



5.6

Proposed Site Strategy

Materiality

Material Palette – Sunte House

The proposed materials have been carefully selected to complement the character of the Grade II* listed Sunte House, ensuring the extension remains sympathetic and contextually appropriate.

The extension includes a flat zinc roof with flush rooflights along the east-facing wall of the northwest wing. A pitched roof continues from the Dairy, finished in matching clay tiles, with fixed rooflights returning into the glazed east elevation. Glazing is detailed with minimal framing to maintain a discreet and contextual appearance.

Structural framing is formed from glulam timber and stainless steel, referencing the exposed structure of the existing Dairy roof.

Non-original hung clay tiles on the courtyard-facing wall will be removed and retained for reuse. This wall will be rebuilt in brickwork to match the existing, with carefully detailed junctions where the new roof meets the historic walls.

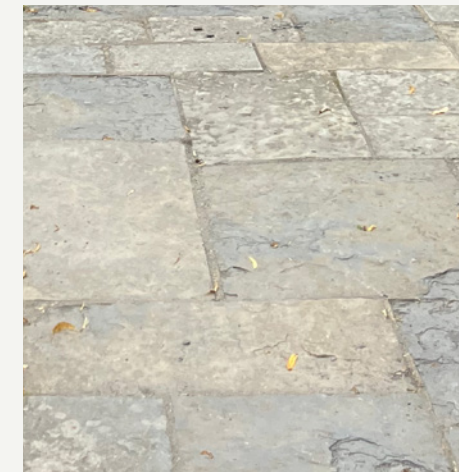
The overall approach ensures material consistency while allowing the extension to read clearly as a respectful addition to the historic setting.



RED AND GREY BRICKS (EXISTING)



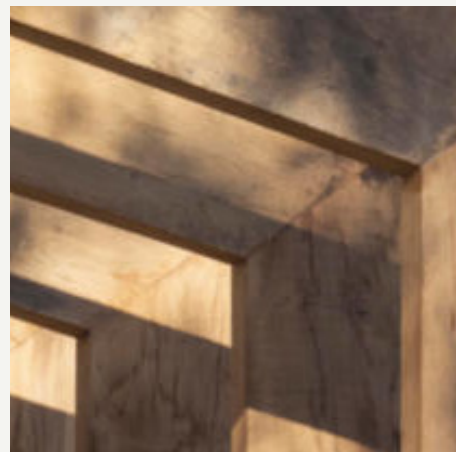
SLATE ROOF TILES / CLAY ROOF TILES
(EXISTING)



FLAGSTONES PAVING
(EXISTING, RECLAIMED)



MINIMAL FIXED GLAZING
(PROPOSED EXTENSIONS)



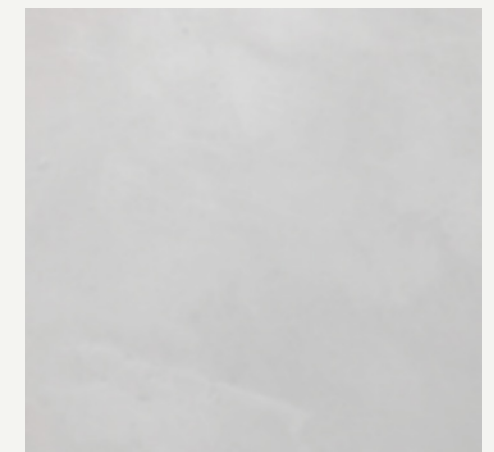
GLULAM STRUCTURAL FRAME
(PROPOSED EXTENSIONS)



RECLAIMED CLAY TILES TO ROOF
EXTENSION TO MATCH EXISTING DAIRY
ROOF (PROPOSED EXTENSIONS)



ZINC ROOF (PROPOSED POOL HOUSE)



LIME PLASTER FINISH (PROPOSED)



Sunte House

5.7 Proposed: Glazed Courtyard

The addition of the glazed courtyard catalyses a new space and unlocks a series of new circulation sequences through the house;

A: ACCESS THROUGH EXISTING OPENING TO DAIRY

B: ACCESS THROUGH EXISTING OPENING TO REAR HALL OF MAIN HOUSE

C; EXISTING 1987 WINDOW OPENED TO FULL ACCESS INTO MAIN HOUSE KITCHEN

D: EXISTING 1987 WINDOW OPENED TO FULL ACCESS OUT TO WEST TERRACE

E: HISTORIC WINDOW RE-INSTATED WITH REMOVAL OF DOOR

F: NEW GLAZED OPENING TO EASTERN GARDENS

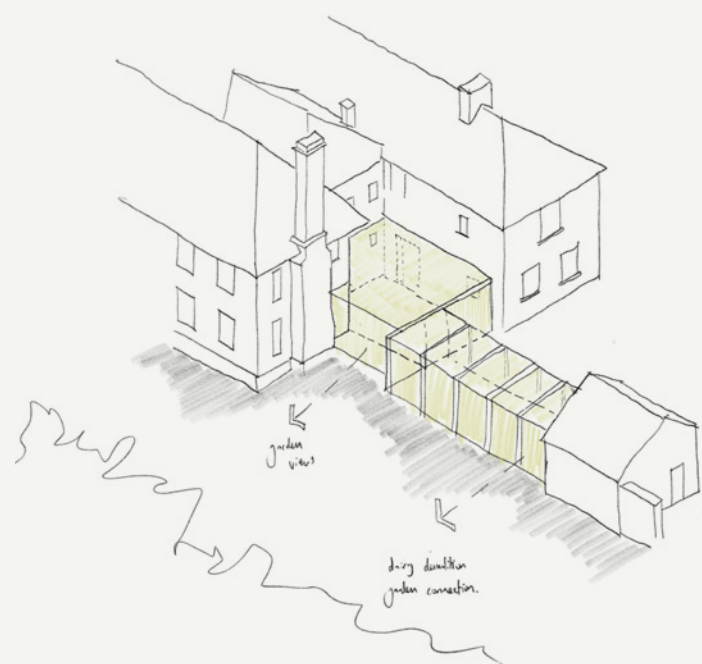
ABOVE: PROPOSED EXTENSIONS

ABOVE: PLAN ARRANGEMENT - LINE OF EXTENSION ALIGNED WITH RIDGE OF DAIRY ROOF

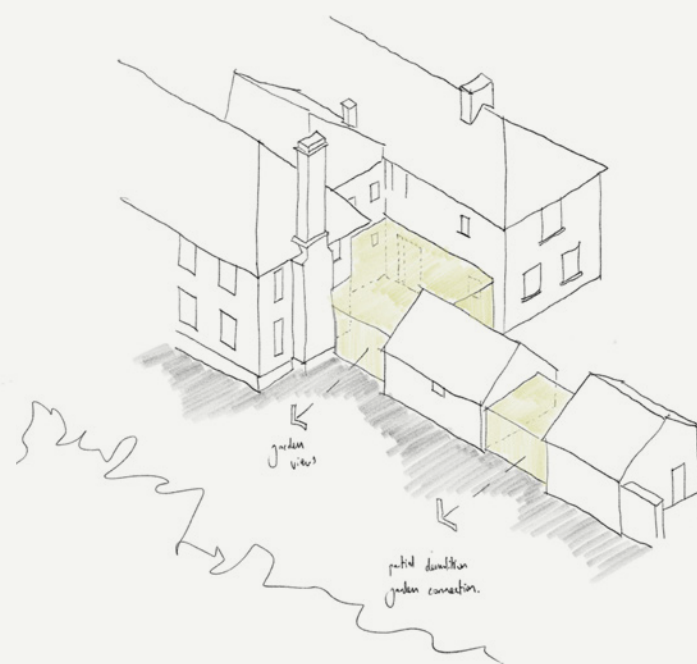


Sunte House

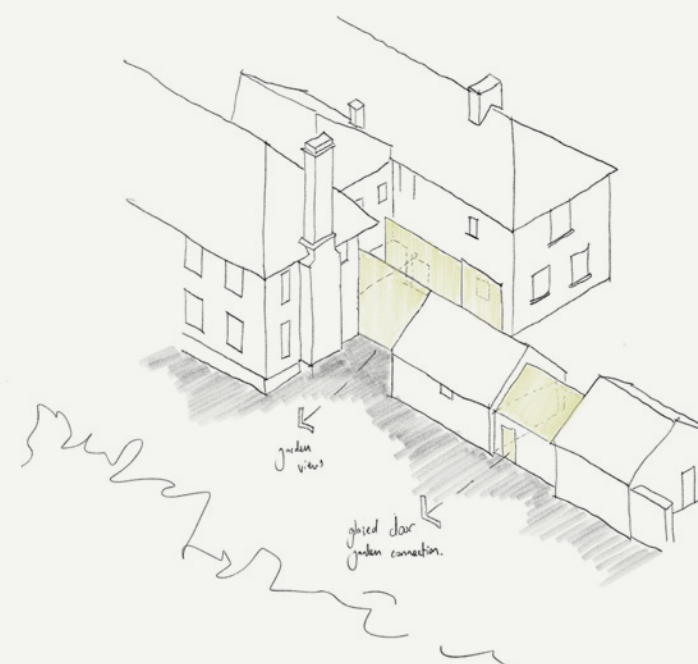
5.8 Design Development



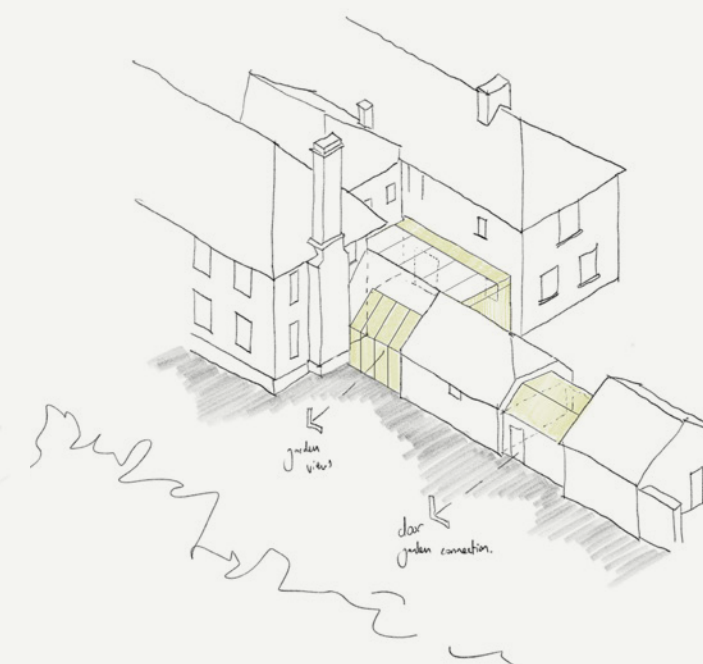
FLAT GLAZED EXTENSION
(DAIRY DEMOLITION)



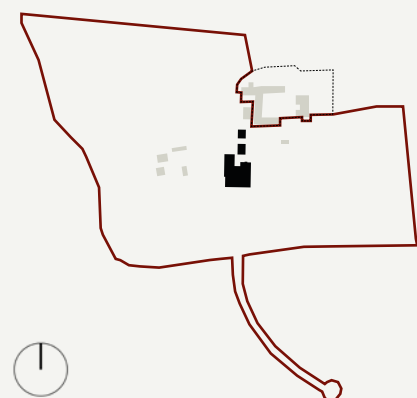
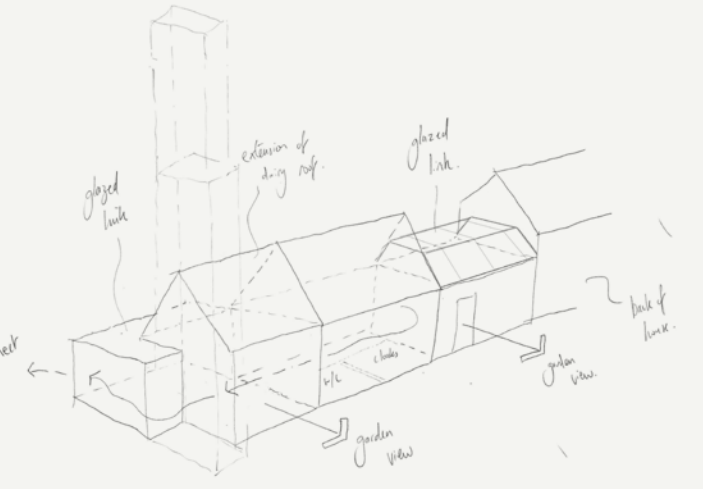
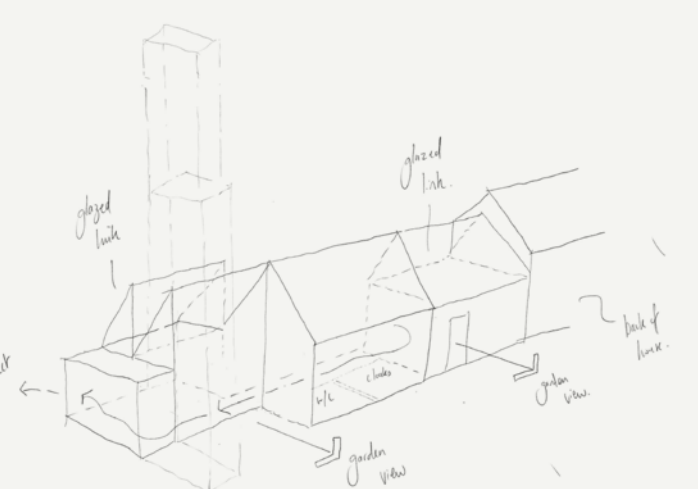
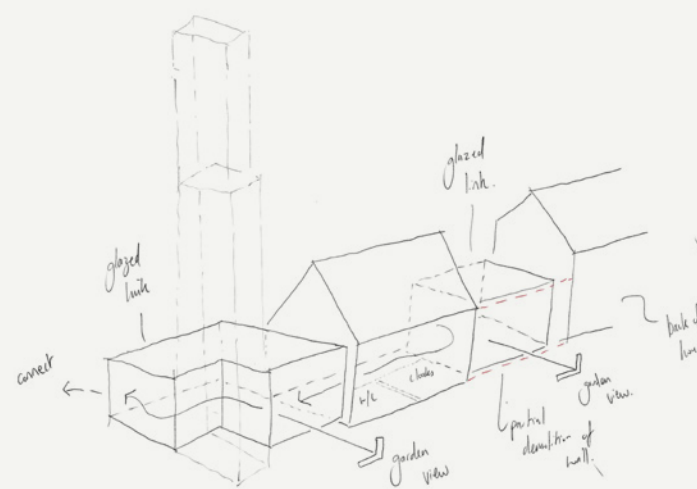
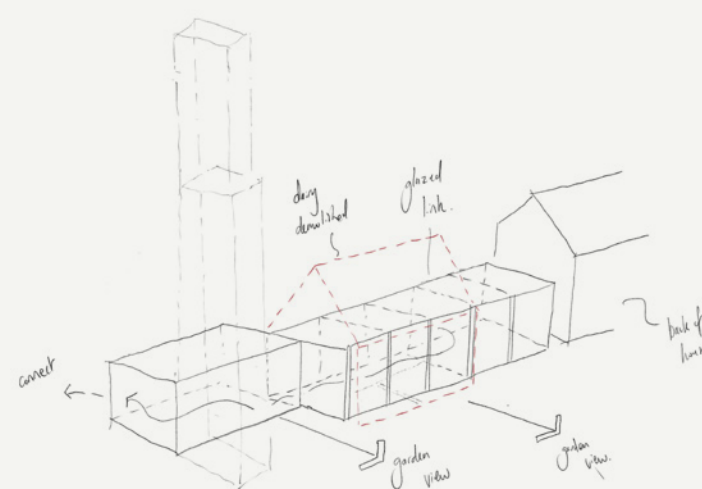
GLAZED INFILLS - FLAT ROOF



GLAZED INFILLS - MONOPITCH
(PRE-APP 01 SUBMISSION)



GLAZED INFILLS - DAIRY EXTENSION
(PROPOSED)





Sunte House

5.9

Proposed View from North Arrival

KEY PRINCIPLES

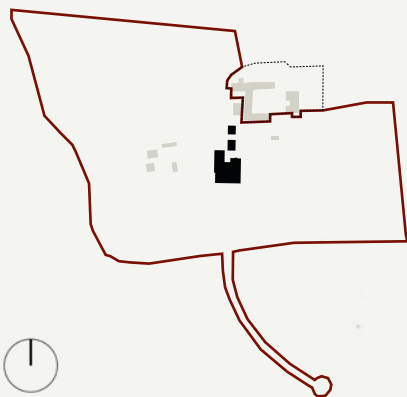
The of scale to the courtyard extension is kept subservient to the historic fabric

The pitched roof of the Dairy is reinstated in keeping with its historic form - extending back to the main house

The area of glazing between North house gable and dairy is introduced to retain the legibility between historic and new fabric

The glazed link between the dairy and tool-shed sits low behind the existing garden wall to mitigate its visibility from the gardens and retain the half hipped roof to the Dairy

Proposed timber trusses to the glazed link mimic the existing structural expression within the dairy roof





Sunte House

5.10 Proposed View from East Gardens

KEY PRINCIPLES

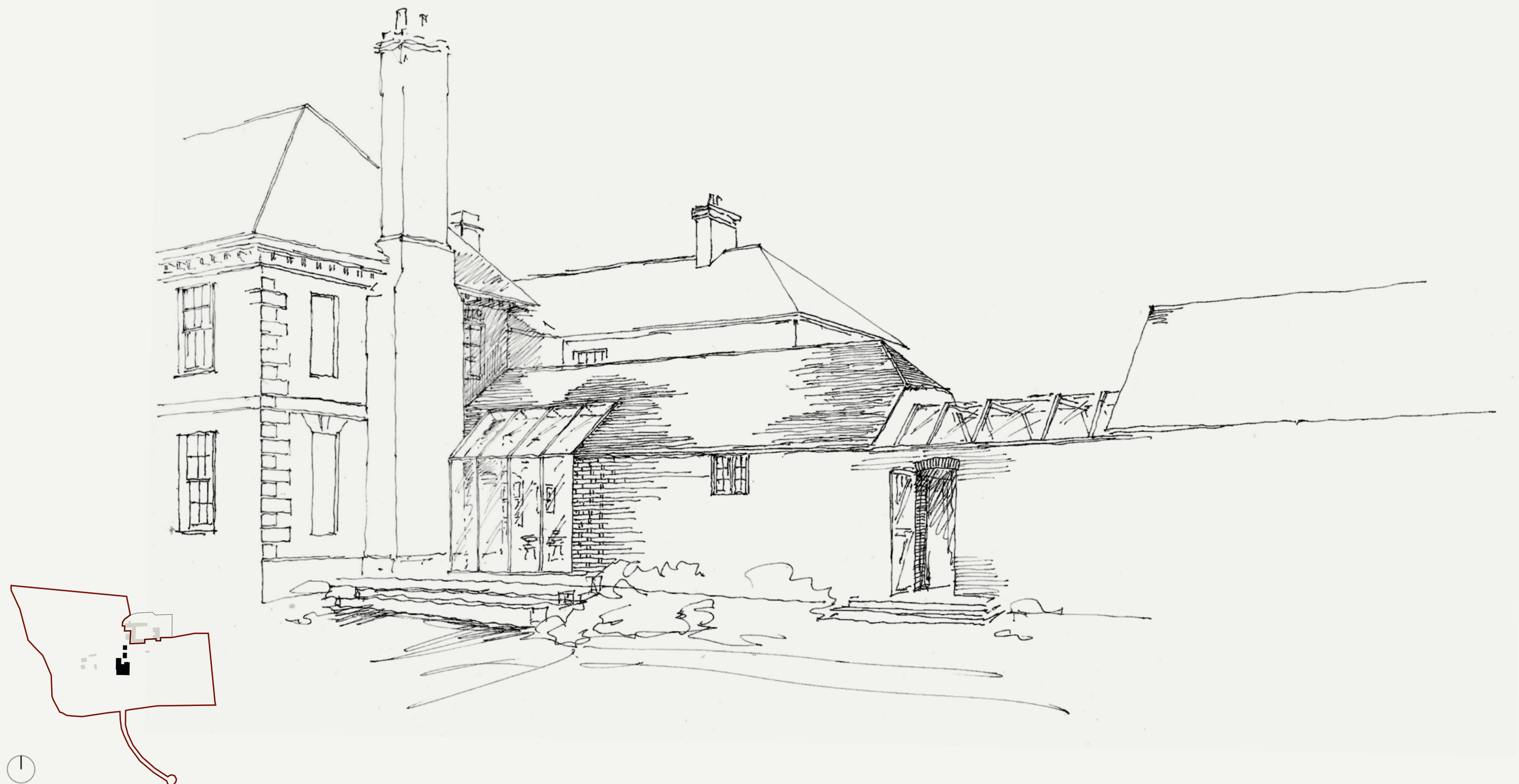
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Proposed timber trusses to the glazed link mimic the existing structural expression within the dairy roof



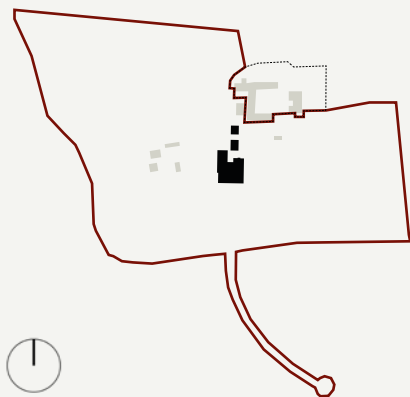
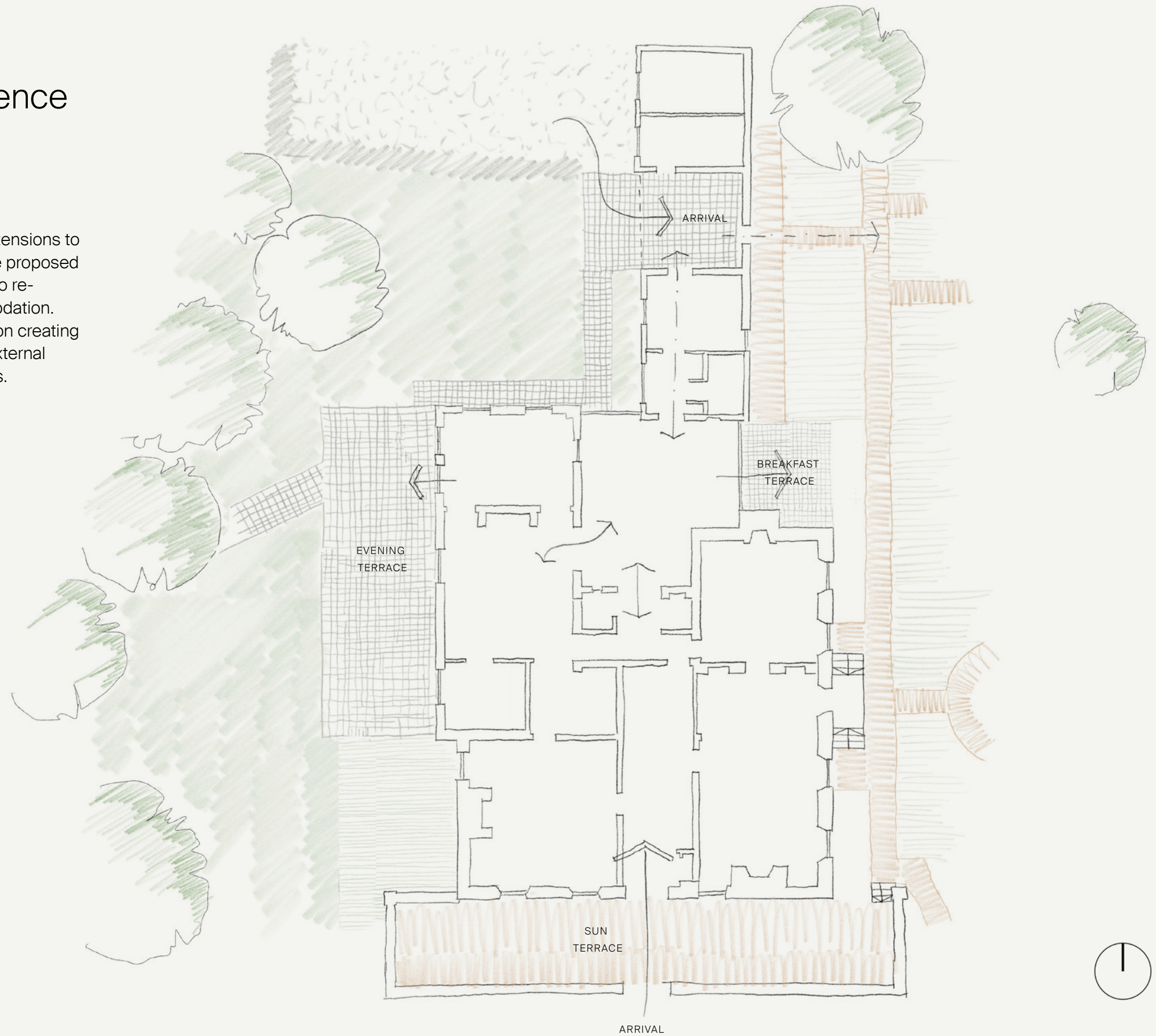


5.11

Sunte House

Ground Floor Sequence

In combination with the new glazed extensions to the North, a series of internal works are proposed to the ground floor of the Main House to re-arrange portions of the living accommodation. This aligns with the previous narrative on creating a 360 degree living experience, with external landscaping and terraces to permit this.





Sunte House

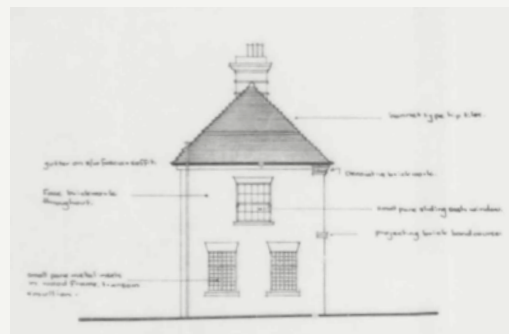
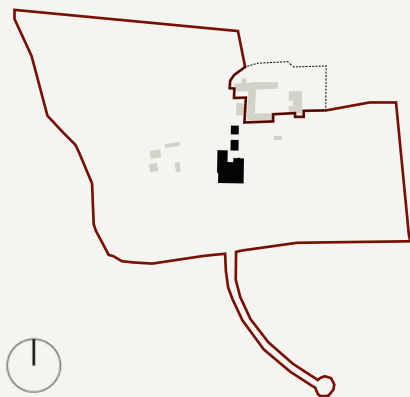
5.12 Ground Floor Arrangement

Most of works to the interiors of the main house are concentrated on the North wing, seeking to demolish the currently incongruous sequence of utility and w/c spaces to activate a lounge space at this key position of the house. In combination, the kitchen will be rearranged to suit. Select openings to the external fabric are proposed to the East & West facade, as previously outlined, to allow connection between spaces. These existing openings were formed as part of the later phases of development (1987) and alteration within these extents is deemed to not negatively impact the reading of the original Phase 1 historic fabric. Below shows the historic North East gable elevation of the house - with the right side window proposed to be reinstated in favour of the existing modern entrance door.

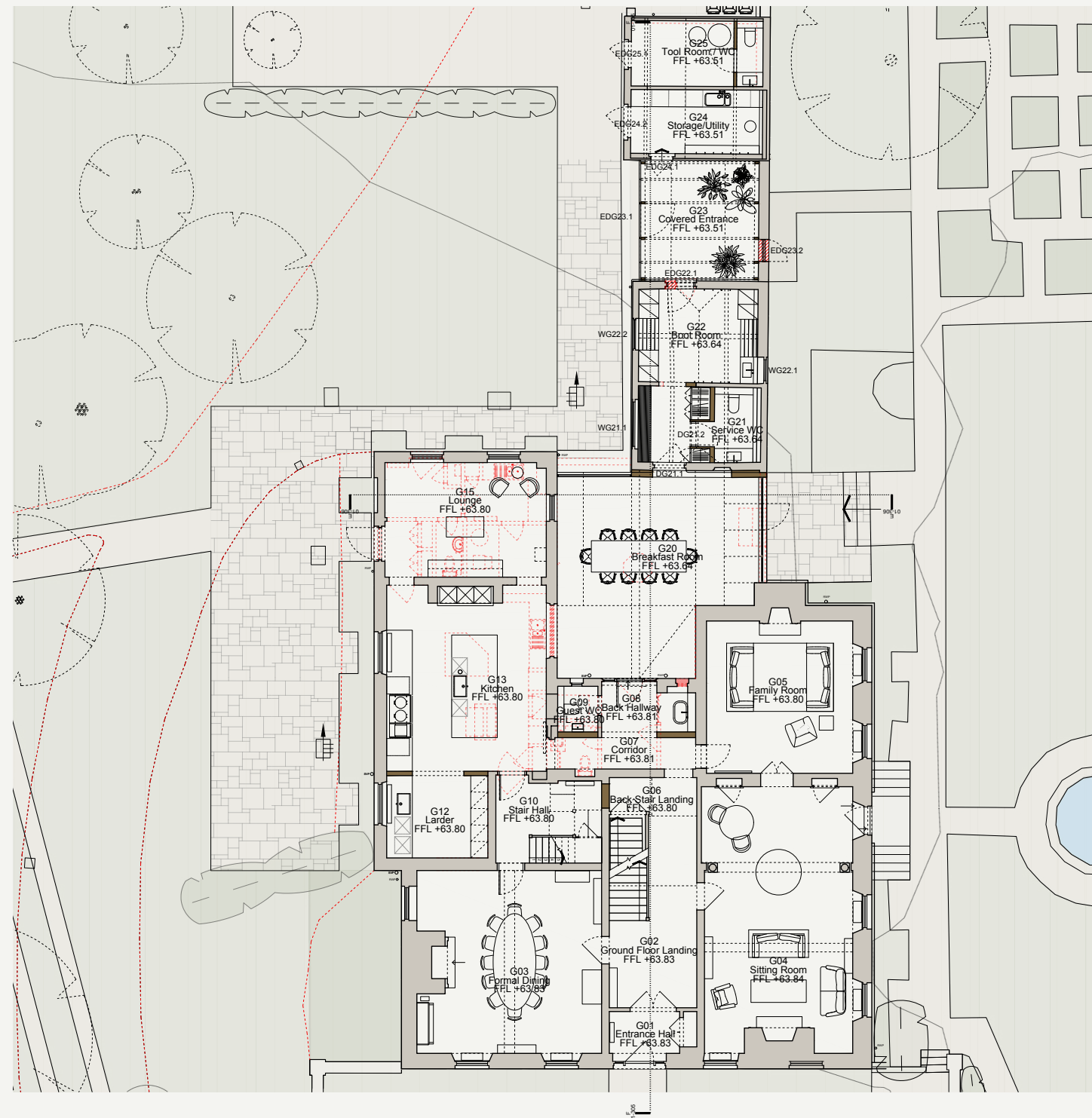
Please refer to the Heritage Impact Assessment by Robinson Wild consulting for full details.

KEY

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



ABOVE: HISTORIC NORTH EAST GABLE ELEVATION



PROPOSED L00 PLAN @ 1:200



Sunte House

5.13 Proposed Plans: Ground Floor

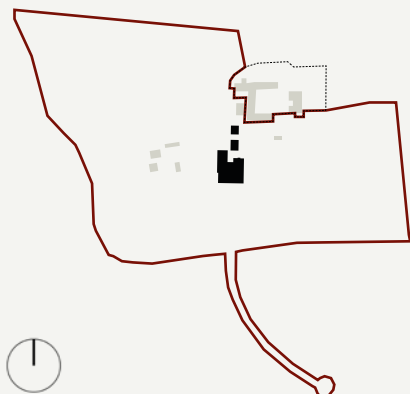
No works are proposed to the late C17th / Early C18th fabric.

In addition to the external openings to the kitchen (G08) & lounge (G10), internal openings either side of the chimney breast are reinstated to the C19th plan form. A larger (G09) is created adjacent to the kitchen with localised partitions.

The hallway (G06) is redefined to accommodate a w/c and free-standing basin, whilst improving circulation from the new breakfast room (G12) and also between the Family Room through to the Kitchen. The partition to the w/c reinstates plan historic form in this location. WG07.2 is unblocked to reinstate a window opening. The existing connection between G02 and G11 will be blocked up.

KEY

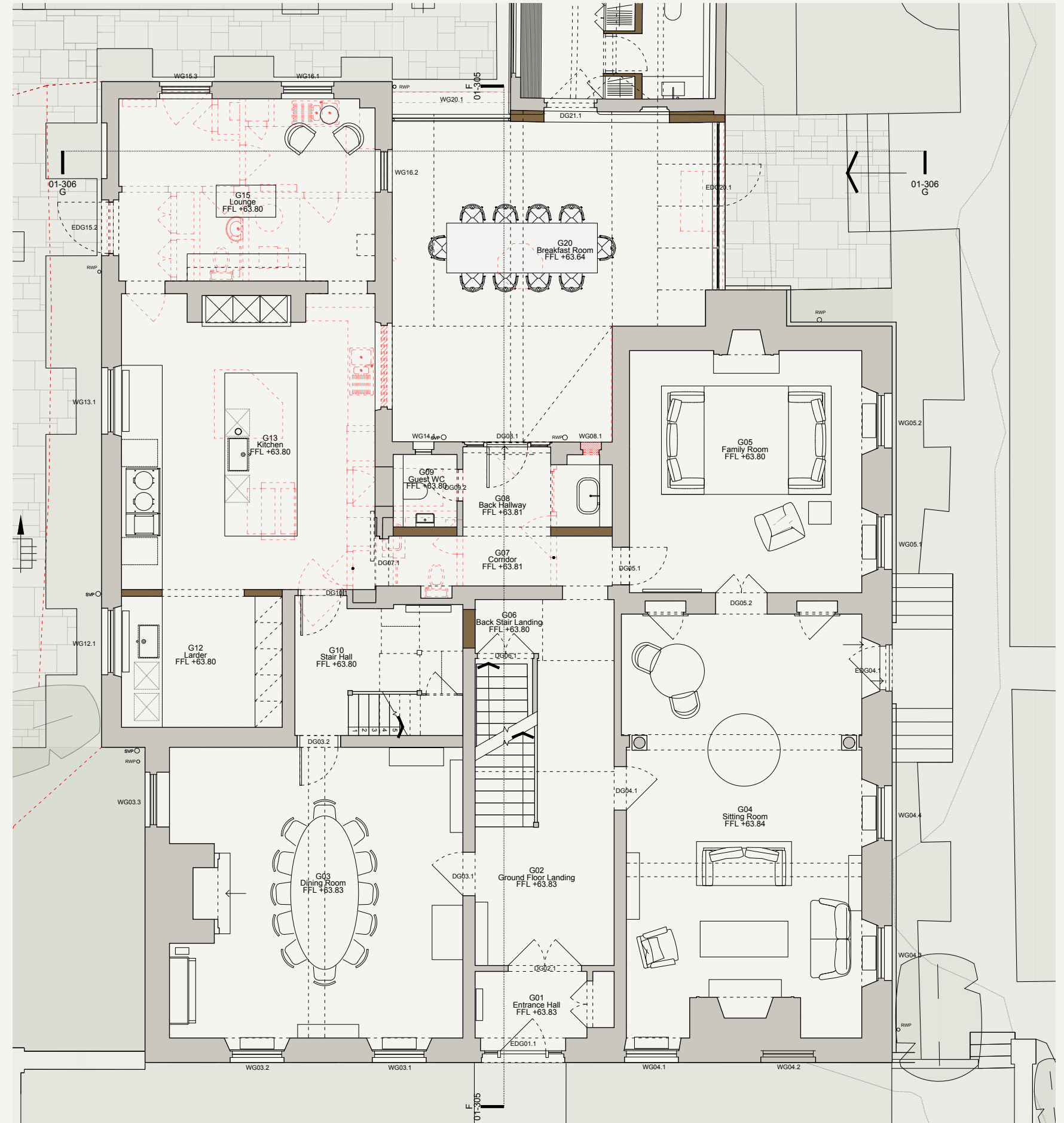
- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED



HISTORIC CHRONOLOGY
EXTRACT FROM ROBINSON WILD REPORT



PROPOSED L00 PLAN @ 1:100



1:50 @ A1; 1:100 @ A3



Sunte House

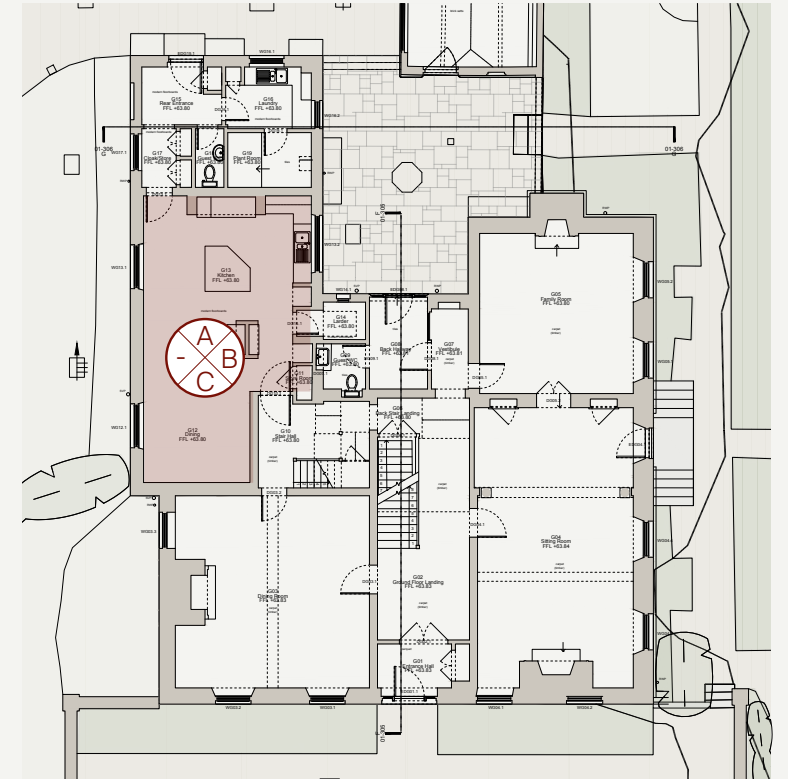
5.14 Existing Room G13 Proposed Works:

PROPOSED G08 KITCHEN



ROOM G13 - ELEVATION A

- Upgrade of existing electricals and reconfiguration of existing ceiling spotlights
- Historic chimney breast to be refurbished and retained, opening formed to the right-hand side partition to reinstate original room condition (see drawing 335-MH-DR-00-100)
- Non historic kitchen joinery to be removed (see drawing 335-MH-DR-00-100)
- Existing window WG13.2 to be removed and masonry wall opened up to proposed FFL to enlarge existing opening. Existing lintel retained above enlarged opening.
- Non historic door DG17.1 to be removed (see drawing 335-MH-DR-00-100)
- Non historic floor finishes to 19th century NW wing to be removed and floor slab insulated, new layer of underfloor heating and new floor finishes to be fitted throughout
- Non historic kitchen island joinery to be removed (see drawing 335-MH-DR-00-100)



EXISTING GROUND FLOOR



ROOM G13 - ELEVATION B

- Non-historic existing built-in joinery and recessed partition to be removed through hallway side (see drawing 335-MH-DR-00-100)
- Remove existing window WG13.1 and enlarge opening to form new open access. Retain existing lintel above. Make good all affected surfaces and finishes to match existing.
- Non historic kitchen island joinery to be removed.



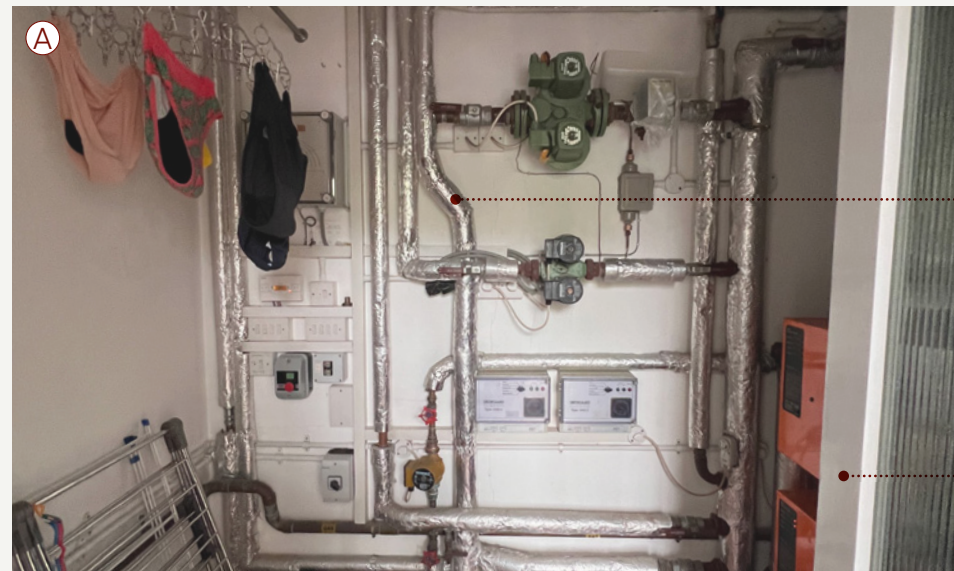
ROOM G13 - ELEVATION C

- Existing non historic partition and doors to be removed
- Existing non historic partition and door to be removed



Sunte House

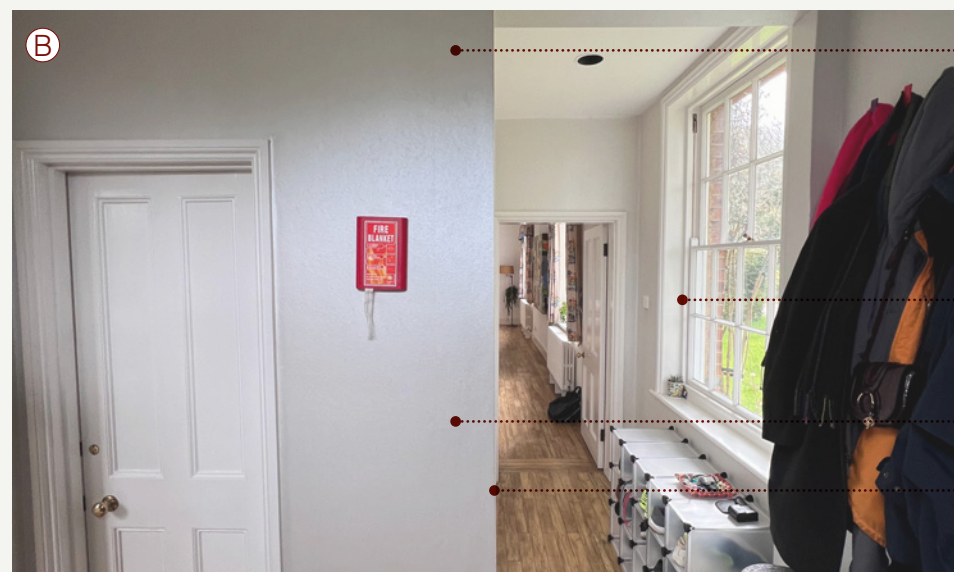
5.15 Existing Rooms G15-19 Proposed Works:



ROOM G19 - PLANT ROOM

Existing plant room services to be relocated within tool shed providing centralised source for main house see plans (see drawing 335-MH-DR-00-100)

Existing non-historic partitions and door to be removed (see drawing 335-MH-DR-00-100)



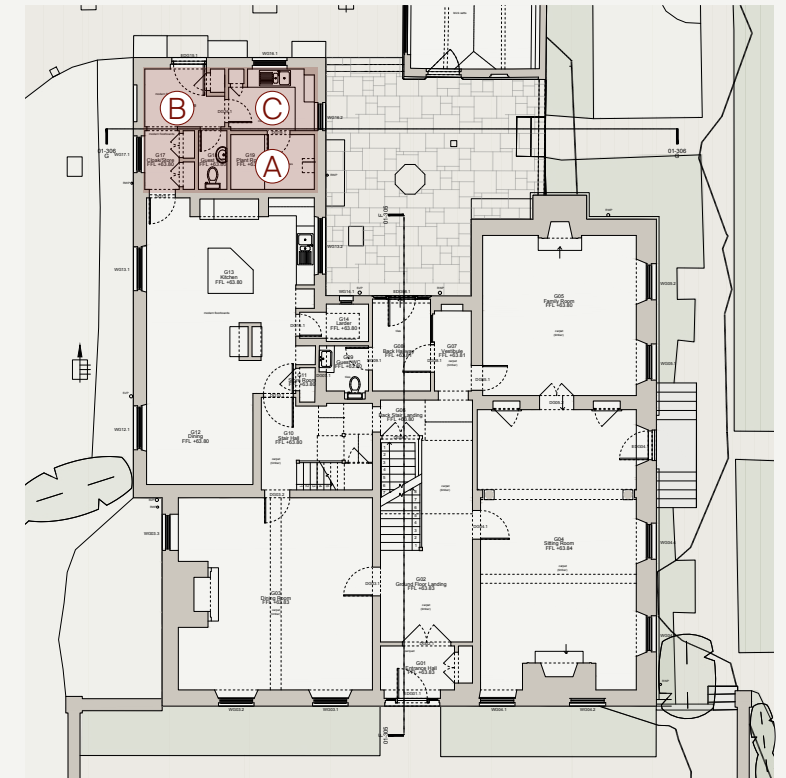
ROOMS G15, G17, G18 - REAR ENTRANCE

Demolition of non historic partitions dividing space in rooms G15, G16, G17, G18 and G19. Room to be made good to create proposed room G10 Lounge at the back of the original chimney breast to G08 Kitchen (see drawing 335-MH-DR-00-100)

Existing opening to window WG17.1 to be enlarged to form proposed doorway EDG10.1

Existing non-historic partition and door to G18 to be removed.

Existing non-historic joinery and partitions to be removed.



EXISTING GROUND FLOOR



ROOM G16 - LAUNDRY

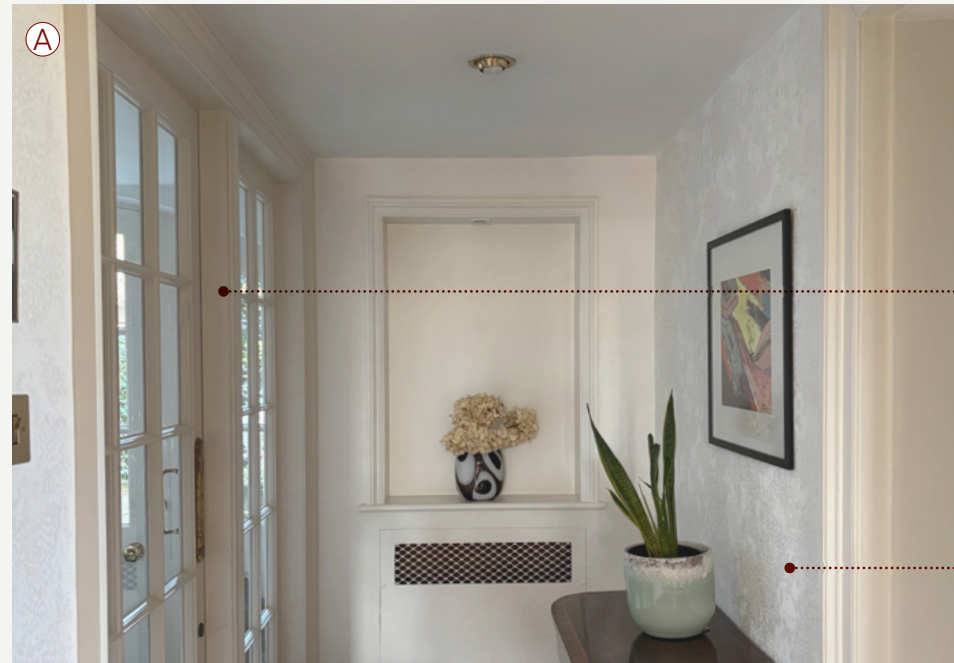
Existing non-historic partition and door between G16 Laundry and G19 Plant Room to be removed (see drawing 335-MH-DR-00-100)

Existing non historic laundry joinery and equipment to be removed (see drawing 335-MH-DR-00-100)



Sunte House

5.16 Existing Rooms G06-11, G14 Proposed Works:



ROOM G07 - VESTIBULE

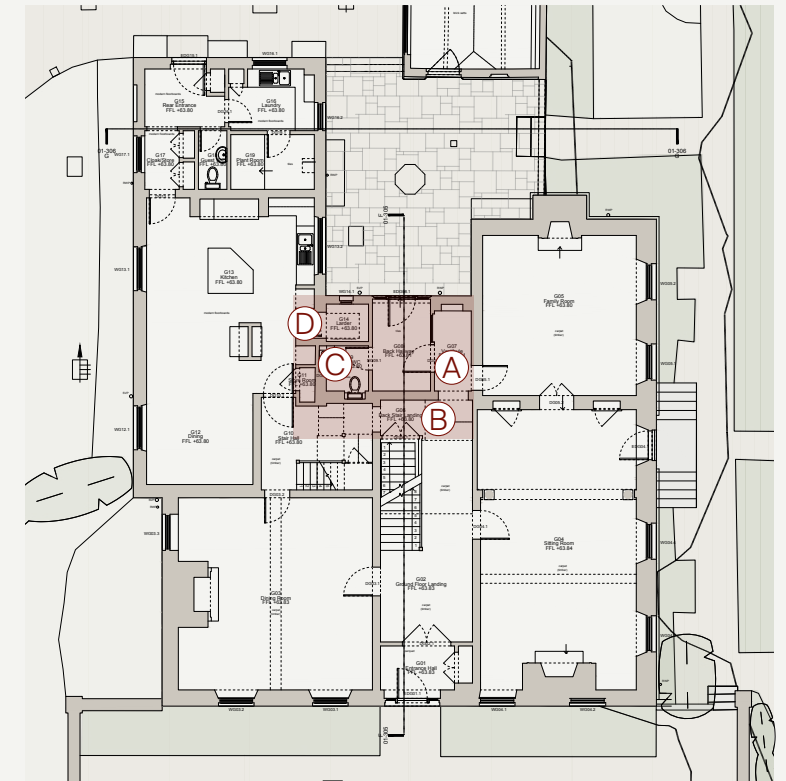
Existing non historic double doors to be removed and new hallway formed with new partitions in place of old historic walls (see drawing 335-MH-DR-00-100)

New partition to be built as per proposed plans to create hallway and connect proposed G08 Kitchen to G05 Family Room (see drawing 335-MH-DR-00-100)



ROOM G06 - BACK STAIR LANDING

Opening to G10 stair hall to be blocked up as per proposed plan (see drawing 335-MH-DR-00-100)

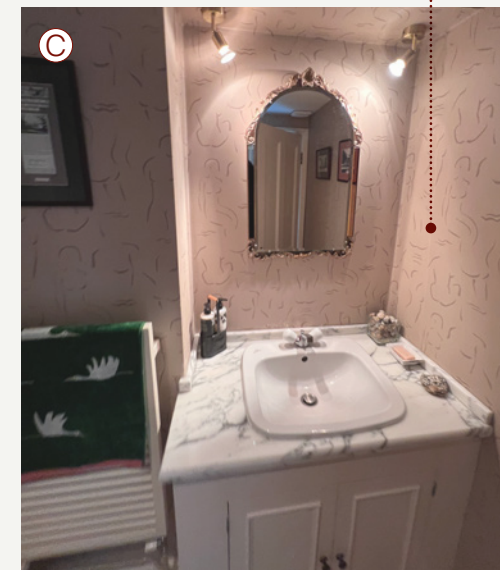


EXISTING GROUND FLOOR



Existing non historic partitions between G09 Guest WC and G14 Larder to be removed and replaced with new partitions as per proposed plans (see drawing 335-MH-DR-00-100)

Opening to G14 Larder to be blocked up in continuity with historic wall, existing non historic larder joinery to be removed alongside redundant partitions to form new Guest WC G07 (see drawing 335-MH-DR-00-100)



ROOM G09,G11,G14 - GUEST WC, STORE ROOM, LARDER



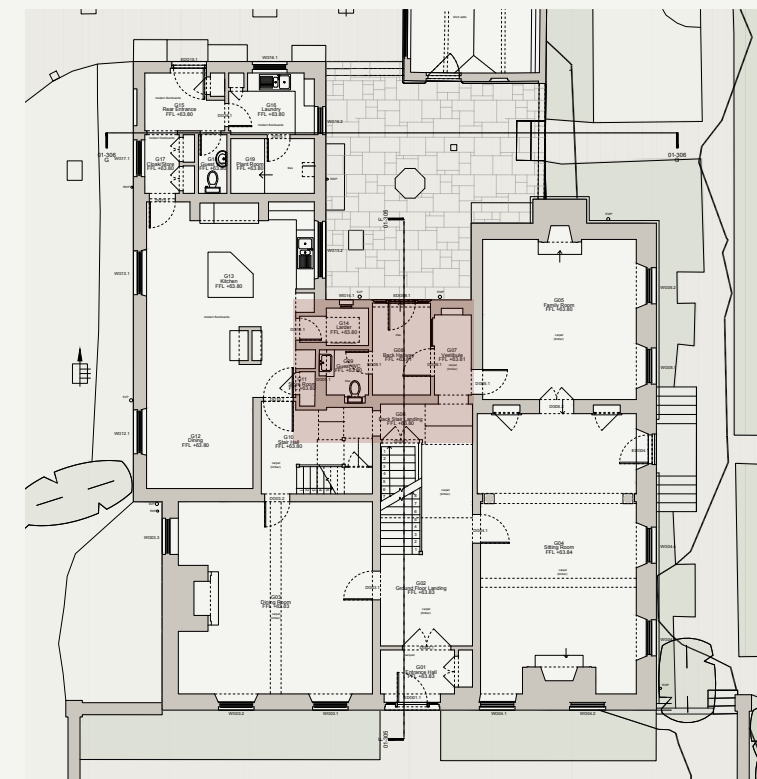
Sunte House

5.17 Back Hall design: retention of historic fabric

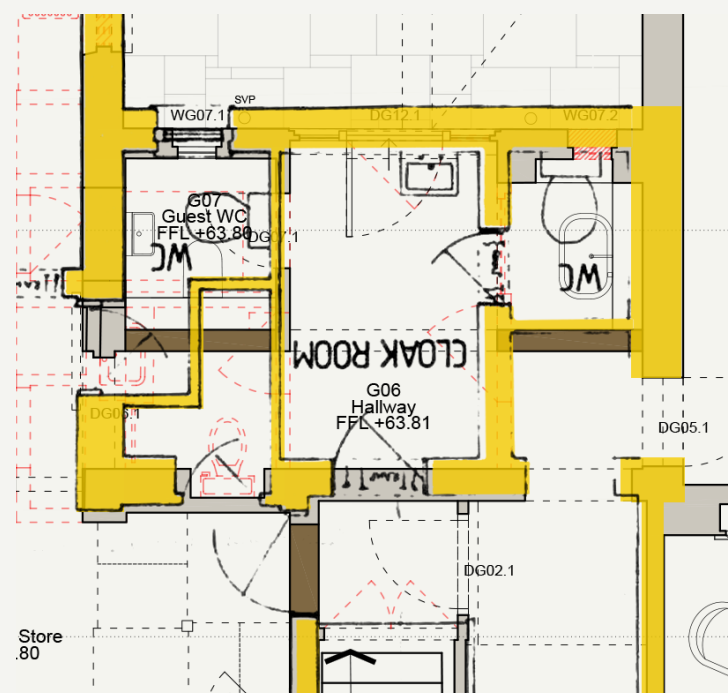
The plans show the changes from pre 1987 to the current layout, colour coded to highlight the minimal impact on historic fabric caused by the proposed alterations.



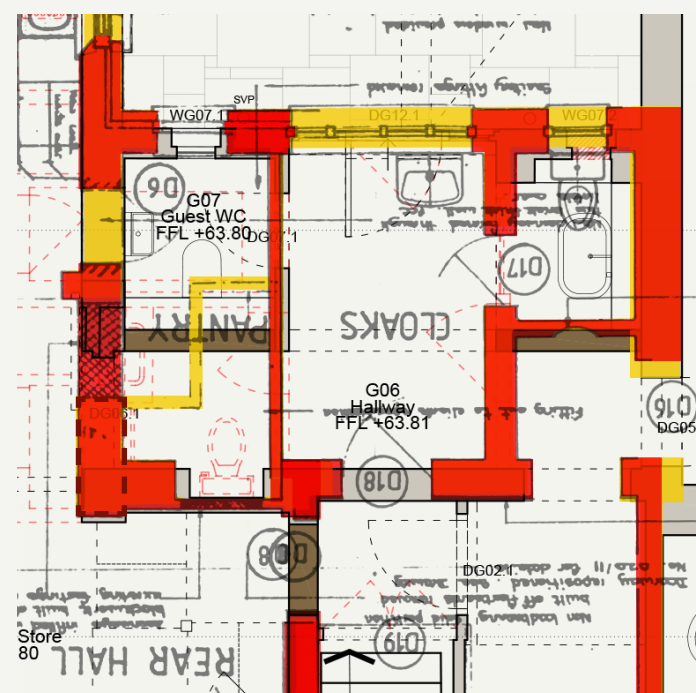
Although the approved plans show a thick partition wall here, as we know, it has already been removed and replaced with two large glazed doors



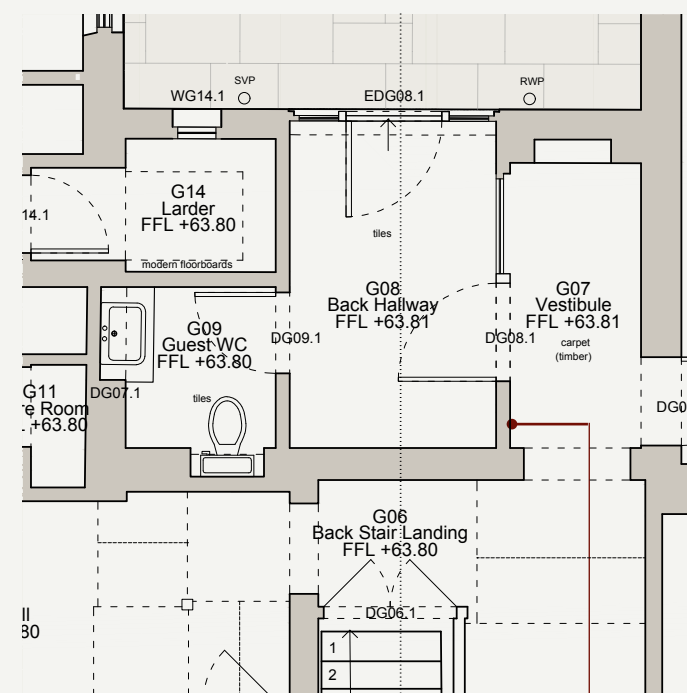
EXISTING GROUND FLOOR



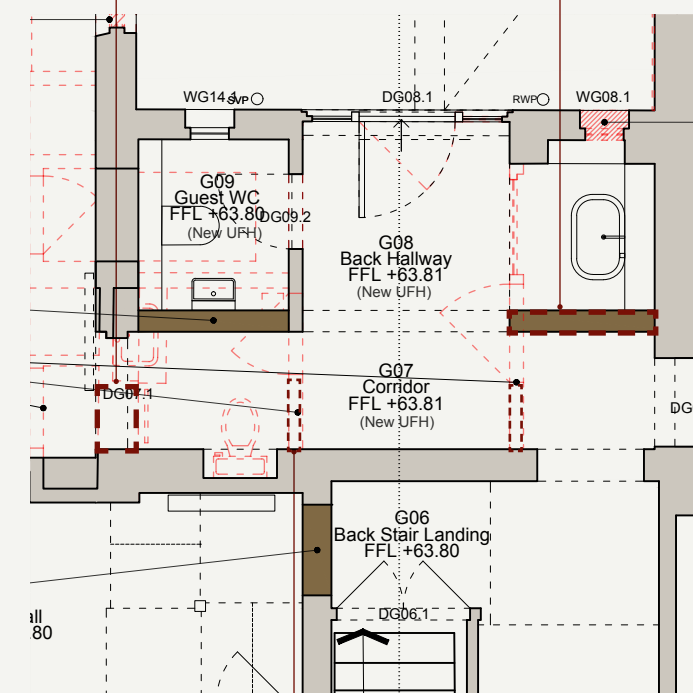
Original Layout - Pre 1987



Approved Changes - 1987



Existing Plan



Current Proposal

Nib wall represents only loss of fabric (of minor impact within historic form legibility)

Re-instatement of historic wall in pre-existing location

Loss of fabric in these instances is negligible

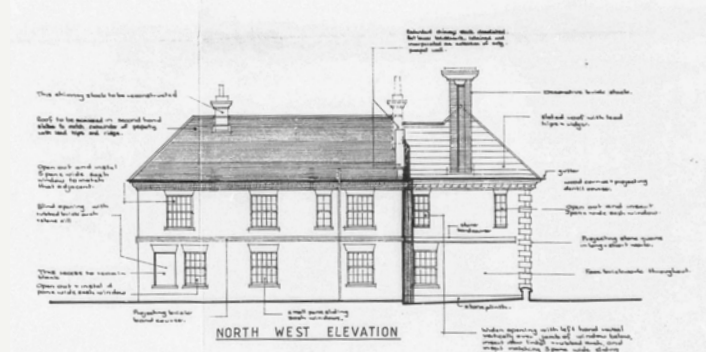
5.18

Sunte House

Proposed Plans: First Floor

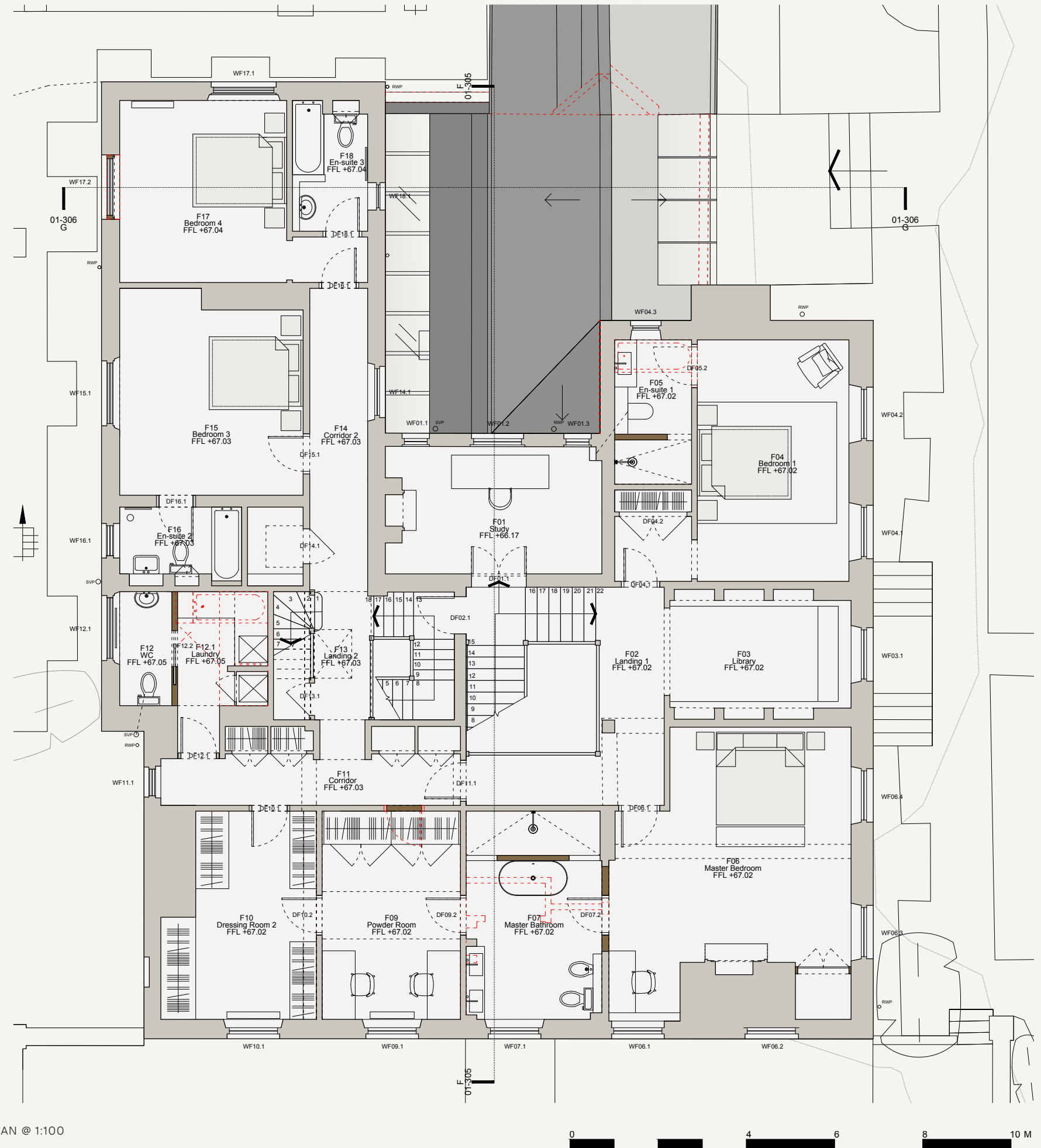
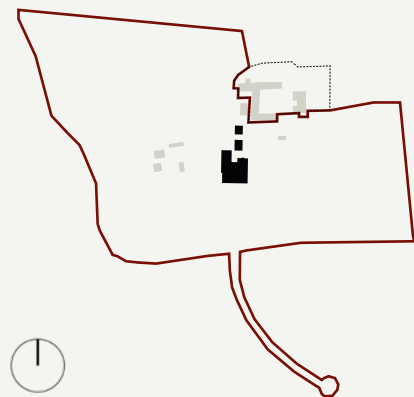
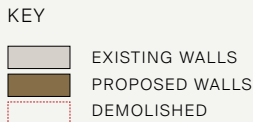
Across the first floor light touch alterations are proposed to provide improvements in spatial arrangement and adjacencies between bedrooms and sanitary spaces.

The only proposed works to external fabric occur at the North portion of the Western Elevation to open up the blind window in keeping with the current proportions. Previously, this was included in the 1987 approved works, but never implemented.



ABOVE: 1987 PROPOSED WEST ELEVATION

HISTORIC CHRONOLOGY
EXTRACT FROM ROBINSON WILD REPORT



PROPOSED L01 PLAN @ 1:100