

Old Hall development site, Tamworth Road, Coventry

Proposed hotel, restaurant and banqueting development



Combined Heritage Statement and Design and Access Statement

August 2011 rev A

Contents

- 1.0 Introduction
- 2.0 Physical Context
- 3.0 Historic Context
- 4.0 Summary of key issues to be considered in relation to historic context
- 5.0 Economic context
- 6.0 The proposals and the assessment of their impact on the heritage asset
- 7.0 Car Parking
- 8.0 Landscape
- 9.0 Access

Old Hall, Tamworth Road, Coventry

Combined Heritage and Design and Access Statement

1.0 Introduction

- 1.1 This combined Heritage and Design and Access Statement is provided in support of the Planning and Listed Building consent application for the development of the Old Hall site to provide a 50 bedroom hotel with spa and a range of function room facilities including a large banqueting hall.
- 1.2 The application site comprises the Grade II Listed Hall and ancillary buildings together with associated car parking areas and landscaped gardens.
- 1.3 This Statement should be read in conjunction with the Planning Statement and other supporting material submitted with the applications.
- 1.4 Meetings have been held with representatives of Coventry City Council to discuss the proposals, which have been modified to address observations that have been made. This has included meetings at the Council's offices with Richard Sykes (Planning) and Chris Patrick (Conservation) on 5th July and 9th August 2011, together with a meeting on site with Nigel Smith (Planning), Chris Patrick (Conservation) and Rob Penlington (Tree Preservation) on 18th August 2011.



View looking north from Coundon Hall Park showing principal facade of Old Hall

Aerial photograph looking north



Aerial photograph looking south showing cottage and tower to lower right



2.0 Physical Context

- 2.1 The site is located on the Tamworth Road approximately 2 miles to the north of Coventry City centre.
- 2.2 Old Hall, initially known as Coundon Villa and later as Coundon Hall is a mid 19th century former country house set in landscaped grounds. The building was last used as a restaurant and conference facility but is currently derelict.
- 2.3 The site lies within the Green Belt and is abutted by Coundon Hall Park, which provides playing fields to the west and the south with an area of newly planted woodland immediately to the north. The site has a number of mature specimen trees that provide an important element within the structural landscape of the area. The landscape is generally flat and the site is very visible from the adjacent Park. Glimpses of the white rendered buildings are visible through the well screened perimeter from the north and west with slightly more open views in from the south from which the principal façade of the building is visible.
- 2.4 The building's elevation that faces Tamworth Road is also well screened by mature trees.
- 2.5 There are two vehicular access positions onto the site from Tamworth Road that provide access to areas of car parking to the north and south of the building.
- 2.6 Tamworth Road is provided with a footway to its eastern side that provides pedestrian links to the near by bus stops at the junction of Tamworth Road and Keresley Road to the south. More detail on the site's accessibility is contained in the separate Transport Assessment submitted with the application.



Aerial photograph showing the site in relation to the playing fields in Coundon Hall Park

View looking south towards the site with Old Hall just visible through the trees on the left

View looking east towards the site with Old Hall visible through the trees



3.0 Historic Context

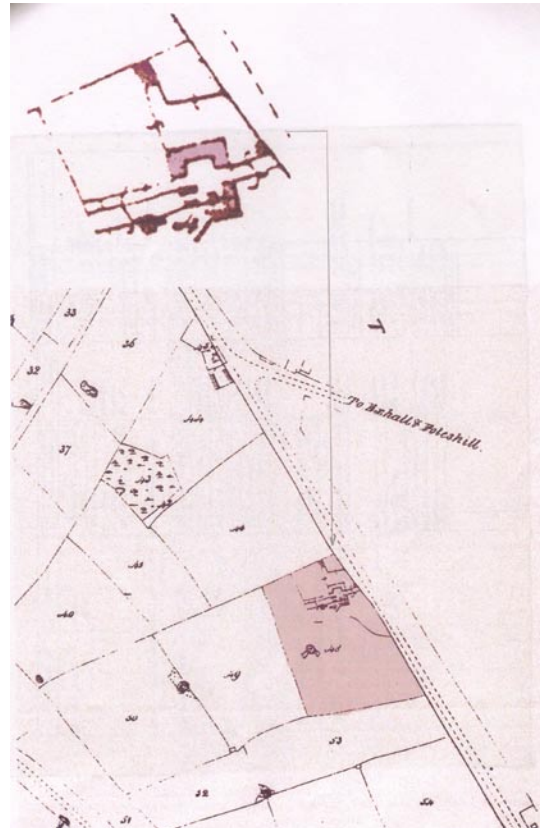
3.1 In the 19th century Coundon became a residential area for wealthy Coventry tradesmen and retired people which resulted in ribbon development of large houses along Tamworth Road.

3.2 The hamlet of Coundon was some distance from both Coventry's industrial suburbs at Foleshill and Sowe Waste and from the early residential areas such as Stoke, which were by then being developed with new housing. In contrast Coundon had remained attractively rural and its development had left a parish of medium-sized freehold and leasehold plots, each suited to a large isolated Victorian house with a park-like garden and attached farm. A number of existing farms were improved and enlarged and given new 'prestigious' names. Coundon Hall is one such example.

3.3 The Tithe map of Keresley circa 1846 shows buildings on the site of the current Old Hall comprising a 'C' shaped building to the north of a courtyard area and a less distinctly defined building to the south. This appears to be the archetypal layout of a farmhouse with courtyard outbuildings. The associated Tithe Awards describe the plot as the site of 'house, outbuildings, hothouses and gardens' and that Stephen Barnwell was the owner and occupier. At this time the adjacent pasture land were also in the same ownership as the house.

3.4 The 1851 census refers to the property as Coundon Villa and shows that Stephen Barnwell's occupation was a Ribbon and Trimming manufacturer who was listed in Piggots 1835 trade directory of Coventry. He lived there with his wife, two daughters and a son and they employed two house servants and a governess.

3.5 By 1888 the site had been developed with a larger building to the south of the courtyard as recorded on the Ordnance survey map at that time. Its plan outline is clearly recognisable as the plan form of



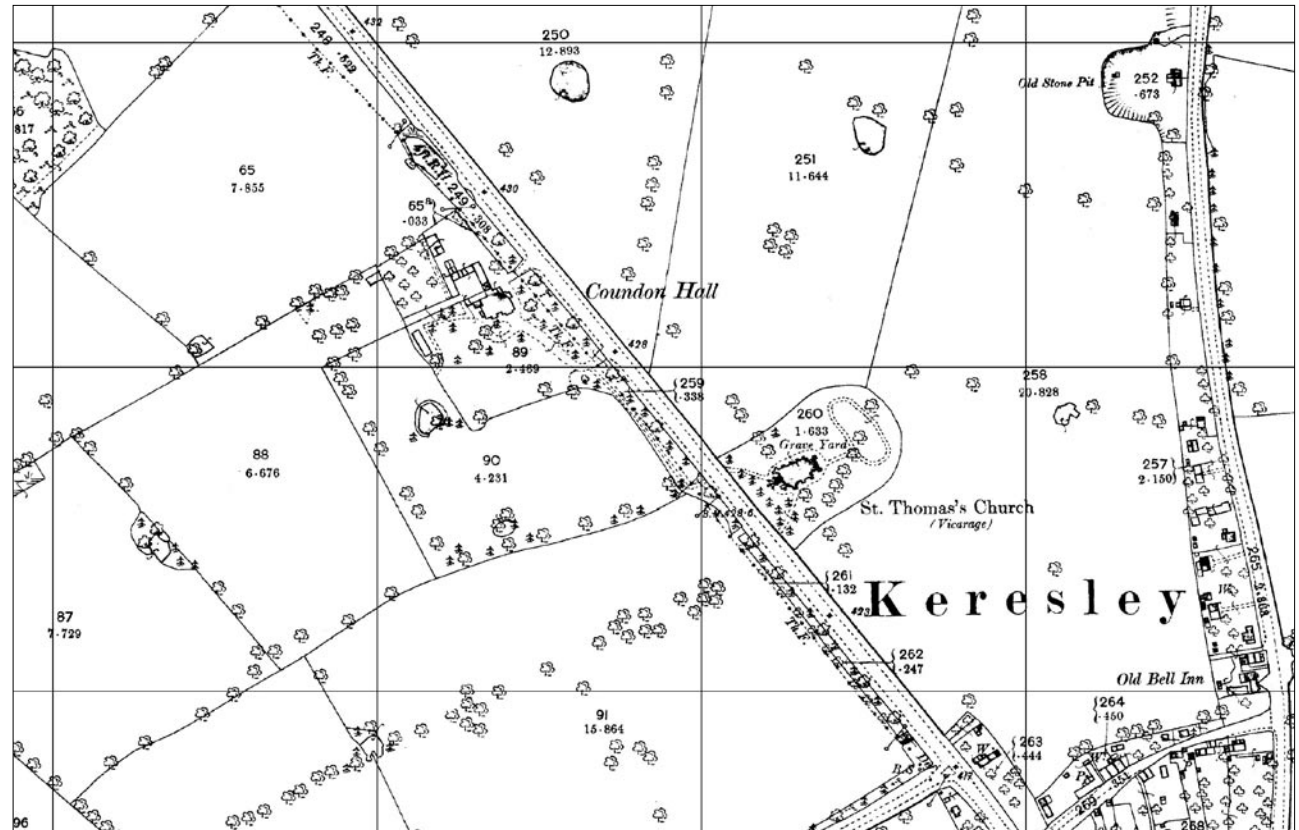
Extract from 1841 Tythe Map showing the site with courtyard buildings

Extract from 1851 Census that refers to Coundon Villa and Stephen Barnwell

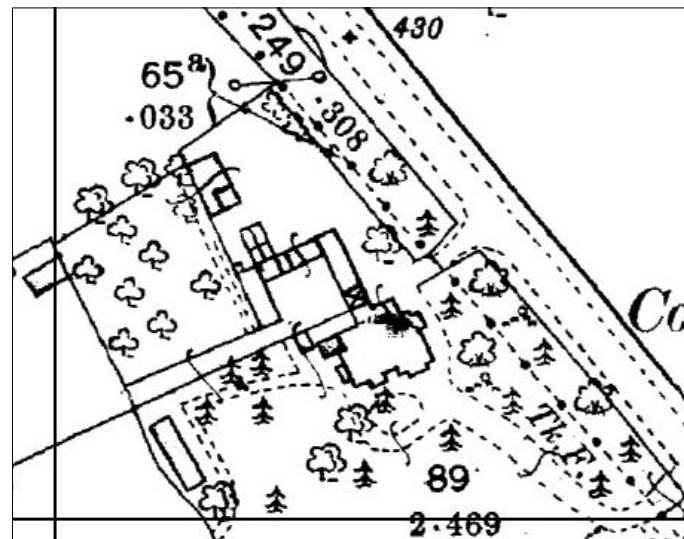
	William d.	Serv		4
	William d.	Serv		4
41 Coundon Villa	Stephen Barnwell	Head		3
	Maria Augusta d.	Wife		37
	Fane Taylor	Serv		25
	Sarah Jane Loane	Serv		12
	Ellen Phasant	Serv		14
	Ellen Maria Barnwell	Serv		8
	Katherine d.	Serv		6

the present Old Hall building and the property is now identified as Coundon Hall. The earlier 1881 census had also referred to the property as Coundon Hall, so while it is difficult to identify when the house was enlarged it is most likely to have been before 1881 as it could be surmised that the change in the name of the property from Coundon Villa to Coundon Hall coincided with the development of the enlarged house. The 1888 map shows that an additional access to the site had been created by this time, no doubt to provide a more impressive approach to the Hall from the south. The main façade of the house faces south and overlooks its gardens. The existing cottage and associated tower building that are located to the north of the main group of buildings had also been constructed by this time. The most likely function of the tower was to house a high level water storage tank for the site.

- 3.6 The 1881 census shows that Coundon Hall was occupied by the Winn family, who employed three servants. It is noted that James Winn was an annuitant (a person entitled to receive benefits from an annuity).
- 3.7 At this time the development comprised the main Coundon Hall and its associated outbuildings and workers cottage.
- 3.8 The 1888 OS map shows that the 'C' shaped courtyard block appears to be joined to the rear of the main house by a covered passage way on the line of the original track illustrated on the earlier Tithe map. The northern wing of the courtyard also shows a passageway that remains a feature on subsequent maps and is evident in the much altered building today.
- 3.9 The eastern wing of the courtyard appears to have been reconstructed between 1887 and 1913, being enlarged in width with a covered passageway at the northern end of the building. The current two storey high building in this location appears to reflect this



OS map 1888 / 89 with enlarged extract below showing Coundon Hall



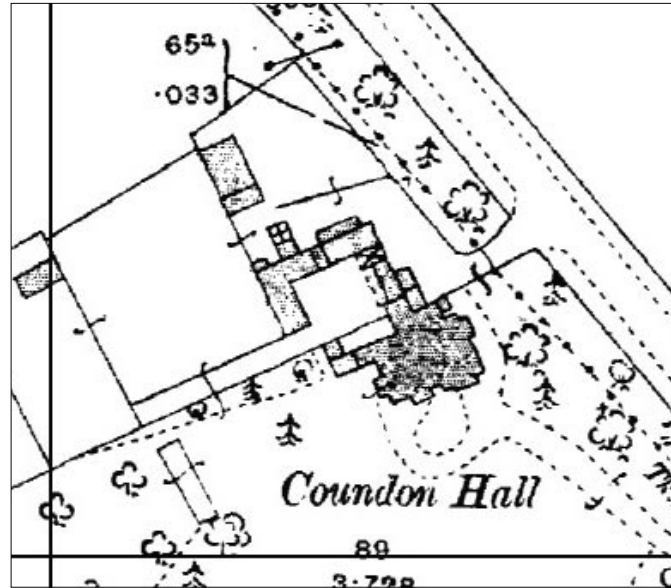
change as the line of the narrower earlier building is defined by retained structure at ground floor level within the building. Subsequent maps show that the courtyard group of buildings continued to undergo various modifications to adapt to changing requirements.

3.10 In contrast to the changes that had occurred to the courtyard buildings the plan outline of the main house remained largely unchanged from the 1887 plan with modifications being confined to the secondary buildings that abut its northern side.

3.11 An aerial photograph dated 1934 also shows that the Hall had remained largely unaltered in form from the plan arrangement recorded on the 1888 OS map. A large walled garden is located to the west of the courtyard buildings with an orchard area further to the west. There is also a kitchen garden area to the east of the cottage. The landscape has matured with fine specimen trees and a tennis court is evident in the southwest corner of the site.

3.12 The Hall remained in residential occupation with a variety of owners until 1947 when it was purchased by the Northampton Brewery Company with the intention of converting it into a hotel. The conveyance dated 2nd Dec 1947, which referred to the property as Coundon Hall, included a gardener's cottage, outbuildings and pleasure gardens. Earlier permission had been sought by the brewery in June and August 1947 for alterations to convert the Hall into a licensed restaurant and hotel which was granted consent by the County Surveyor in September of that year. Permission to construct a new sewer was given in March 1949 which referred to 'The Hall Hotel' and an application for converting the existing out buildings into a Garden Bar was made in 1950.

3.13 In 1957 the Northampton Brewery Company and P Phipps Brewery merged and a Phipps' hotel tariff publication for 1963/4, which refers to the Old Hall hotel, includes a photograph that shows the

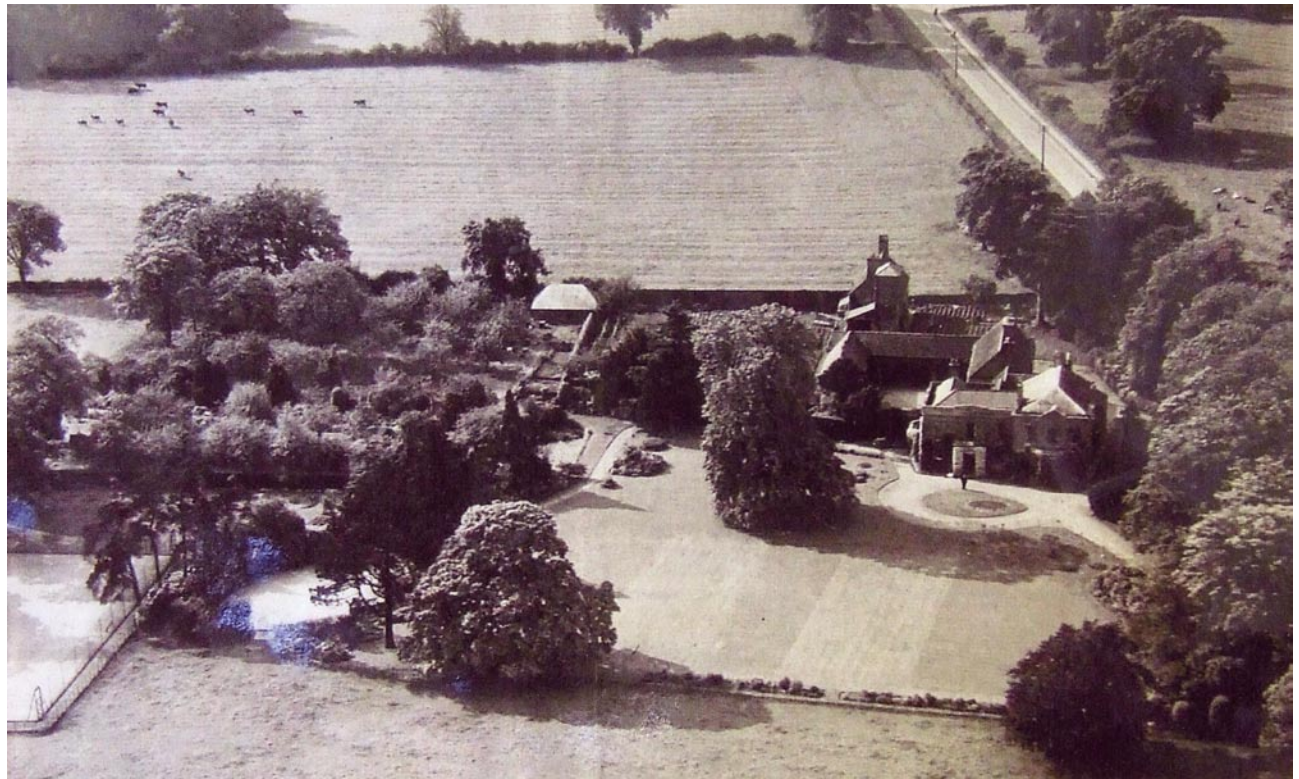


OS map 1913 showing changes to east wing of courtyard buildings

HOTEL	Rooms	Day Rate	Notes
COVENTRY, Warwick THE HALL HOTEL Tel. Kenley 2542	10	35/-	Only 13 miles from Town Centre, on A.41 Towcester Road.
NORTHAMPTON, Northants THE GRAND HOTEL Tel. 2412	44	25/-	Completely modernised. In the centre of the town. Rooms with bath, room service, air-conditioning in most of the hotel. Free car hire.
THE ANGEL HOTEL Tel. 2032	41	30/-	A good class commercial hotel, recently modernised. Wireless (day, night) in every room. Free car hire.
THE SLOUGH HOTEL Tel. 2805	31	25/-	Comfortable rooms with air-conditioning for the Anger. Only five minutes from Town Centre.
THE WESTON HOTEL Tel. 2805	20	25/-	On the outskirts of the town, off the A.41 Northampton-Wellingborough Road. A.41 to Bedford for good roads. Rooms with bath. All modern facilities.
MARKET HARBOURGH, Leics THE PEACOCK HOTEL Tel. 222	7	25/-	Reserved for good food and service. Comfortable rooms with bath. Town Centre.
PETERBOROUGH, Northants THE GEORGE HOTEL Tel. 214	14	35/-	Opposite the main railway station. Excellent rooms with bath. Bar is a popular rendezvous.
WELLINGBOROUGH, Northants THE HIND HOTEL Tel. 202	22	30/-	Town Centre. Modern rooms with bathroom. Free car hire.

All of Phipps Hotels have car parking facilities and television. The following have facilities for functions and meeting rooms: Northampton—C., Angel, Plough; Wellingborough—Hind.

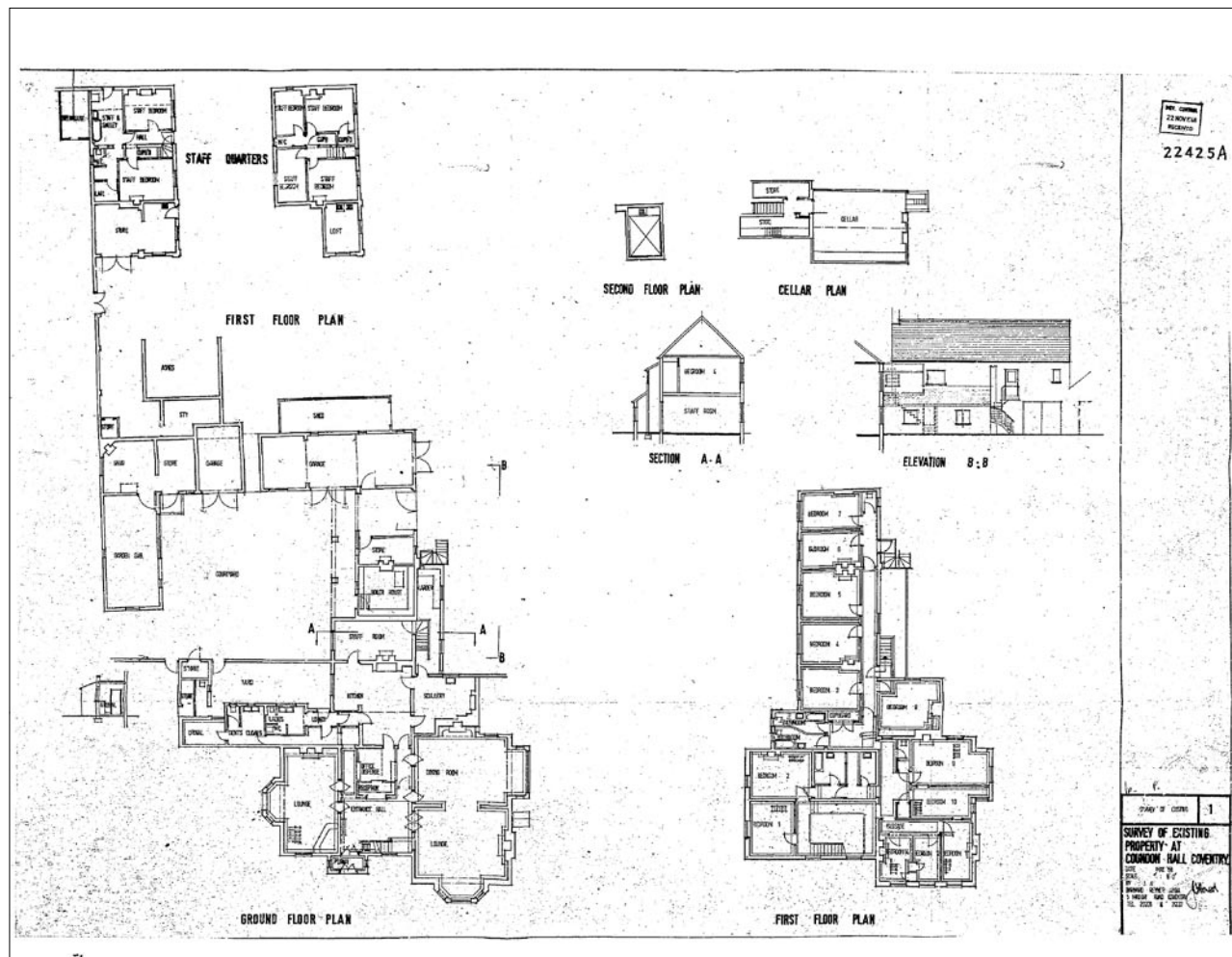
Phipps Hotel Tariff from 1963/64 that illustrates Old Hall



Aerial photograph dated 07.06.1938

former Hall and its setting had not changed from the aerial photograph of 1934. The hotel had only 10 bedrooms.

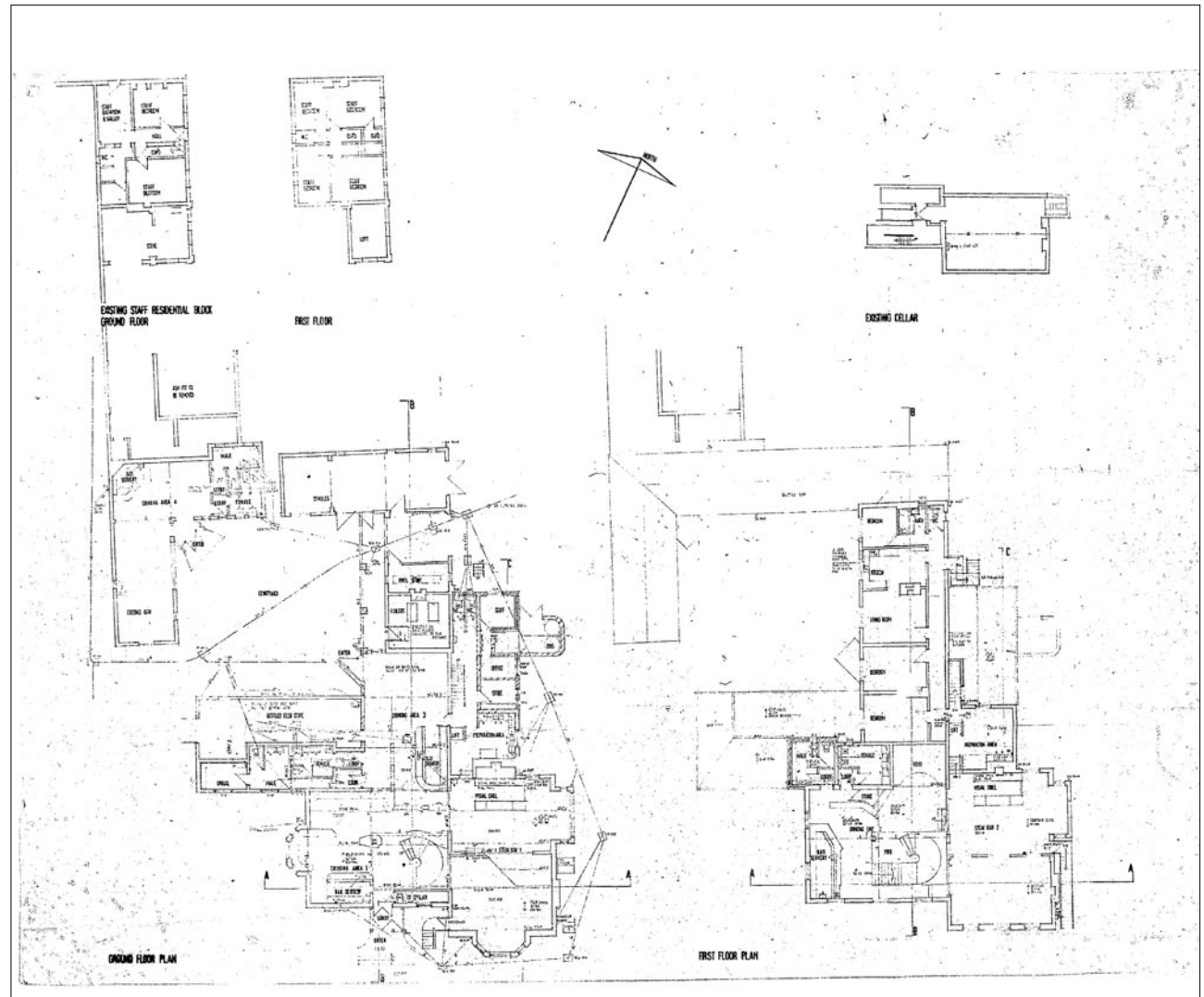
- 3.14 In 1964 an application to construct a petrol filling station in the south east corner of the site was refused on the grounds of its adverse affect on the site and the availability of similar facilities in the area
- 3.15 In August 1966 an Outline Planning application was submitted to erect a three storey extension to the hotel consisting of bedrooms, bathrooms and a banqueting hall with the aspiration to raise the hotel to a three or four star AA rating.
- 3.16 This was not pursued and alternative plans were prepared to carry out alterations to the Old Hall focussing on its use as a pub and restaurant.
- 3.17 Plans were prepared in November 1968 for the proposed erection of additional storage space, new bar and toilets together with internal alterations to provide bars and restaurants. The proposals included extensions to the existing car park. The plans of the existing building submitted with these proposals provide a useful record of the building when it was last used as a hotel.
- 3.18 It was reported in the Coventry Evening Standard (21st Feb 1969) that the Old Hall hotel, which had been listed in the two star category in the AA guide for 1967, closed after lunch on Christmas day 1968.
- 3.19 A subsequent application with various revisions to the 1968 plans was submitted which received planning approval on 31st January 1969.
- 3.20 The Coventry Evening Telegraph reported on 22nd September 1969 that the Old Hall, would reopen on 1st October 1969 following alterations to provide 'two new steak house restaurants, five bars and with



Existing plans submitted with the late 1960s Planning application that provide a record of the layout following the conversion of Old Hall to a hotel in 1947

room to hold banquets'. The work was undertaken by Schooner Inns, a subsidiary of Watney Mann, who had taken over Phipps NHB in 1960.

- 3.21 It is the work that was undertaken at this time that resulted in the most radical internal alterations to the building to allow the creation of large open plan bar and restaurant areas. This required removal of internal walls and included altering internal floor levels. This effectively (with a few minor exceptions) removed all internal period features from the building.
- 3.22 The changes in floor levels introduced on the ground floor at this time altered the historic relationship between floors and window cills. The original small entrance lobby was demolished and a larger lobby created. New vertical sliding sash single glazed windows were introduced with sprung counter weights. The original staircase was removed and a curved timber clad concrete stair was introduced with faux period timber balustrade. The first floor construction was upgraded with the introduction of two layers of plasterboard to meet contemporary fire requirements. With the exception of one room, which appears to retain its original plaster cornice moulding, all of the other examples of plaster coving that are currently in the building were an introduction at this time. To improve fire escape from the first floor, two external metal fire escape stairs were added to the east elevation of the building.
- 3.23 The 10 hotel bedrooms at first floor were removed to create additional restaurant and banqueting facilities together with staff quarters in the upper level of the two storey courtyard building. The ground floor area of this building was left largely unchanged and included a store and boiler room with an open passageway to the north. The courtyard side of the building was still indented at ground floor level at that time.



Proposed plans submitted with the late 1960s Planning application that show the extent of internal alterations and the replacement of the main staircase

3.24 In 1970 Planning permission was granted to provide additional car parking in a linear run along the southern boundary of the site.

3.25 The building was Listed Grade II in 1974. The wording of the Listing description is confined to the main Old Hall building as follows:

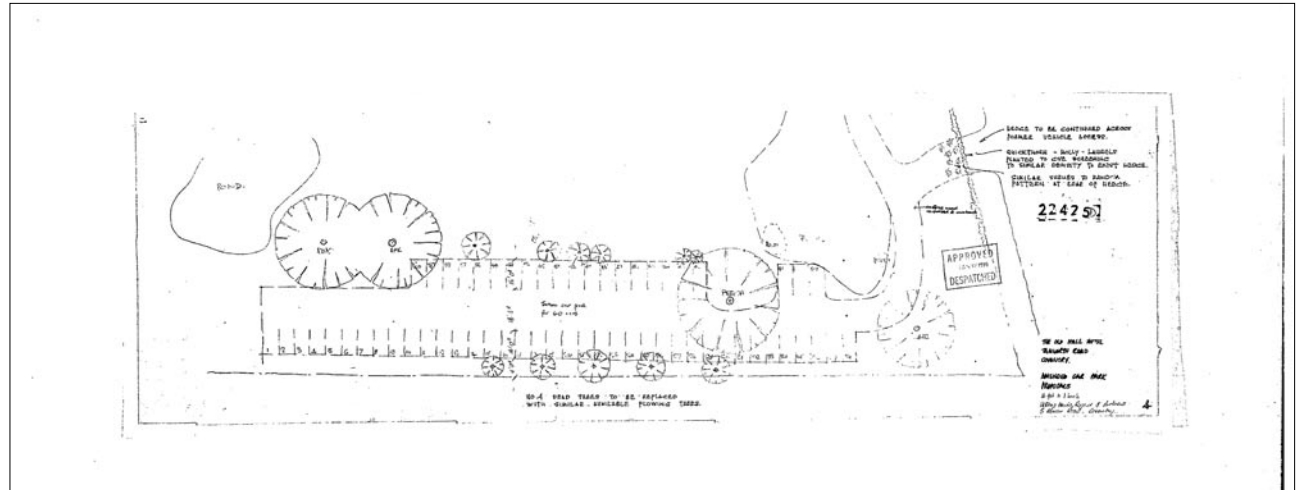
3.26 *Early to mid C19 alteration of earlier house. Stucco front in Neoclassical style. 2 storeys, entablature, blocking course. Panelled end pilasters, central pediment over slight projection and ground floor semi-octagonal bay. 3 sash windows in reveals. Ground floor rustication. Recessed wing on left with conspicuous modern incongruous porch.*

3.27 The Planning history for the site records that in 1983 Planning approval was granted for a proposed rear extension and internal conversion of existing bars and restaurant and reforming the entrance lobby. This included extending into the courtyard area.

3.28 Planning approval was granted in mid 1995 for extensions to the ground and first floors on the east side of the building. The approval also referred to a pergola to the courtyard, associated external works and extension to the car park. It appears that only the proposed extensions to the east side of the building were implemented.

3.29 No further building work appears to have been undertaken after implementation of the 1995 approved works.

3.30 In 2010 an application was made for the 'Demolition of part of original buildings retention of listed building and other ancillary buildings and erection of 2.5 storey extension with basement to provide 52 letting bedrooms, new dining room, underground banqueting suite, gymnasium, swimming and other associated accommodation'. This application was however withdrawn before determination.



1970 Planning application for the car park along the southern boundary of the site

Aerial photograph showing 1970 car park in foreground



3.31 On 3rd September 2010 there was a fire at the building, caused by a suspected arson attack. This destroyed most of the roof of the main building and damaged much of the interior. The fire has however revealed elements of the construction that have aided an interpretation of the chronology of its construction.

4.0 Summary of key issues to be considered in relation to historic context

4.1 The courtyard buildings

4.2 The oldest section of the building comprises the single storey north and west wings of the courtyard. These buildings have been altered in the past but still retain their basic form and construction. The original use of these buildings would have confined openings largely to their inner courtyard side. The brick walls on both the internal courtyard face and the external face have however been modified in the past through the introduction of new openings for pedestrian and vehicular access and the infilling of openings where these were no longer required. Internal dividing walls have also been removed to create an open plan arrangement. The brick walls have been painted inside and out, no doubt in an attempt to provide a unified appearance. Starting out life as basic farm buildings they have been adapted to a range of uses in the past including garaging, a 'garden bar' and most recently as a childrens' 'bar' and play area.

4.3 Overall the single storey courtyard buildings are of little intrinsic merit either in terms of their architectural style or condition but they provide a hierarchical record of development on the site.

4.4 The two storey east wing to the courtyard has also been extensively modified. The original open sided ground floor facing the courtyard has been infilled and internally the alterations undertaken in the late 1960s and the later in the early 1990s have

Current photograph illustrating fire damage to upper floor



Single storey courtyard buildings are the earliest buildings on the site - view of courtyard side



Two storey courtyard building (on east side of courtyard) appears to have been constructed between 188 and 1913. The ground floor was originally open sided with piers and was infilled in the mid 1990s



removed the internal walls. The construction of the single and two storey extensions on the east side of the wing have also involved significant alteration of the original fabric.

4.5 The collection of extensions on the east side of the two storey courtyard wing add nothing architecturally to the form of the former Hall and create a rather down market character on this prominent façade that faces the Tamworth Road. These later extensions are constructed in rendered concrete blockwork with roofs constructed in a combination of contemporary trussed rafters and loose timber construction.

4.6 **The main Hall**

4.7 The main Hall building has retained much of its original appearance externally, although the central first floor window in the west range has been infilled and the entrance porch is a later replacement. All windows are later replacements. There have been various areas of restoration undertaken in the past with evidence of concrete cills and cementitious render being used.

4.8 Internally the building has been very extensively modified, principally by the late 1960s alterations, which removed most of the internal walls of the original house together with it's original staircase. With the exception of some plaster cornice to the former lounge on the east side there are no original internal features remaining. The introduction of raised areas of flooring, to provide interior design interest, have further compromised the internal appearance of the building.

4.9 The recent loss of the roof structure above the stairwell and the east wing due to the fire have resulted in a further loss of original fabric.

Two storey and single storey extensions added in 1990s. Constructed in rendered concrete blocks with trussed rafter and loose rafter roof construction - present poor image to Tamworth Road.



The only area of original plaster cornice remaining in the building is in the east wing ground floor area of the Main House.



Floor levels were raised in the ground floor areas during the late 1960s alterations, which has resulted in a poor relationship with the window cill levels. It is proposed that these raised areas are removed and the original floor level reinstated. The ceiling and coving in this area is non-original.



4.10 **External areas**

4.11 Externally the former Hall has become surrounded in tarmac car parking areas that run virtually up to its facades on the north, east and south sides. The grounds have developed an attractive landscaped maturity with many fine specimen trees. The loss of brick walls to the enclosed kitchen garden area at the northern end of the site has resulted in a loss of character in this area.

5.0 **Economic context**

5.1 The development of the site has clearly been influenced by changing economic conditions over time.

5.2 The development of the Hall can be considered in two main phases.

5.3 The initial phase, up until 1947, is its development and adaptation as a private house where alterations were made in response to the changing needs of the various individual occupiers.

5.4 The second phase up until the present day is its use for commercial purposes. This follows its sale to the Northampton Brewery Company in 1945 and its conversion into a hotel. Its sale to the brewery perhaps reflected the increasing cost burden for an individual to maintain a large period property of this type.

5.5 Available correspondence suggests that the hotel accommodation became less attractive to customers as most rooms were small and lacked ensuite facilities so by the mid 1960s options were being reviewed to increase the number of bedrooms at the hotel through the construction of a three storey extension.

5.6 The decision taken at that time was however to cease the hotel function and instead pursue

Tarmac car parking areas extend virtually up to the building. It is proposed that this area is reconfigured to provide an improved setting for the Listed building.



There are two ponds within the grounds, the southernmost pond being in existence on the 1888 OS map of Coundon Hall. It is proposed that these are enhanced.



The building sits in an attractive landscape of mature trees



the prevailing fashion for a 'steakhouse style' restaurant.

5.7 The Old Hall continued to operate as a restaurant with bars and function rooms until its closure in 2008 due to increasing financial pressures and its limited 'commercial offer'.

5.8 The current application is to create a hotel and wedding venue that will provide an important injection of investment into the Old Hall and its site. Its economic viability is however dependent on achieving a critical level of accommodation on the site.

6.0 The Proposals and the assessment of their impact on the heritage asset

6.1 The Brief for the latest phase of development at the Hall is to create a 50 bedroom hotel with spa and a range of function room facilities including a large banqueting space.

6.2 The amount of accommodation required to make the scheme economically viable and generate the necessary income for investment in the Listed building will be the subject of other supporting material.

6.3 It is clear that the building volume generated by the proposed components of the Brief could not be accommodated within the envelope of the existing buildings. The hotel conversion carried out in the late 1940s only achieved 10 bedrooms in a 'rabbit warren' of small rooms inserted into the upper floors of the building. The lack of remaining architectural authenticity would not make the building suitable for a smaller 'boutique style hotel'. The original buildings would also be unable to fulfil the requirement for a large function room. These are clearly issues that have been encountered in the past as evidenced in the development history of the site and the changing economic pressures to adapt the buildings.



To address the volumetric requirements of the Brief it is proposed that the large banqueting room and the hotel bedrooms are located below ground level. To address any adverse perception of subterranean development the new accommodation would be arranged around two sunken courtyard areas that will provide an outlook from both the hotel bedrooms and the function room. The views out from the bedrooms would therefore be little different from a conventional courtyard arrangement. The landscape would be extended over the top of the buildings and the edge protection to the sunken courtyards would be of simple railings concealed by shrub planting within the wider landscape.



6.4 Out of the range of uses required by the Brief the most appropriate end uses that are compatible with the Listed building would be the restaurants, small meeting rooms and the spa facilities.

6.5 Despite the obvious pressure to seek Planning approval to demolish the ancillary buildings to the former Hall it is proposed that the original courtyard buildings are retained to provide a narrative of the architectural development of the site allowing the overall development to be 'read' as main house and secondary buildings. This is also the approach taken with the existing cottage and tower building. The largely windowless nature of the courtyard buildings would be used for spa changing facilities and treatment rooms. It is proposed that the spa pool is located in the courtyard area, which would be roofed over with a partly glazed roof set below the ridge level of the adjacent buildings. This would still allow the form of the original buildings to be understood.

6.6 It is proposed that the cottage and tower are also retained and used as staff accommodation, which would be a compatible and appropriate use for this building.

6.7 The existing mixture of buildings on the eastern side of the two storey courtyard building that consist mainly of the mid 1990s additions would be demolished and replaced with a contemporary two storey building that is complementary to the vertical proportions of the adjacent east wing of the former Hall. This new accommodation will provide kitchen and gym facilities at ground floor level and a restaurant space at first floor level. The proposed addition will create a much needed improvement to the façade facing Tamworth Road with the predominantly glazed façade revealing activity within. To address fire escape requirements and to allow the removal of the existing external metal fire escape stairs adjacent the east wing of the main Listed building it is proposed that a new 'stair



A contemporary two storey extension is proposed facing the Tamworth Road. The stair tower to its northern end creates a 'design dialogue' with the existing brick tower and cottage
 A contemporary parterre is proposed within the reinstated walled kitchen garden



tower' is introduced at the northern end of the new wing. This will provide a 'design dialogue' with the retained tower adjacent the cottage and will 'book end' the former single storey north wing to the courtyard. While this new addition will mask the two storey courtyard building from the road the juxtaposition of the new and old buildings will still be apparent when viewed from the northern end of the site. This building will adopt a simple palette of rendered masonry with large frameless windows.

- 6.8 It is proposed that within the former Hall building the interiors are reinstated in a style more in keeping with the original character of the Hall by removal of the raised floor areas and the reintroduction of an original style staircase. It is proposed that the existing entrance lobby / porch, which is a late addition to the Listed building, will be replaced with a more appropriate design. Omission of the raised floor area in this part of the building will allow a level approach to be provided to the building.
- 6.9 At ground floor level the existing building will accommodate the reception area, bars and restaurant area within the main part of the former Hall and spa facilities within the former courtyard buildings. The first floor level will accommodate two small meeting rooms and a restaurant in the main building and toilet accommodation within the upper level of the two storey courtyard east wing. The central section of the building will require reconfiguration to provide improved level access to the first floor accommodation. This will lead to a small loss of original roof structure in this area.
- 6.10 To avoid the original Hall being subsumed by the volume of new accommodation required to fulfil the Brief it is proposed that the large function room and the bedrooms are located below ground level. This will also greatly reduce the impact of the new development on the openness of the Green Belt.
- 6.11 To address any adverse perception of subterranean



Stairs provide a link between the walled garden and the sunken courtyard.



development the new accommodation would be arranged around two sunken courtyard areas that will provide an outlook from both the hotel bedrooms and the function room. The views out from the bedrooms would therefore be little different from a conventional courtyard arrangement. The landscape would be extended over the top of the buildings and the edge protection to the sunken courtyards would be of simple railings concealed by shrub planting within the wider landscape. The design of the railings, which would consist of a continuous run of small diameter metal uprights, would have minimal visual impact. The location of the buildings has been carefully determined to avoid an adverse impact on the protected trees on the site and has been discussed with both the Council's tree officer and the appointed arboriculturalist.

6.12 A new single storey contemporary 'orangery' building is proposed adjacent the west wing of the Hall. This is designed to receive guests to larger functions when arrival solely through the original front door to the Hall may not be appropriate. This new space completes the fourth side of the existing courtyard and provides a link to the spa pool. The orangery is also the principal space from which guests descend to the main banqueting space via a wide stairway and lifts. Guests arrive at the upper gallery level within the function room before descending to the main floor level within the main body of the room.

6.13 The orangery adopts a simple palette of rendered masonry with large frameless windows and a natural slate roof behind a parapet. This building employs vertical proportions to the fenestration to compliment the vertical proportions of the Listed building and follows a contemporary aesthetic.

6.14 It is proposed that the brick wall to the former kitchen garden is re-instated to provide an interesting landscaped walled garden that will also incorporate glass pyramid structures that provide



A contemporary 'orangery' provides a reception area from which access is gained via lift and stairs to the banqueting room.



supplementary natural light to the function room below and create illuminated features at night.

6.15 Access to the bedroom courtyards is either via the gallery level of the function room or via a new contemporary 'pavilion' that provides stair and lift access, as well as forming an open fronted loggia within the landscape. This building would be in the same contemporary style as the new 'orangery'. The brick wall to the enclosed garden provides a visual link between the orangery to the main house and the pavilion.



6.16 The main kitchen and associated upper plant room are also located below ground level in the area to the north of the old courtyard buildings. Service access to the kitchens and plant room is provided via a lift located next to the tower, concealed within the existing lean-to building. A service and fire escape stair is also provided in the area next to the 'kitchen garden' wall.

6.17 A construction methodology for the below ground building that uses contiguous bored piles is proposed to minimise damage and disturbance to adjacent structures and trees.

6.18 Unlike many examples of hotel development that have overwhelmed the original small country house to which they are attached the current proposals will allow the character of the original buildings to be read within the landscape. The subterranean design will not have an adverse impact on the Listed Building or on the visual openness of its Green Belt setting.

6.19 The architectural treatment of the facades to the sunken courtyards follows the style of the new above ground buildings using a simple contemporary architectural vocabulary of pierced openings. It is however proposed that the materials used in these areas differ from the above ground buildings and adopts a more 'earthy' quality through the use of

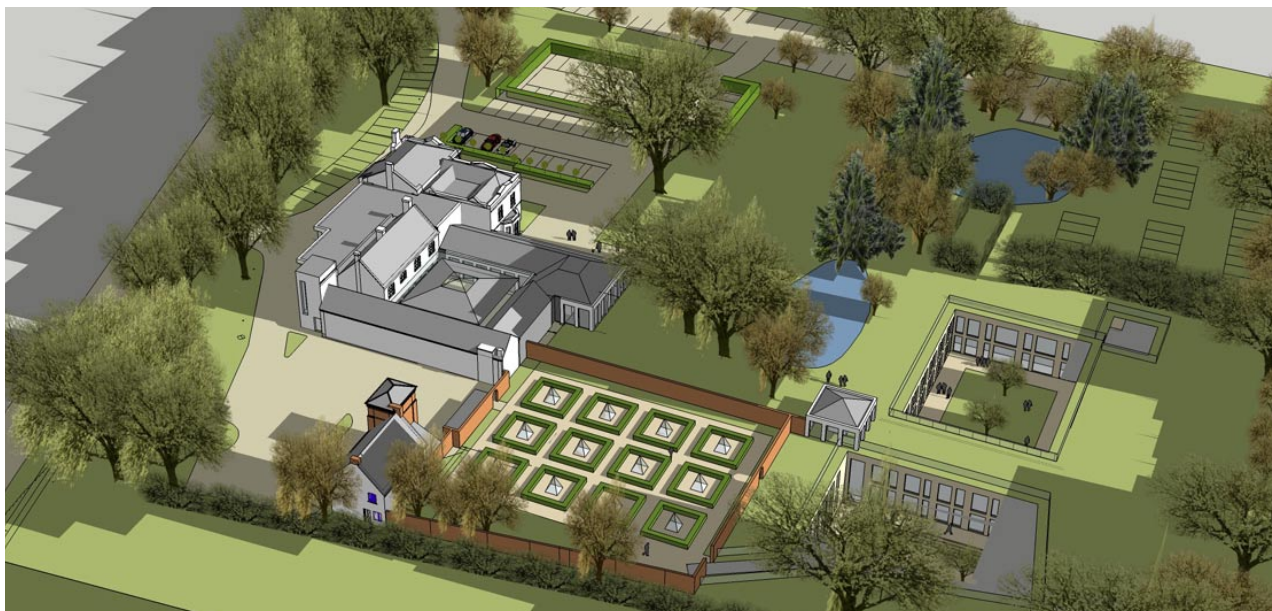


sandstone facings. The stone will be selected to visually reflect the natural ground conditions in the area. The lower courtyard levels will be landscaped to create an attractive environment onto which the bedrooms face.

- 6.20 Due to the depth of construction required for the main function room, which is greater than the depth required for the bedrooms, the shared courtyard in the northern area of the site is provided with an amphitheatre of steps to address the level change and enhance the theatrical potential of the space. The two courtyards provide contrasting spaces both visually and acoustically.

7.0 Car Parking

- 7.1 It is proposed that some of the car parking that is currently located immediately adjacent the Hall is displaced to allow an improved setting to be created for the Listed Building and for the arrival and departure of guests. No parking will be allowed next to the new orangery building, while the area next to the main entrance to the Hall will provide a drop off and collection area only. Natural surfacing materials will be selected that provide an enhanced appearance to this arrival space.
- 7.2 It is proposed that the car parking that is displaced from the area around the building will be located within an area screened by formal hedging, emulating the principles uses when creating 'external rooms' within a formal landscape around a country house. A number of additional permeable surfaced car parking areas are identified within the grounds to serve peak capacity requirements. The overall traffic impact assessment and travel plan management is addressed in other supporting documents with this application.



8.0 Landscape

- 8.1 An arboricultural report that addresses the impact of the proposals on the existing trees within the site has been prepared and is submitted with the application.
- 8.2 It is proposed that any trees lost due to the new development will be replaced with new trees.
- 8.3 The two existing ponds within the site will undergo restoration and enhancement not only to create a valuable ecological area but to provide a 'photo opportunity' area.

9.0 Access

- 9.1 All areas of the new accommodation have been designed to be accessible to wheelchair users. Level thresholds are provided at principle entrances.
- 9.2 A new lift is to be introduced within the existing building which provides access to the majority of the first floor. Due to the existing historic level changes within the building at first floor level two small meeting rooms and the main male and female toilets are not accessible. An accessible WC is however provided.
- 9.3 Four accessible bedrooms are provided within the hotel.
- 9.4 Disabled car parking spaces are provided close to the main entrance to the hotel.
- 9.5 Lifts are provided to serve the new facilities.



Howl Associates Ltd

Architecture Urban Design

Shrubbery House
21 Birmingham Road
Kidderminster
DY10 2BX
Tel:01562 820022 Fax: 01562 820400
email: design@howl.co.uk
webb: www.howl.co.uk