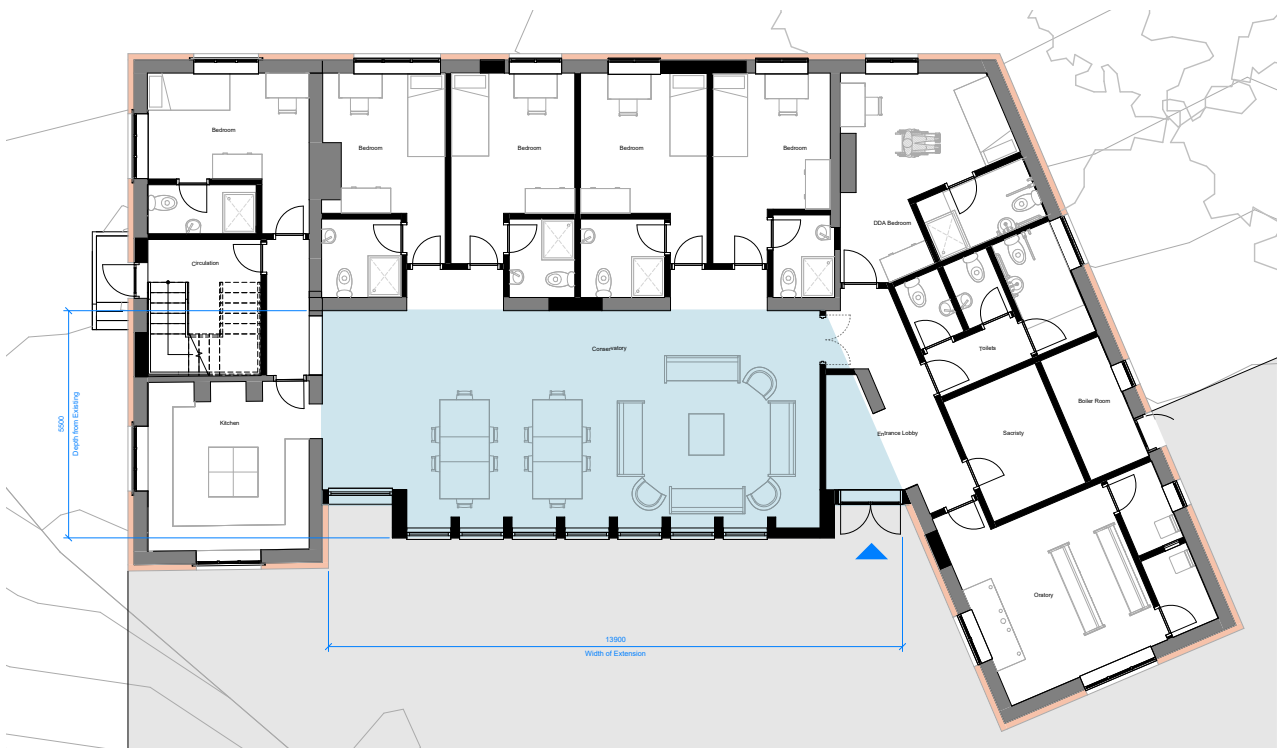
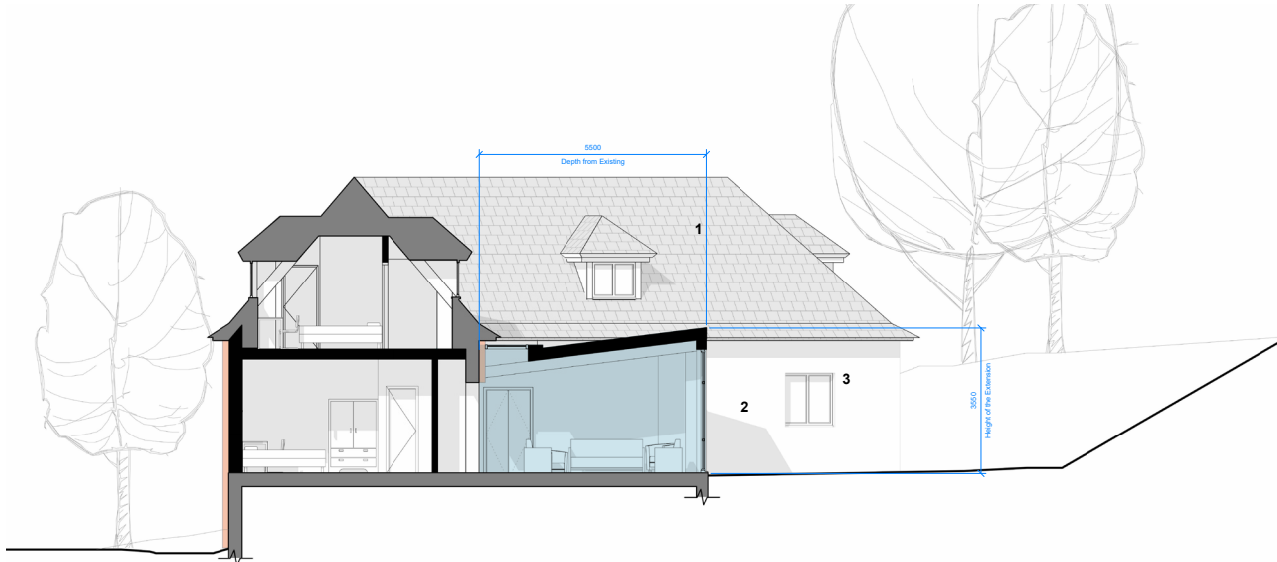


3.3.2 Layout and Massing

In line with the approved application (DM/20/4179), the lodge has been designed to ensure that the new additions have a minimal impact on the existing structure. A new infill element is offset from existing building by a linear roof-light sits below the existing eaves level, thereby allowing deconstruction in the future without damage to the existing.



3.3.2 / i
Proposed
ground floor
plan



3.3.2 / ii
Proposed
section
through the
extension

3.3.3 Materiality / Sustainability

The existing lodge is a brick construction with white painted render externally. The existing roof is of clay tiles. Windows are non-original PVC.

The lodge, being a rendered building, is well-suited for a fabric upgrade through the installation of external wall insulation. This intervention will not alter its visual appearance but will substantially reduce heating energy demand. Existing windows will be replaced with high-performance timber units, and the roof will be retiled in clay tiles to match the existing.

The new extension will be finished in brick to complement the manor extension and roofed in zinc. These materials have been specifically selected to enable future disassembly, should the lodge be restored to its original footprint.

As a separate and smaller building to the main manor, and the lodge has the potential for a higher environmental performance, particularly with respect to fabric upgrades.

As per the manor, the heating demand will be met principally through heat pumps. Please refer to the Energy & Sustainability Statement.



3.3.3 / i
Existing east
facade



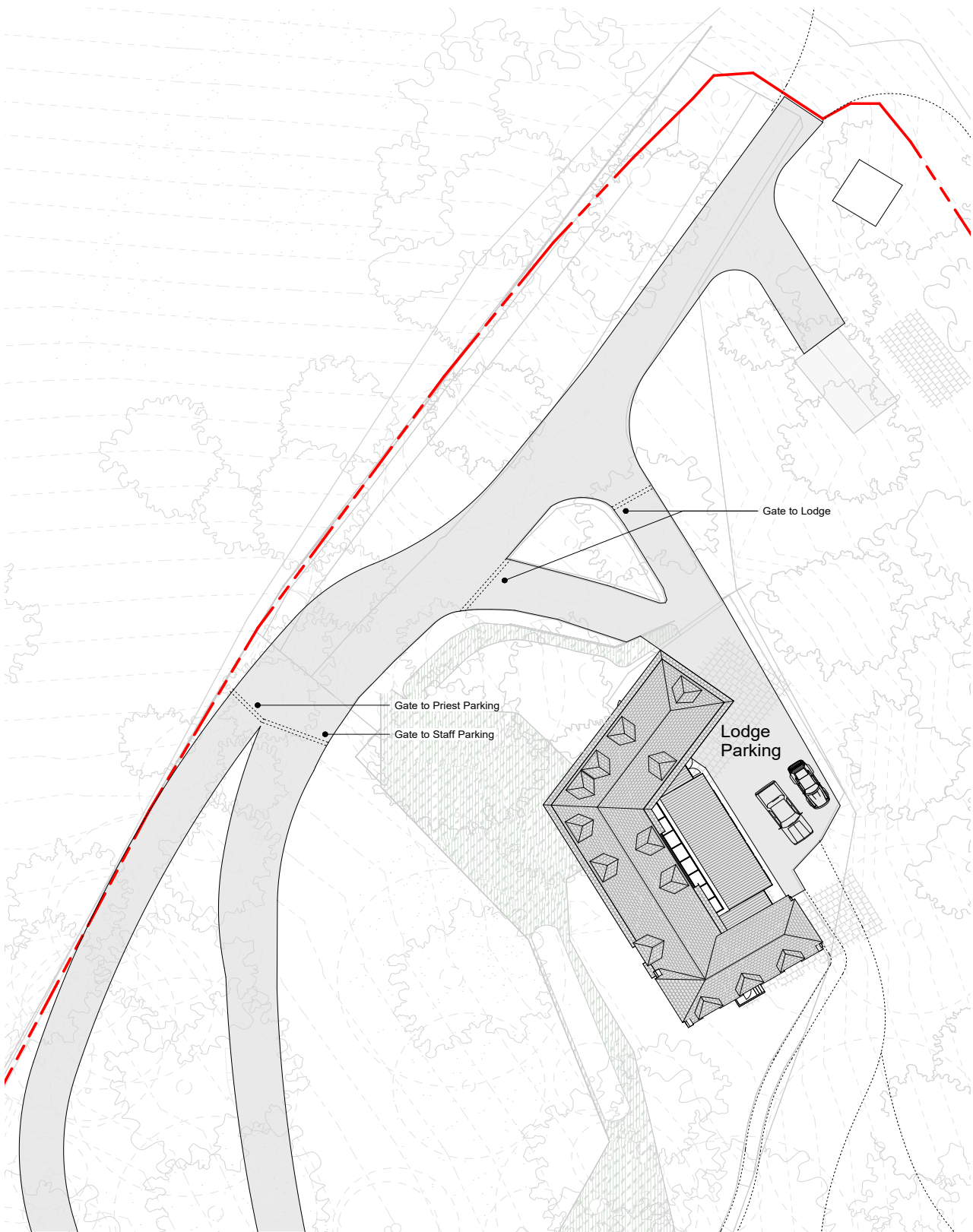
3.3.3 / ii
Proposed
east facade
extension

3.3.4 Access/ Fire Strategy

The lodge is currently accessed via the site's west entrance, and this arrangement will be retained in the proposal. Parking will continue to be accommodated within the existing hardstanding area to the east of the building.

A new east-facing entrance will provide level access to the lodge. At ground floor, a DDA-compliant bedroom and bathroom are incorporated, ensuring all key functions are fully accessible from this level.

The Lodge contains 13 bedrooms arranged over two floors. Escape from the upper floor is provided via a single protected stairway. A detailed description of the fire strategy is set out in the Planning Fire Statement.



3.3.4 / i
Site access

3.4 The Stables

3.4.1 Existing

The stables were built in the 1950s with the precast concrete framed barn erected sometime later. The concrete framed barn was demolished sometime in the 2020s. The complex has not been used as stables for over sixty years. The project proposes to convert them into a conference facility and weekend retreat for younger people.



3.4 / i
Existing
Stables



3.4 / ii
Existing
Stables