

2.9 GEORGIAN STYLE HOUSE - AS CURRENTLY

Lydhurst was acquired by new owners in 1936. The trends at the time did not view the dwelling favourably owing to its 'inconvenient planning, size and unfortunate Victorian appearance', The brief given for its reconstruction was to build a 'Georgian type of house that may be worthy of the very fine grounds in which it is set'.

The reconstructed dwelling is of limited architectural and historical merit. Intended to replace an older, Gothic mansion with a more modern Georgian-style design, the result was a building that failed to live up to design intent. All features of the original house were removed in its reconstruction.

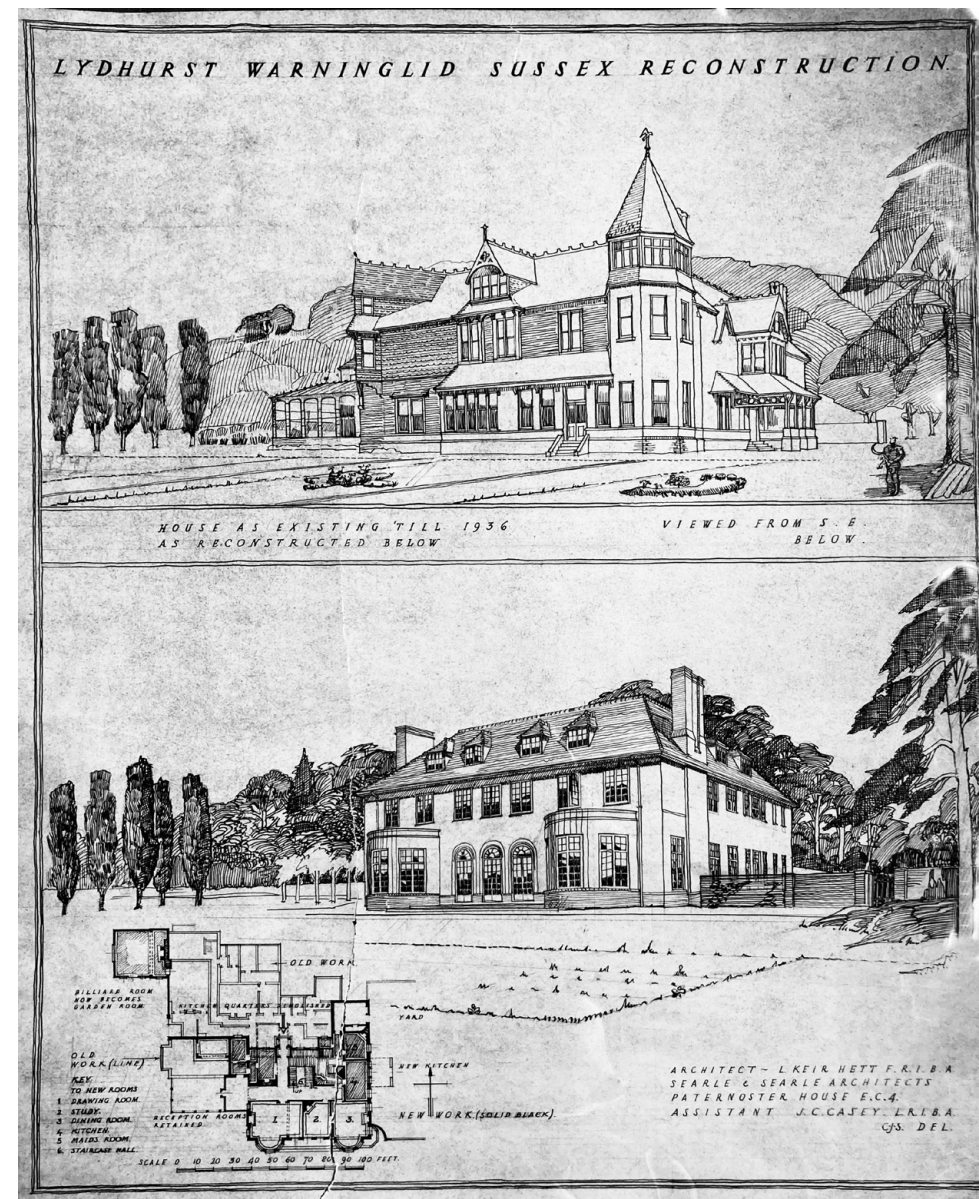
The building's relationship with its grounds and ancillary structures has been disrupted by poor planning decisions, including the relocation of the main entrance and the unconsidered placement of service areas in prominent views. Furthermore, subsequent alterations and extensions have further diluted any architectural integrity the house may have once had. These changes have obscured the original design and compromised the building's historical value .

Internally the plan is arranged around a primary 'grand' staircase and wide linear corridor running east to west. Unfortunately due to the arrangement of the plan the staircase does not have the sense of arrival or grandeur that may have been envisaged.

Externally the house lacks the visual presence or architectural quality to complement its landscaped surroundings, with the final structure being cost-cut and compromised in execution. Externally the dwelling relies on painted render which is likely a result of cost cutting from the design intent. The house's form, materials, and design are at odds with local architectural traditions, and the overall aesthetic value is considered poor, and has been criticised for its relationship with the site.

While the house is part of the broader country house tradition, it does not reflect the grandeur or distinctive characteristics of similar properties. The structure has been heavily altered since its completion, with further extensions and modifications diluting any remaining historical integrity. The building's relationship with the surrounding grounds and ancillary structures is undermined by its awkward placement and appearance, which detracts from the heritage value of the estate.

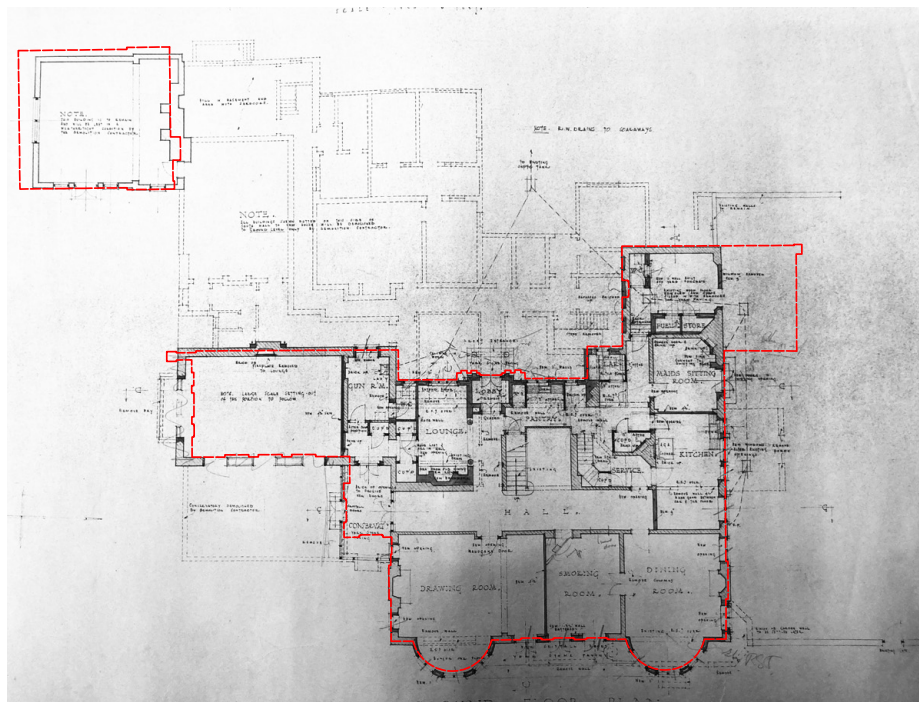
The footprint of the reconstructed house as now exists is 584sqm including the games rooms building (78sqm). This represented an approximate 37% reduction in footprint from the pre-1936 dwelling. The gross internal floor area of the dwelling as currently exists is approximately 1176sqm overall (926sqm exluding the basement and games room).



Top left: Floor plan of the reconstructed dwelling in 1936. Red line denotes the footprint of the dwelling and 'Games room' as exists today.

Above: Architects drawing showing the original and reconstructed dwelling

Bottom left: View of the south facade of the reconstructed Georgian dwelling over looking the lawns.



2.10 BUILDING CONDITION

The existing dwelling has been unoccupied for many years and is now dilapidated. In this time significant degradation of the property has occurred as can be seen in some of the photographs included here. The primary issue is the significant damage caused by damp.

As a vacant dwelling with no heating, the moisture that has likely risen from the basement, has penetrated the fabric of the building. The rectification of this damage would need to be undertaken alongside major renovation works. To rectify this issue and prevent further ingress the works would need to undertake (but not be limited to) the following:

- Complete tanking and installation of ventilation within the basement
- Insulate basement walls and floor to avoid cold zone within dwelling.
- Removal and replacement of all internal finishes.
- Remove any parts of the timber structure that are defective with rot.
- Removal and replacement of all single glazed windows and replacement with double or preferably triple glazed windows.
- Installation of energy efficient heating system
- Assessment of heat loss through walls and provision of 'breathable' woodfibre internal insulation.
- Provide insulation at ground floor level
- Provide insulation at roof level
- Install whole house ventilation system to ensure constant adequate ventilation

It is considered that the above would be a minimum and is likely that as part of any renovation works there would be further parts of the dwelling that need to be addressed. Even with the above the dwelling would be compromised with regards to insulation levels and construction - most notably from 'cold bridging' that would be impossible to eliminate.



Top Left: Significant moisture degradation is evident to all surface

Top Right: The main corridor

Bottom Left: At roof level the moisture damage at roof level is evident

Bottom Right: A view of the one of the bedrooms showing the external walls as currently exist.

2.10 BUILDING CONDITION



Above: The main staircase. Moisture damage is evident to all walls



Right: Ground floor living room showing damage to the external walls and structural failure to the bay ceiling. It can be seen in the photograph that the use of fans have been used in an attempt to aid air flow. This has not prevented the rapid decline of the structure.

2.11 SITE PHOTOGRAPHS



View of the house from the south west with the parkland gardens beyond. Hardstanding, non-permeable paths are a more modern feature of the landscape as can be seen in the photograph here.



View of the house from the west showing the elevated position of the house within the grounds. To the left of the photo is the detached 'Games Room' building which is the only wholly remaining part of the original Gothic Revival house. This is to be retained as part of the proposals.