

**PROPOSED EXTENSION
TO REAR OF PROPERTY**

AT

**REDLYNCH HOUSE
BOWERS HILL
REDLYNCH
SP5 2HD**



Main Entrance to Redlynch House

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1.00 – Background

The current owners purchased the run down and rather dilapidated property in 2022 with the intention of sympathetically renovating the house and various buildings within the grounds to include outbuildings and the wider site which includes the extensive grounds.

They have since dedicated much time and effort to achieve this over the last four years or so, clearing overgrown areas of the site whilst embarking on a programme of repairing, renovating and upgrading of the buildings which had suffered from lack of maintenance and investment over many decades.

This application is part of this ongoing ‘programme’ of works to continue to rejuvenate this country house.

2.00 – Brief Description

Redlynch House is a period house set within its own private parkland grounds of approximately 19.6 acres. The house has an interesting history dating back to the early 19th century when it was purported to have been built by John Bailey, albeit the exact date is not known.

It was acquired at some point before 1833 by Rev. William Nelson, 1st Earl Nelson and the elder brother of Admiral Horatio Nelson of nearby Trafalgar Park, for his son-in-law Samuel Hood, 2nd Baron Bridport.

Ownership of the house changed hands in 1843 and throughout the late 1800s and the first half of the 20th century, was owned by a succession of successful local gentlemen and retired members of the military.

The previous owners bought the estate in 1968 and lived there until 2022 when it was purchased by the current owners.

Standing at the gates to this small, ring-fenced estate is a Grade II listed lodge cottage which was first listed in 1985 and according to the Official List Entry (ref - 1300262) was built in about 1820 and enlarged with a two-storey addition in 1860. The building is constructed using Flemish bond painted brickwork.

The Lodge is self-contained and has 2 bedrooms with a private garden and parking.

The front drive passes two semi-detached estate cottages known as 1 and 2 Park Row, each providing three bedrooms with a small area of private garden, presently let out on assured shorthold tenancies providing income towards the running of the estate.

Complementing the main house and cottages are a range of traditional estate outbuildings. These are largely in a dilapidated condition and require repair and refurbishment.

Behind the house is a courtyard with a range of traditional brick and stone buildings. They comprise a stable block with clock tower, 3 stalls, tack room and hayloft above.

Opposite this lies the former stable cottage, which has fallen into a state of disrepair and a garage block providing garaging for 5 cars with an old bothy behind.

There are various other outbuildings and stores around the property providing machinery and garden stores.

The private drive passes the lodge cottage and forks, with one part sweeping round past the open parkland to the formal front of the main house, with the other leading to the rear courtyard.

There is a walled garden, formerly a very productive kitchen garden, as well as a smaller secondary walled garden.



3.00 – Planning History / Building Status

The planning history is limited to the following applications;

- Conversion of Coach House to form a separate unit of accommodation including internal and external alterations and extensions

This application was approved with conditions on 20 September 2000 – ref S / 2000 /1796, although the works were not implemented.

- Conversion and alteration of redundant ancillary outbuilding to residential use

This application was approved with conditions on 08 November 2023 – ref PL 2023 / 06565 although the works were not implemented.

Building Status

The property is not

- Listed
- In a Conservation Area
- In an Area of Outstanding Natural Beauty

The application site is described on the Environment Agency website as low risk of flooding being in Flood Zone 1, which is assessed as having a less than 1 in 1,000 annual probability of flooding



Redlynch House, from postcard dated 1907

Rear of the property – South-East corner – 1907 – showing glazed structure along rear elevation

4.00 – Proposal

This application relates to a single storey extension at the rear of the property to create open plan kitchen / dining room.

The extension will have a maximum external overall dimension of 8 metres from the existing rear wall of the property as shown on the drawing.

The kitchen, when the current owners purchased the property was typical of properties of this age, being small and functional and probably used by domestic staff when the house was originally constructed.

The room previously described as a dining room has now been converted into the kitchen and the applicant would now like to extend this room to create a dining area with access to the rear garden.



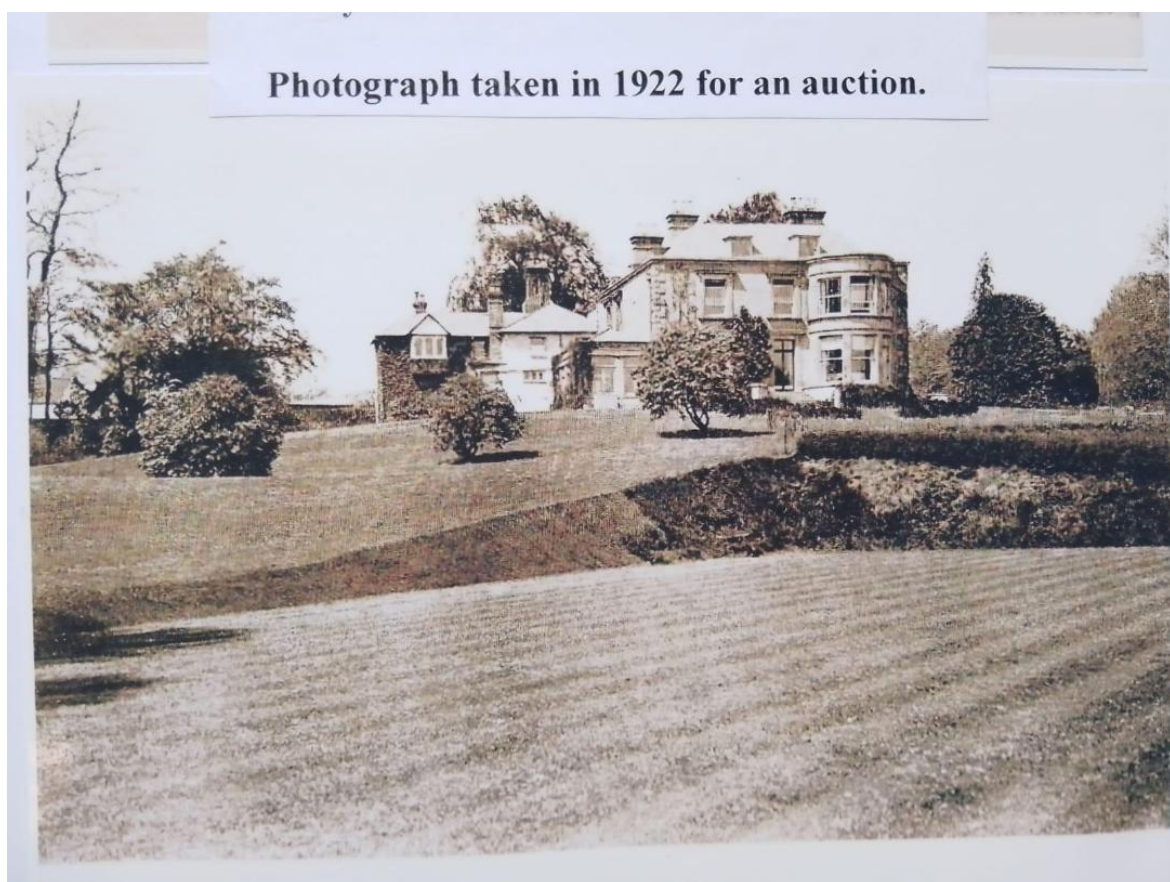
Rear of the property – South East corner with curved bay – present day

5.00 – Design

The proposal will create the effect of an 'orangery' with a roof lantern to create a bright space to flood the room with natural light which will also provide enough light to the kitchen area. The natural lighting levels will be enhanced with the large external doors that will also provide natural ventilation during the warmer weather.

The external wall materials will blend in with the house to have painted brickwork elevations with large stone quoins to match the existing size and profile.

The property has a history of structures along the rear elevation as can be seen in the historic photographs taken in the photographs above and below taken in 1907 and 1922.



Photograph taken in 1922 for an auction.

Rear of the property – South East elevation – 1922 – showing previous 'orangery'

6.00 – Access

The proposal seeks to use the existing access points and therefore there will be no change to the existing vehicular and pedestrian access to the property.

7.00 – Energy and Resources

The following are the criteria, which have been applied to this design to comply with the government's planning policy statement on renewables and to create a sustainable development:

All surface water from new roof areas will be directed into soakaways on site to minimise the impact of surface water run-off.

Passive Solar Design – Orientation the installation of new windows and glazed doors will ensure that natural light enters the internal space, and these will diminish the need for artificial lighting. New lighting will use LED technology for its improved energy efficiency.

Any demolition materials from the existing site, or other local sources will be used as hardcore for the new building wherever possible, in order to save on the need for unnecessary transport and landfill costs.

Labour Local labour will be used where possible to reduce travelling costs.

8.00 – Summary

The current owners purchased the estate with the intention of investing a lot of time and resources to rectify the long term lack of maintenance and investment over a long period of time.

The result so far, which is ongoing, is a testament to their hard work and dedication to the property.

This proposal will create a kitchen / dining area which will reflect modern family requirements for a sociable open plan flexible space rather than the small original kitchen that would have been 'tucked away' for use by domestic staff only.

The aim of the proposal is to create an addition that uses a mix of traditional and contemporary materials to blend in with the property whilst at the same time being a part of the building's 'story' with this 21st century addition.

In summary, it is considered these proposals are an overall positive contribution to the building and the surroundings and will ensure it has a sustainable use for the future.

Note - This statement should be read in conjunction with the drawings of the existing and proposed floor plans and elevations.