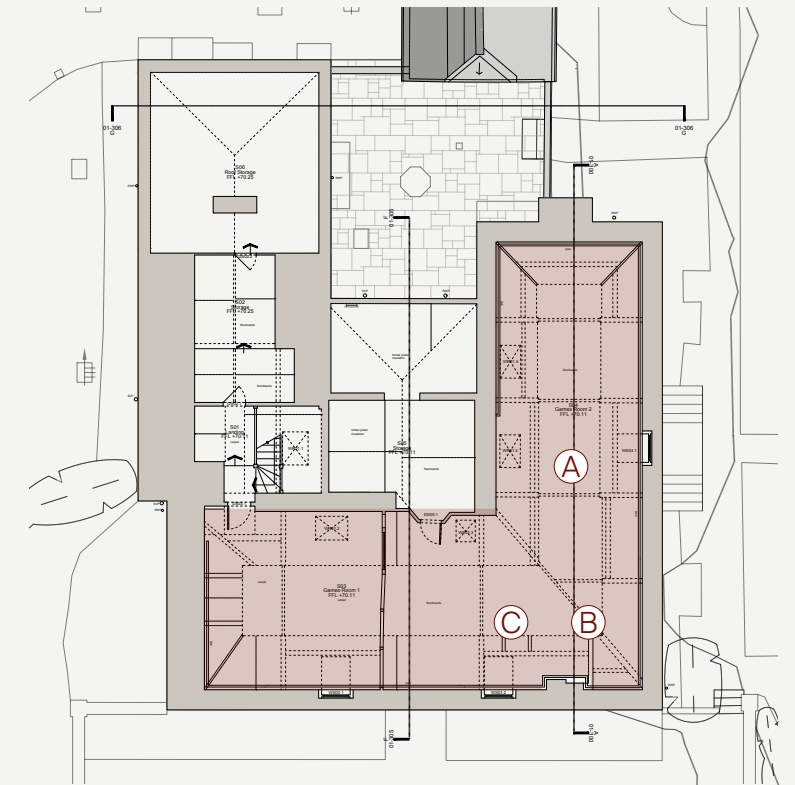


ROOM S04 - ELEVATION A

Underside of existing roof to be fitted with breathable insulation to improve thermal performance of the Second Floor loft spaces

New partitions to be built in place of historic partitions (pre-1987 alterations) to form S07 Bedroom 3 (see drawing 335-MH-DR-00-102)

New partitions to be built to form room S08 Ensuite 3 (see drawing 335-MH-DR-00-102), joinery and sanitaryware to be fitted within room as per proposed plan



EXISTING SECOND FLOOR



ROOM S03 - ELEVATION D

Proposed Roof lights at higher roof level to bring more light into the bedrooms

New partitions to be built in place of historic partitions (pre-1987 alterations) to form rooms S03 Bedroom 1 and S04 Ensuite 1 (see drawing 335-MH-DR-00-102)

New partitions to be built in place of historic partitions (pre-1987 alterations) to form rooms S05 Bedroom 2 and S06 Ensuite 2 (see drawing 335-MH-DR-00-102)



ROOM S03 - ELEVATION B

Proposed Roof lights at higher roof level to bring more light into the bedrooms

New partitions to be built in place of historic partitions (pre-1987 alterations) to form rooms S05 Bedroom 2 and S06 Ensuite 2 (see drawing 335-MH-DR-00-102)

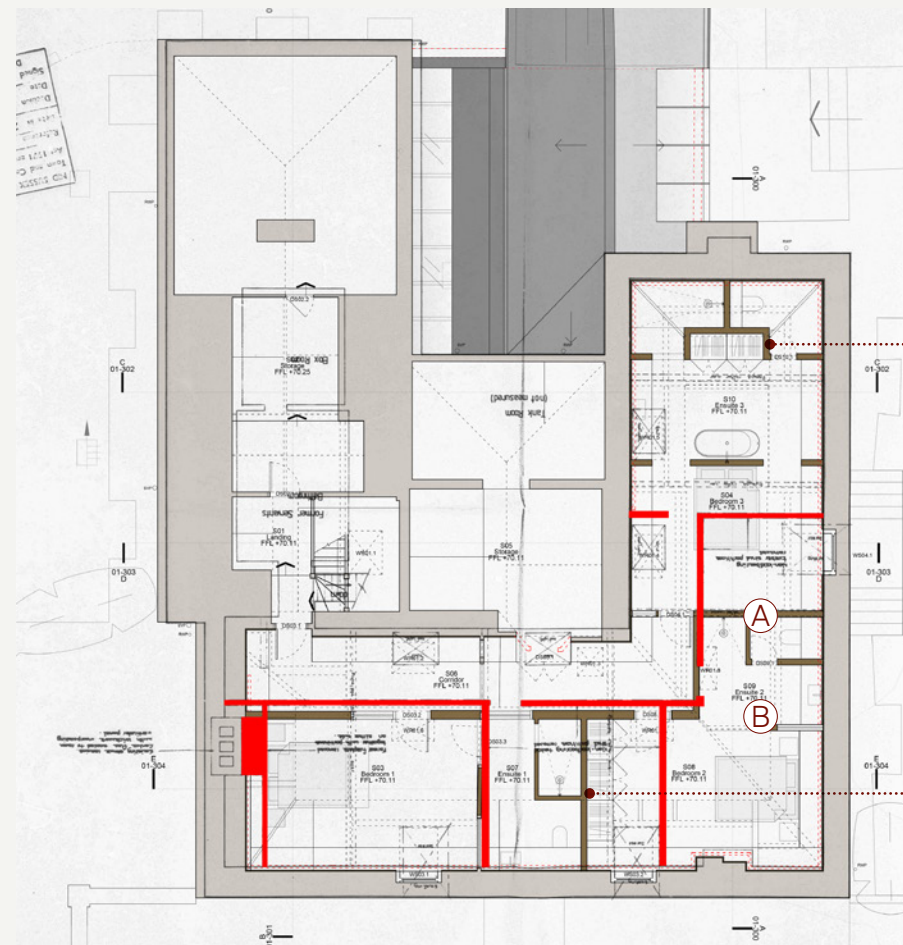


Sunte House

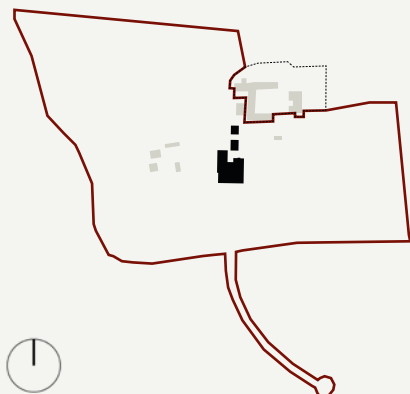
5.23 Second Floor Partitions Phasing

The proposed second-floor partitions principally follow the layout of the original partitions that subdivided the space prior to the 1987 approved works, thereby reinstating the original setting out.

Evidence of this is also visible in the condition of the existing floorboards. Works will ensure cataloguing and accurate replacement of floorboards.



KEY
PRE-EXISTING PARTITIONS



HISTORIC CHRONOLOGY
OVERLAY OF EXISTING PRE-1987 PLAN



FLOORBOARD DISCOLORATION INDICATES TRACES OF PRE-EXISTING PARTITIONS.



FLOORBOARD DISCOLORATION INDICATES TRACES OF PRE-EXISTING PARTITIONS.

0 4 6 8 10 M



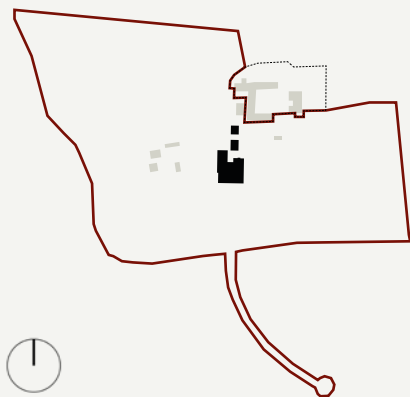
5.24 Sunte House Proposed Plans: Roof

To the uppermost roof, the new skylights are located as proposed. Below, the newly proposed courtyard roofs accommodate suitable falls to manage rainwater run off and maintenance.

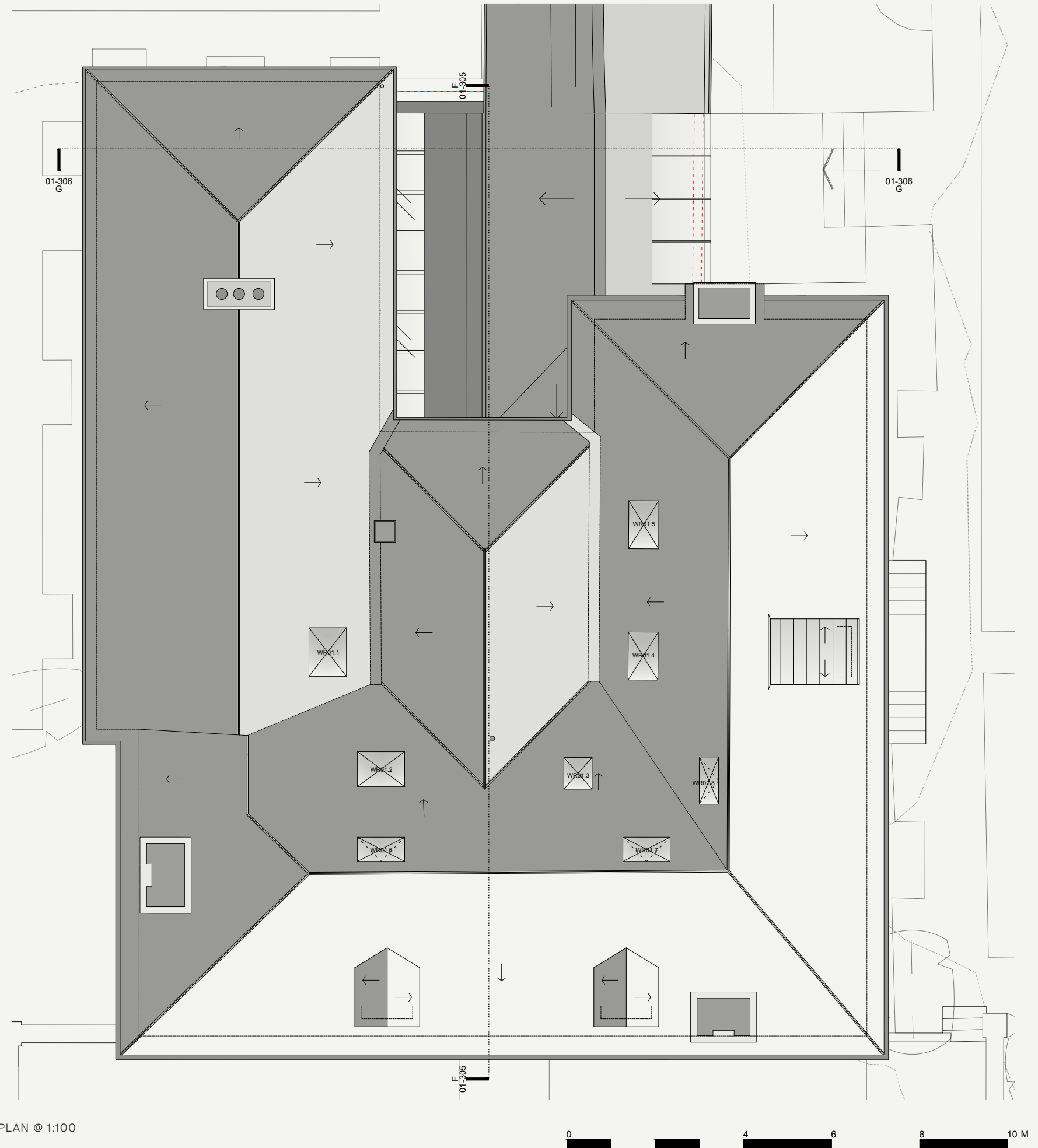
Internal improvements are proposed to re-insulate the roof and interfacing junctions to benefit air tightness, comfort and preservation of fabric. Currently patchy insulation is present, causing moisture concerns and significant thermal inefficiency. Visually, the exposed structural members will be retained within the loft space and externally the elevational principles between cornice and roof line will be maintained. This strategy is expanded on in the latter chapters.

KEY

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



PROPOSED ROOF PLAN @ 1:100





Sunte House

5.25 Proposed Plans: Basement Floor

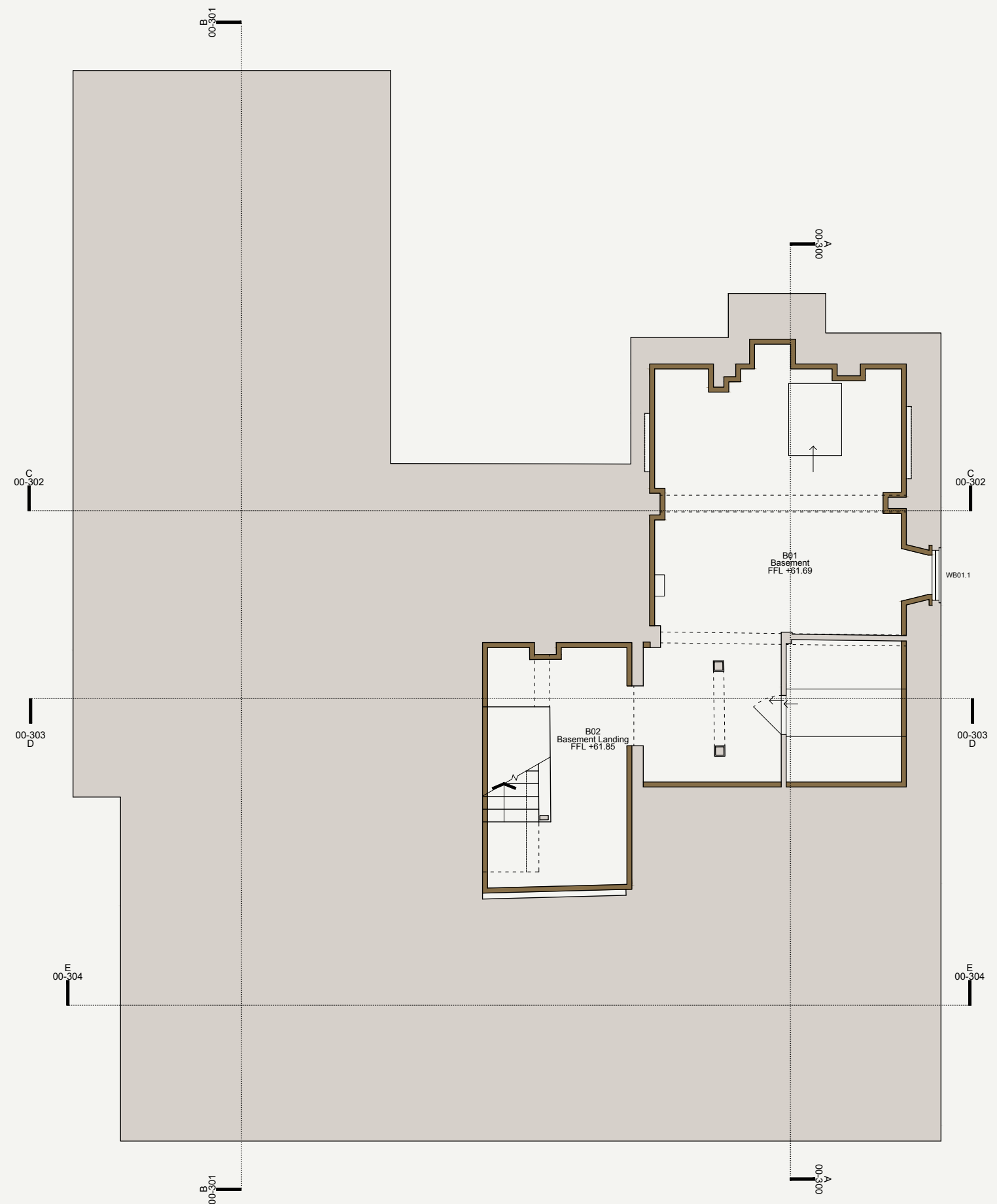
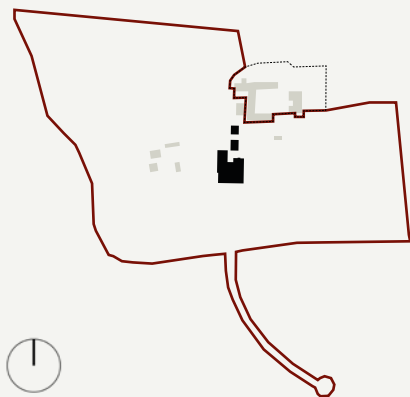
Currently the basement is suffering from severe issues of weather ingress, damp and fabric damage due to the lack of enclosed envelope, which in turn is causing issues to the wider house with drafts and moisture.

The proposals seek to remediate this by sealing and insulating the basement floor internally with tanked waterproofing and insulation. The currently unsealed opening to East envelope is proposed to be made weathertight with secondary slimline glazing installed.

No wider works are proposed to the basement beyond installation of some plant equipment.

KEY

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



PROPOSED BASEMENT PLAN @ 1:100





Sunte House

5.26

Existing Basement Proposed Works:

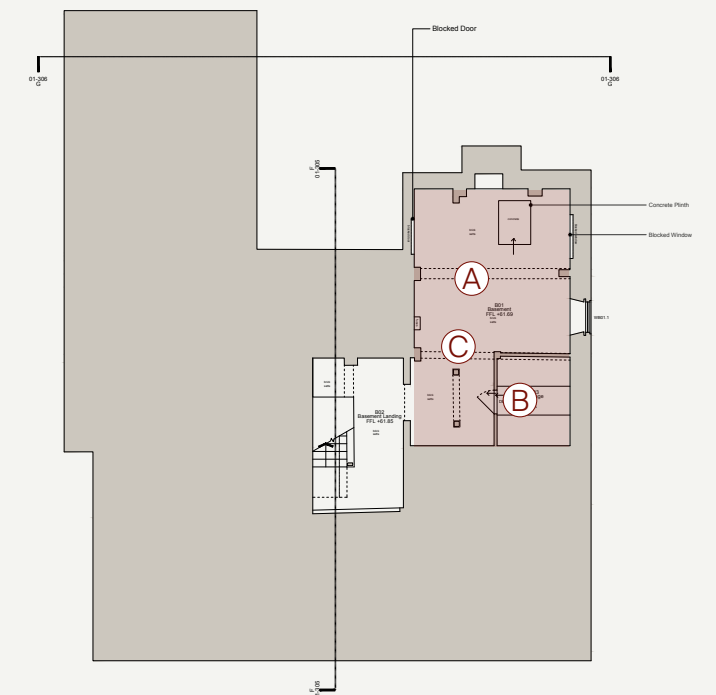


BASEMENT - ELEVATION A/B

- Opening to be made weathertight with secondary glazed installed behind vent plate
- Existing blocked up window

Basement walls to be tanked with waterproofing membrane and existing original paving to be refurbished throughout

- Proposed floor to be excavated to form new insulated slab below existing floor level.
- Remove, preserve and relay original paving bricks/stone flooring.



EXISTING BASEMENT FLOOR



BASEMENT - ELEVATION B

- Existing brickwork partitions to be retained, basement rooms to be tanked with waterproofing membrane and existing original paving to be refurbished throughout

- Proposed floor to be excavated to form new insulated slab below existing floor level.
- Remove, preserve and relay original paving bricks/stone flooring.



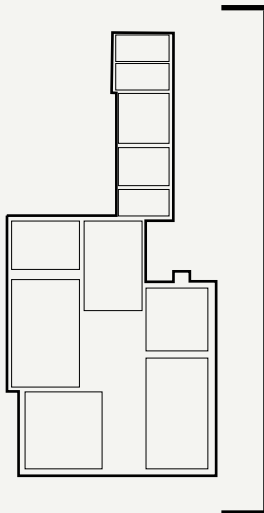
BASEMENT - ELEVATION C

- Proposed floor to be excavated to form new insulated slab below existing floor level.
- Remove, preserve and relay original paving bricks/stone flooring.



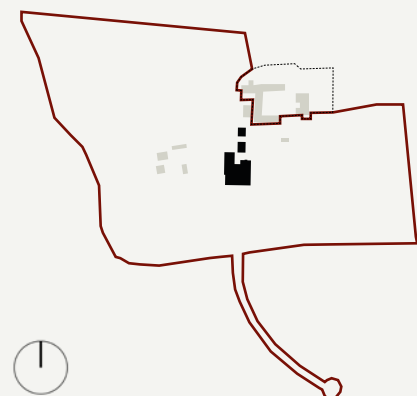
Sunte House

5.27 Proposed Elevations



KEY

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



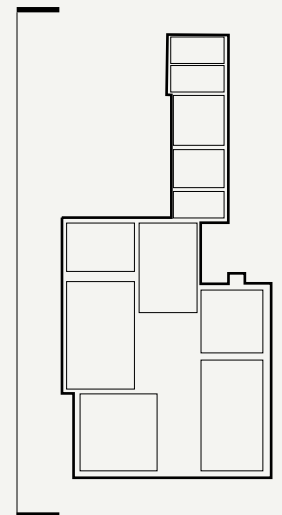
PROPOSED EAST FACING ELEVATION @ 1:100

0 4 6 8 10 M



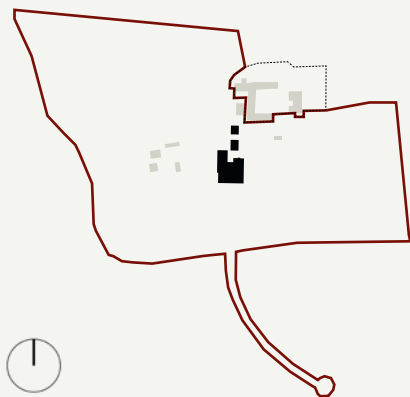
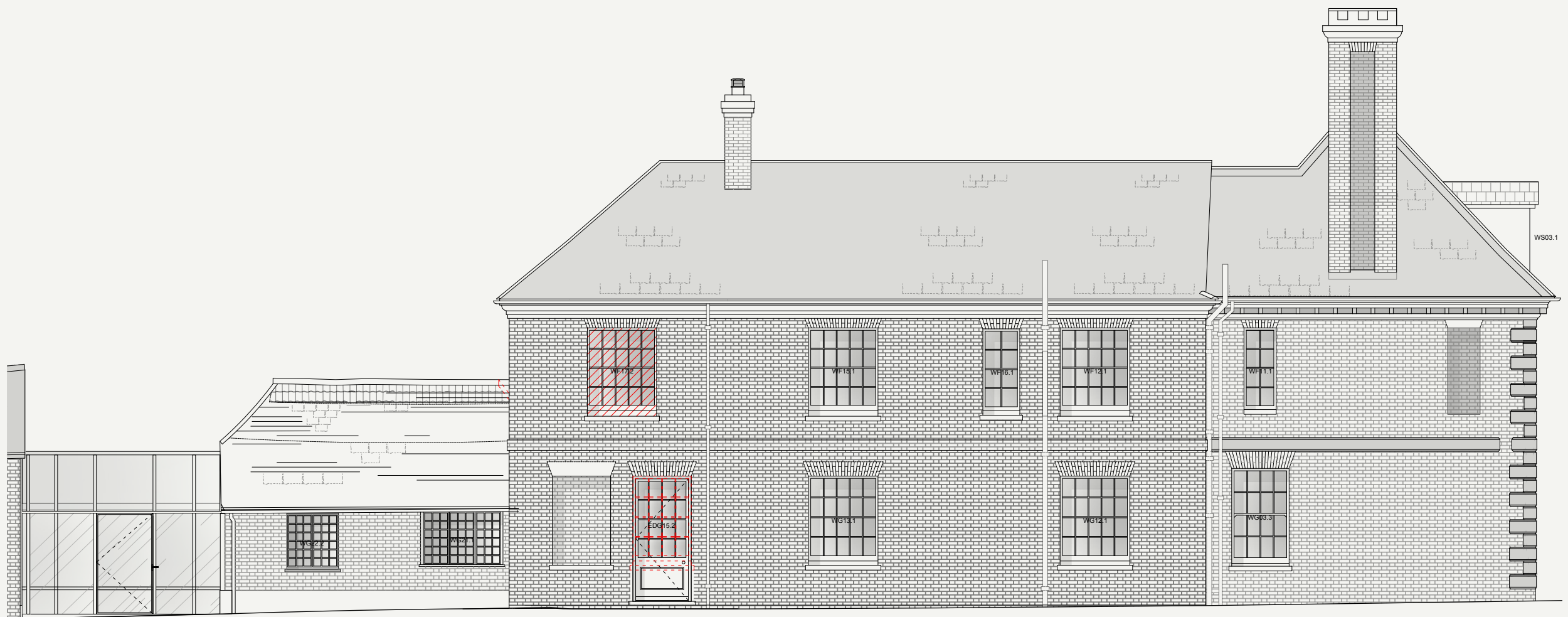
Sunte House

5.28 Proposed Elevations



KEY

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



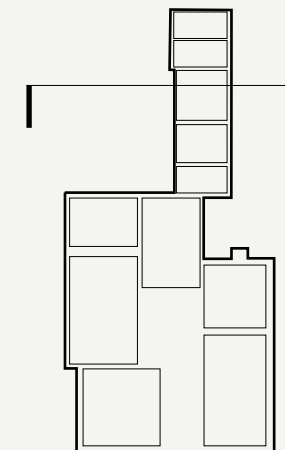
PROPOSED WEST FACING ELEVATION @ 1:100





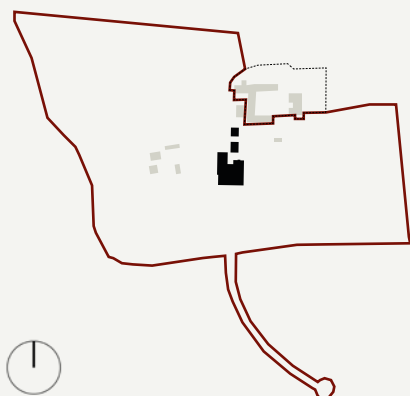
Sunte House

5.29 Proposed Elevations



KEY

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



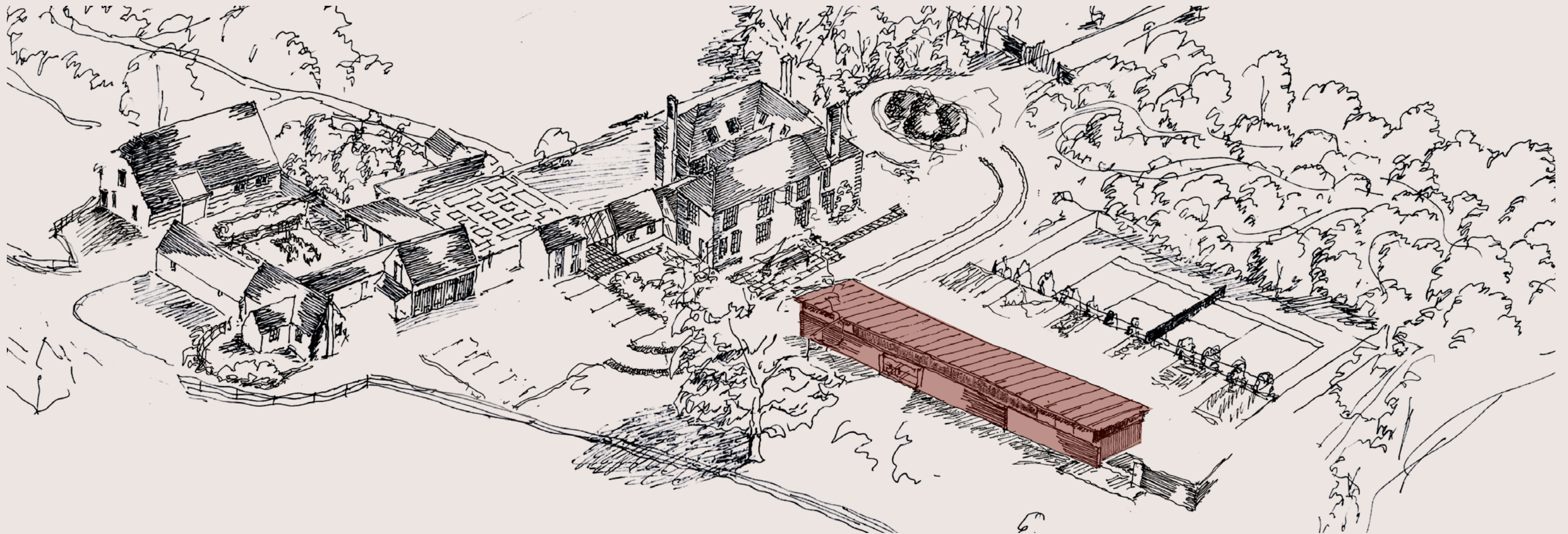
PROPOSED NORTH FACING ELEVATION @ 1:100



Sunte House



6.0 Pool House





6.1

The Pool House

Setting

The leisure area to the West of the house is predominantly concealed by the line of existing garden wall and a dense, verdant line of vegetation between this and the main house. Access to the area is provided via a tracked path from the Western driveway (see below).

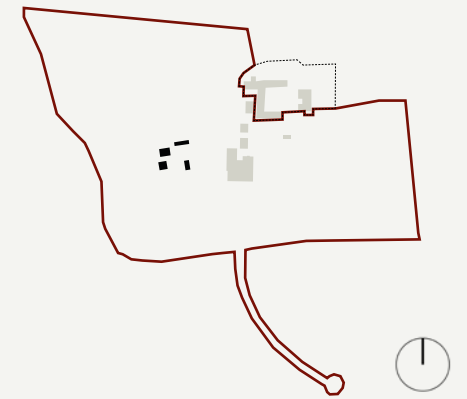
The tennis court was introduced to this area as part of the 1987 permitted works, along with the permission for a pool that was never implemented. Currently the area is also used for potting, gardening and external dining under the oak shelter permitted in 2010.



ABOVE: EXISTING VIEW TO LEISURE AREA FROM MAIN HOUSE



ABOVE: EXISTING VIEW OF LEISURE AREA SET INSIDE GARDEN WALL



KEY

1: TENNIS COURT

2: SHED

3: GLASSHOUSE

4: OAK SHELTER (2010 PERMISSION)

5: GARDEN WALL (NOT LISTED)

6: VETERAN OAK

7: DRIVEWAY & PATH TO LEISURE AREA



6.2

The Pool House

Garden Wall

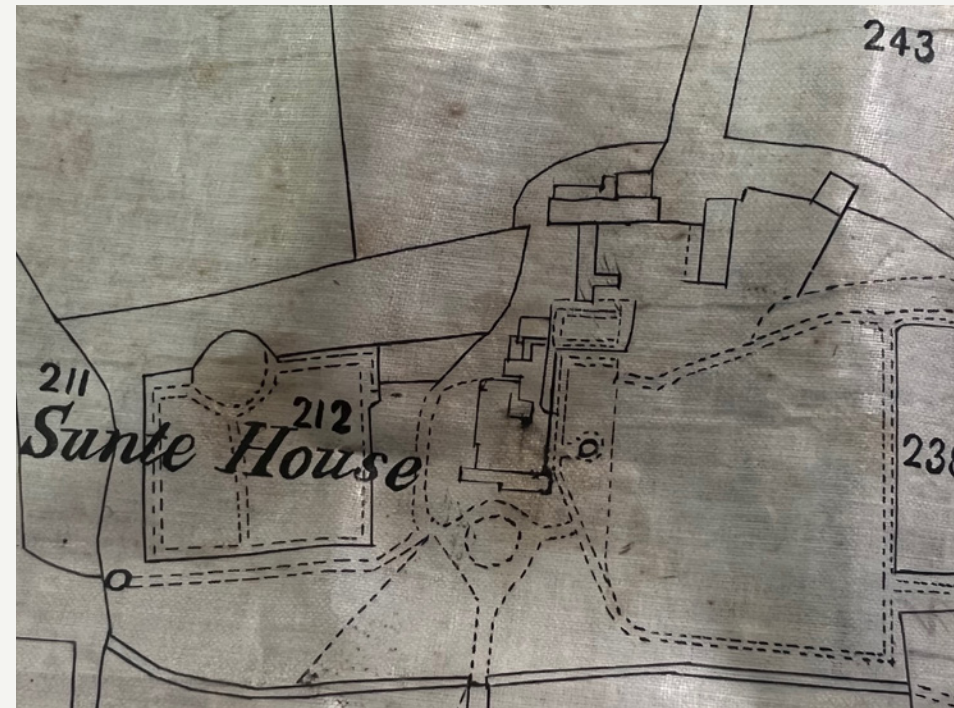
The design proposes to retain the garden wall and accentuate it's presence and setting in the design for the pool house.

Whilst the garden wall historically formed a walled garden to the west of the house, the extents have been eroded over history, with the footprint and fabric determined to have been substantially altered & replaced. Notably the semi circular extents to the north were lost mid C20th and the footprint in its current state is only present in part of the north and eastern edge. The structural survey observes it is suffering in places from substantial lean, which the proposals would look remediate.

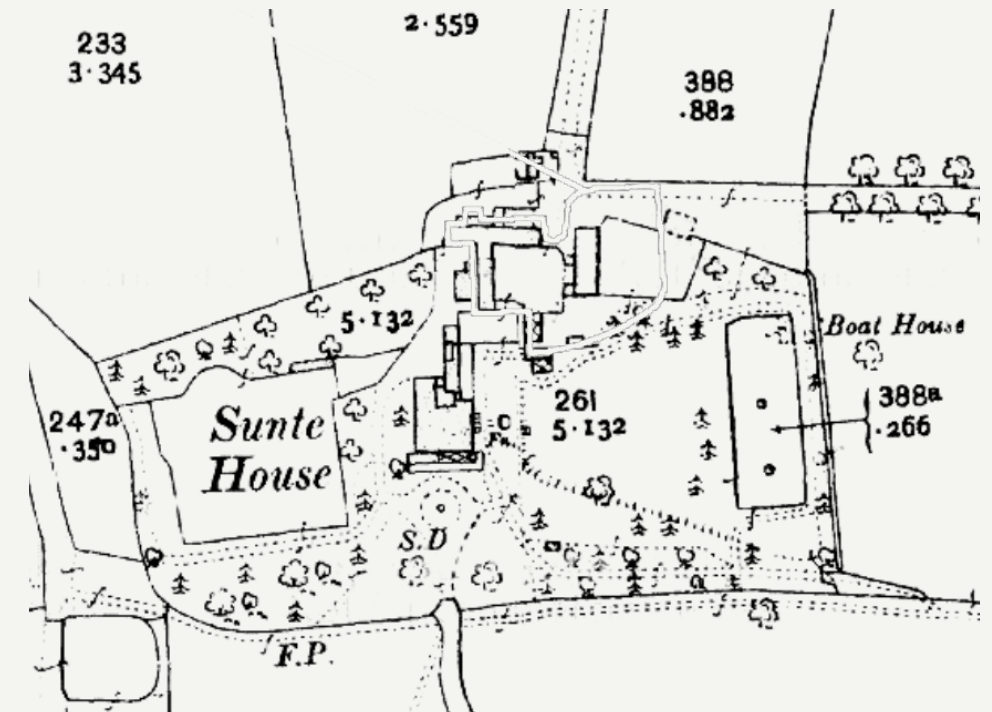
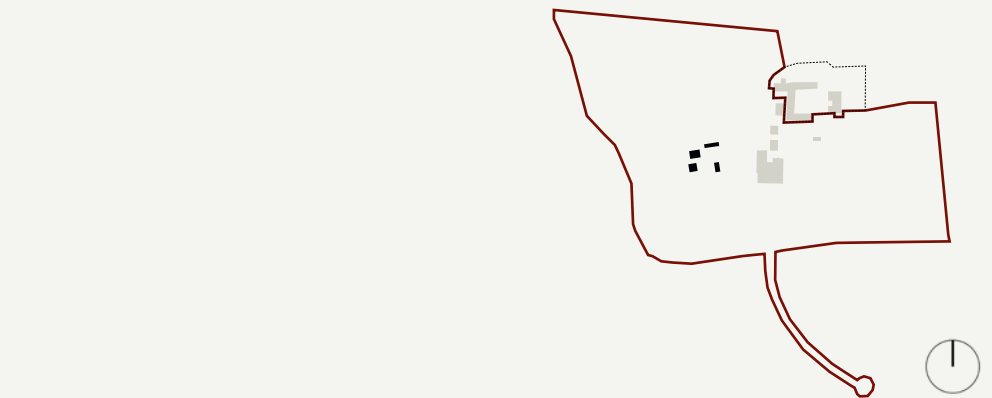


3 Visible excessive lean to wall end, not measured but approx 50-75mm over full height

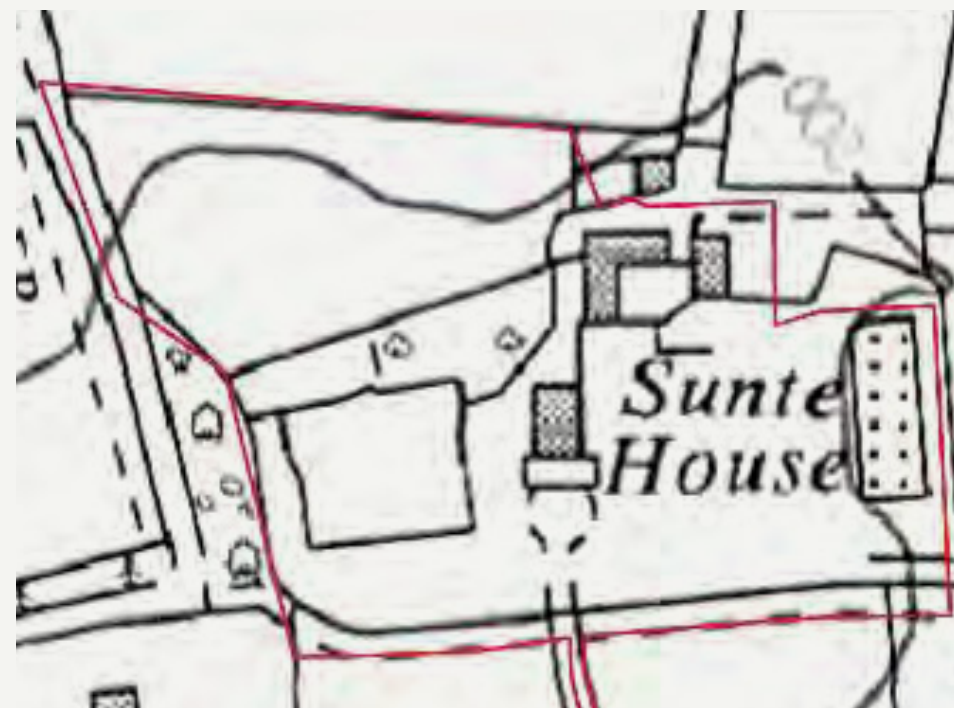
EXTRACT FROM BUILD ENGINEERS STRUCTURAL SURVEY



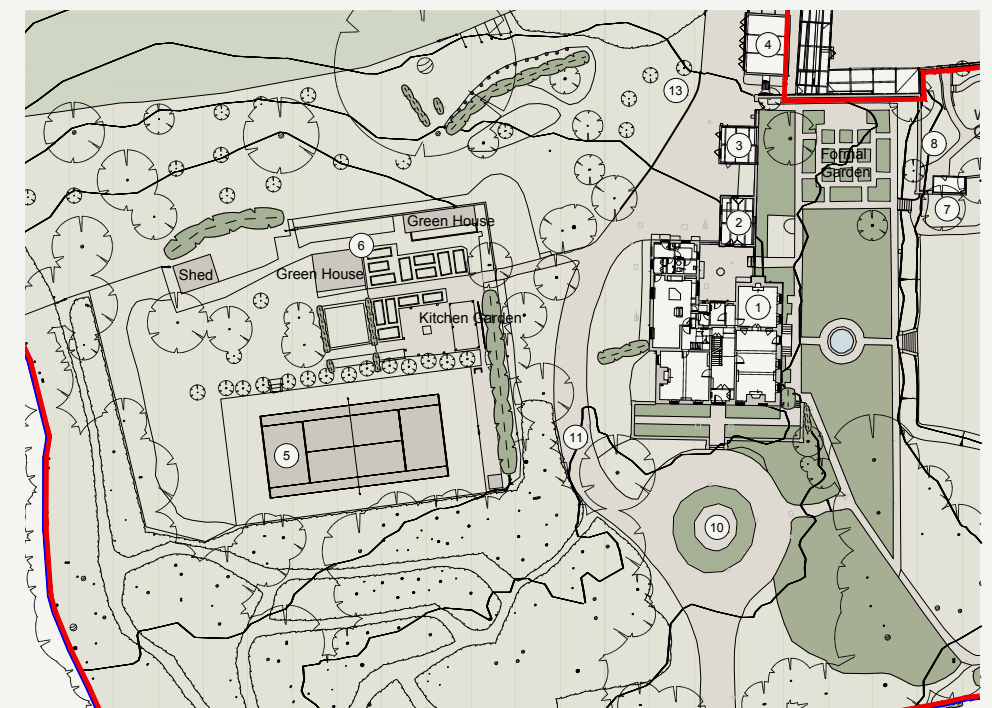
1876 ORDNANCE SURVEY EXTRACT



1910 ORDNANCE SURVEY EXTRACT



1963 ORDNANCE SURVEY EXTRACT



EXISTING



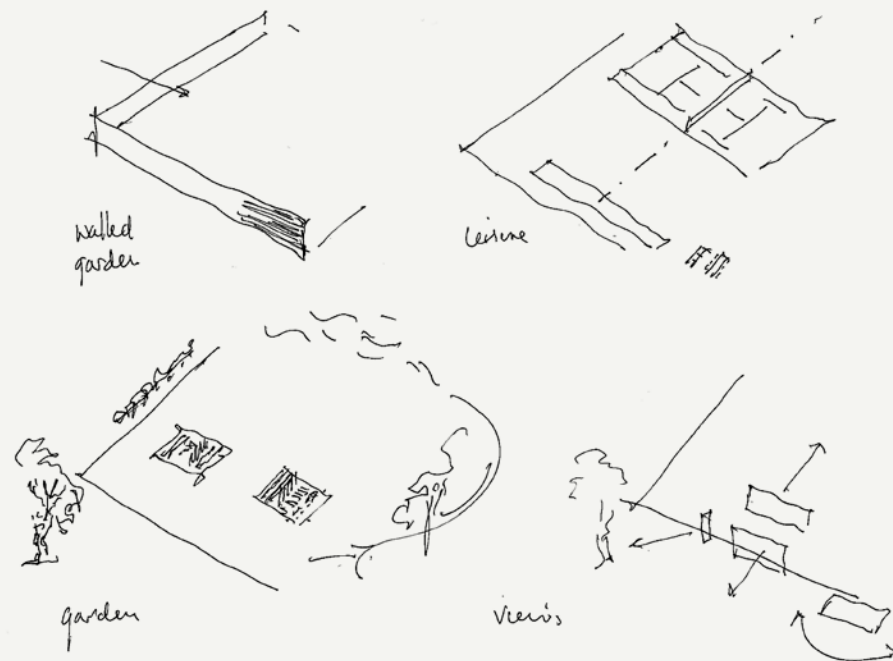
6.3

The Pool House

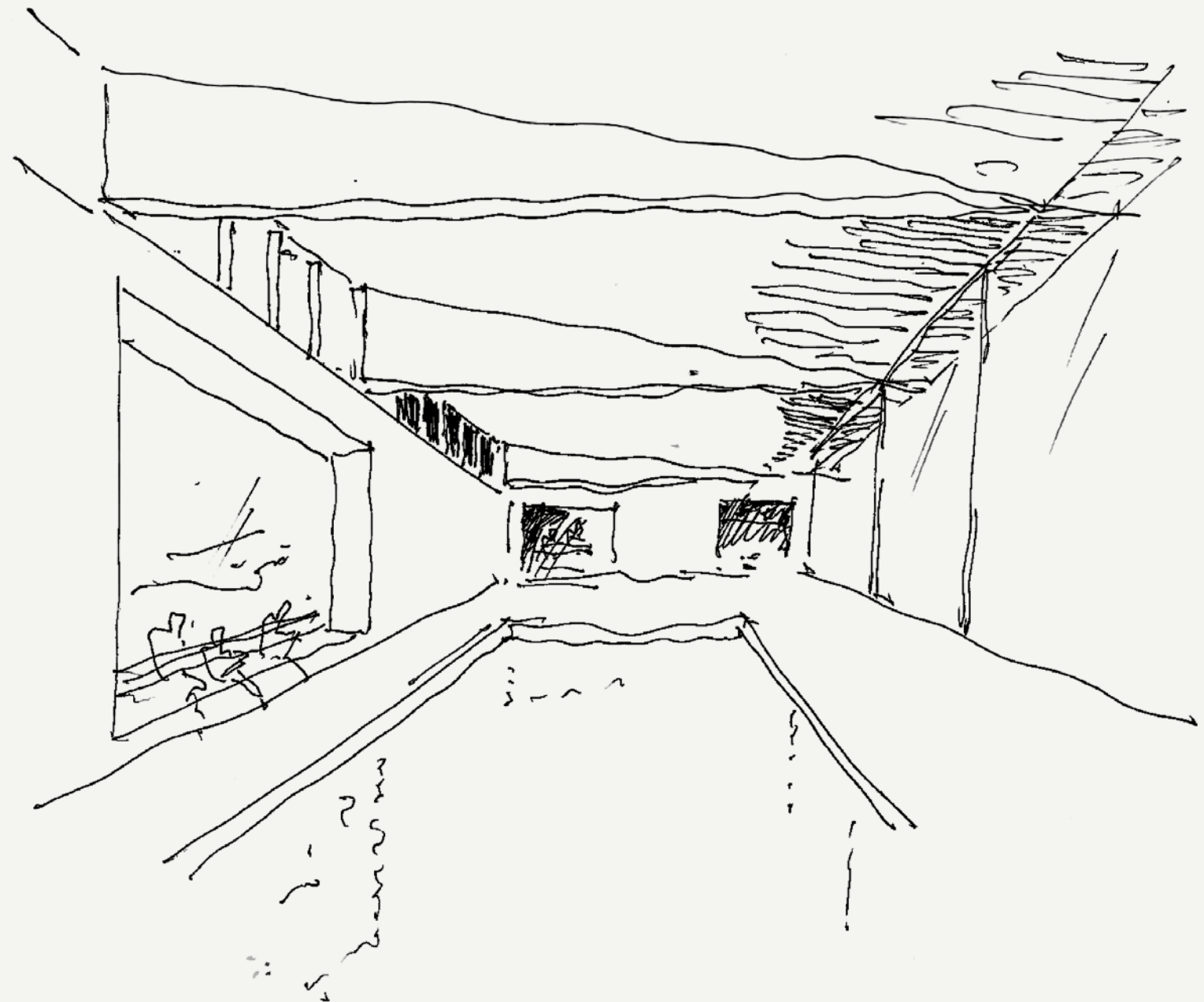
Concept

The concept for the pool house is to provide an internal space embraced by the existing garden wall and axially connected to the existing leisure offering of the tennis court.

Internally, framed views could be formed through the wall providing a vista over the rolling landscape to the north, whilst a dynamic, light weight roof could sail over it. At high level, soft light would be provided through clerestory glazing to retain legibility of the garden wall around all elevations, externally and internally.



ABOVE: CONCEPT DIAGRAM SEQUENCE



ABOVE: SKETCH VIEW OF INSIDE POOLHOUSE

