



Design & Access Statement

Wykes Manor

Wykes Lane,
Donington,
Lincolnshire,
PE11 4SD

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Contents

1.0 - Jonathan Hendry Architects

1.1 - Project Introduction

1.2 - Pre-App Advice

2.0 - The Site

3.0 - The Existing Manor

4.0 - Proposed Development

4.1 - The Proposed Manor

4.2 - Proposed Extension

4.3 - Proposed Materials

5.0 - Traphouse, Pigeoncote, Curtilage Outbuildings

5.1 - Proposed Materials

6.0 - Landscape

7.0 - Parking

8.0 - Sustainability

9.0 - Access Statement

1.0 - About Jonathan Hendry Architects

Jonathan Hendry Architects is an award-winning, RIBA Chartered Architects practice based on the edge of the Lincolnshire Wolds, with a reputation for making well-crafted architecture with simple forms that have a strong sense of materiality with subtle complexities.

Our work is developed through a rigorous process of investigating urban and historical context, economic and social history, landscape characteristics and geographical significance. It has a strong sense of place driven by a delight in the craft and making of buildings with a rich and diverse historical and cultural framework.

Since 2000 we have designed a wide-ranging body of work covering many aspects of the built environment, working with clients from the private, public and commercial sectors. We have built projects in conservation areas, worked on listed buildings and in areas of outstanding natural beauty. The work of the practice has been published in several architectural and mainstream publications and has received many regional and national awards, including RIBA awards and Housing Design Awards.

JONATHAN HENDRY BA (Hons) Dip Arch, ARB, RIBA, graduated from the University of North London in 1996 under the tutelage of Florian Beigel and Peter St.John he then joined the ARU working for Florian Beigel as an assistant. He was commended an RIBA silver medal award in 1996. In 1997 he joined Allies and Morrison and in 1998 he joined Jamie Fobert Architects before returning to Lincolnshire in 2000 to establish Jonathan Hendry Architects. Jonathan was also awarded Young Architect of the Year in 2011.

Jonathan taught at Cambridge University alongside practising and is a Cambridge Design Fellow. He has spoken as a guest critic and lectured on the work of the practice at various Schools of Architecture. He was a RIBA regional awards judge in 2008 and wrote a weekly column in the Architects Journal from 2007-2008. Jonathan has also judged the AJ Awards in 2018 and is currently a member of the Midlands Design Review panel, an External Examiner at Nottingham University and is regularly requested to talk at various universities.



1.1 - Project Introduction

This planning statement is submitted in support of a Planning Application and Listed Building Consent for works at Wykes Manor, Wykes Lane, Donington, Lincolnshire. The proposal seeks to restore the existing Manor, part demolish the outhouse and replace with a kitchen extension. To renovate and alter the existing crew yard, construct a new stable building and create an outdoor swimming pool.

Since being appointed Jonathan Hendry Architects have developed the following proposal in collaboration with the client, Locus Consulting, GCA Consulting Engineers, representatives of the South Holland Council Planning Department and Conservation Officer and Historic England.

This statement is intended to provide an explanation of the design and to demonstrate compliance with planning policy and is to be read along side the Heritage Impact Assessment and Structural Appraisal.

1.2 - Pre-Application Advice - PE-00206-22

A pre-application was submitted to South Holland Council Planning Department on 15.06.2021.

A response was received on 27th September 2022, stating:

“Issue has been resolved by a site visit by Conservation Officer.”



Aerial view of Wykes Manor and associated outbuildings

2.0 - The Site

Wykes Manor is located 1.5km east of the village of Donington, and 10km north of the historic market town of Spalding. It sits to the east side of Wykes Road and is bound on all sides by agricultural land.

The site can be accessed from Wykes Road through a gated driveway onto the property, and from a track to the south. Please refer to the Historical Impact Assessment for a description of the National Character Area, Lincolnshire Historic Landscape Characterisation and Historic Landscape Evolution.

Although evidence shows a settlement has been on the spot of Wykes Manor since Roman times, the building dates from 1680 when the place was restored as a home for Thomas Cowley, who established the local secondary school in his own name. Prior to this, a mention in the Domesday Book refers to the dwelling as Wyke Farm, with 'Wyke' meaning either 'dairy' – according to the Danes – or 'fortified dwelling' in Saxon language. The building sits in a rural location.



Existing site location plan

3.0 - The Manor

The Manor and outbuildings are Grade II*, List entry number 1359286

The listing entry describes Wykes Manor as the following:

"Farmhouse. 1680, built by Thomas Cowley, founder of Donington School, altered and extended C18 and C19. Red brick in English bond, machine plain tiled and pantile roof, large axial ridge stack. T-plan. Two storey and garret, irregular three bay front, originally five, with plinth, first floor band, two tall margin light sashes to ground floor, one glazing bar sash lighting stair mezzanine at the centre. To first floor three glazing bar sashes and two blocked openings. All openings have brick segmental arches. In the right hand gable an ashlar datestone inscribed "TC1680," with fan above. In the right hand gable, which is offset, the initials TC in the tie plates. To the rear a single storey C18 kitchen range, partly covers the site of the original door, and has a six panel door and overlight and a tripartite plain sash, both with segmental heads. Above a three light dormer. Behind a mid C19 addition.

Interior. Contemporary dogleg stair with large turned balusters, wide moulded handrail. Large square panelled newels and panelled risers. Bolection moulded panels to stair wall. Small cellar beneath stair. Left hand room with full height bolection moulded panelling, deeply moulded cornice, bolection moulded architrave to door. To first floor a very fine room with full height bolection moulded pine panelling, bolection moulded fireplace surround with large C18 cast iron grate, cornice, architrave to match, double doors, full wooden cornice. Doors have original H hinges. Six bays of staggered butt purlin roof in sawn softwood, pegged. The principal rafters rest on posts. The chimneys join in an arch to form the ridge stack. Original planked doors, and stair partition. Two roll moulded beams in former kitchen."



Historical photograph of the Manor

Notes on the history of Wykes Manor

There was a Roman settlement at Wykes between the 2nd and 4th century, and the name Wyke probably derives from the Scandinavian 'wic' meaning a bay or creek.

Up until the end of the 16th century boats could reach within 1km of Donington Wykes by entering Bicker Haven. The estuary then dried up.

Richard I (1189-1199) founded a free manorial chapel here, suggesting that the manor was already well established. The chapel and house were probably made of stone. By 1280 the Earl of Richmond owned the manor, and the chapel was still standing in 1526 when the Duke of Suffolk is recorded as its patron.

Most fenland villages contained a number of manors originating in the middle ages, but continuing to function well into the 19th century. Each held its own manorial court appointing local officials, dealing with changes of tenancy, rules governing use of fen and common land as well as related problems such as the misdemeanours of tenants. The surviving manorial records for Donington Wykes date from the mid 16th century (at Lincolnshire County Archives).

Sir John May and Dame Mary May held the Lordship of the Manor after their marriage in 1671. The Manor of Wykes was then used as collateral for money borrowed up until 1675.

In 1679 Thomas Cowley moved from London and together with John Farrington bought the Manor of Wykes for £8000 and Thomas Cowley built the present house in 1680. It was probably built alongside its predecessor rather than replacing it on precisely the same spot.

John Farrington died in 1684 and his widow Anne Farrington continued to live with Thomas Cowley until she died in 1686.

Part of the house, presumably the kitchen and servant area, was rebuilt sometime later, and then in 1831 the last extension was completed (the date was found on leadwork discovered while reroofing).

Thomas Cowley died in 1721 having never married, leaving all his estate to the village of Donington via the Cowley Trust (we have a copy of the wills, 'Copy of Donington Settlement 1701', 'Copy of Mr Cowley's Will

and Codicil dated 1711 and 1718', as well as the decree 'respecting Mr Cowley's Charity Estate in Donington' made in 1726).

The purpose of the trust was to establish a local school and to erect some almshouses in the village, and although the school was established the decline in income from the wool and linen industries meant that the income from the estate could not cover the cost of the almshouses and they were never built.

A Cowley estate map of 1781 shows two thirds of the present pasture as woodland, although within a few years this was reduced to one third.

In 1826 Thomas Holland, a grazier, was living in the house. He lived there with his daughter Mary and son John George, together with 5 servants until at least 1861.

In 1842 it was noted that 'On Wikes Farm is the only heronry in this part of the kingdom.'

In 1863 John George Holland, Thomas' son, was living in the house with his wife Elizabeth, daughter and 5 servants.

In 1876 William Wass, a farmer of 325 acres, lived in the house with his wife Harriett, four children and 2 servants. He moved out to the Red Cow Public House in Donington.

In 1891 Joseph Drewery, his wife Elizabeth Ellen, three children and 2 servants were living in the house. Joseph Drewery was a breeder of shire horses, Lincs red shorthorn cattle and curly coated pigs.

In 1933 John Caswell, a farmer, was living in the house. He emigrated to New Zealand before we bought it in 1997.

The Cowley Trust still exists and recently sold the Lordship of the Manor of Wykes to Petronella Keeling, a resident of Spalding.



The Manor in 2022

4.0 - Proposed Development

4.1 The Proposed Manor

To secure the long-term future of Wykes Manor, an extensive programme of restoration and conservation work is required. A Structural Appraisal has been carried out by GCA Consulting Engineers, which sets out the overall general structural condition of the house. The buildings have suffered from significant historic movement, and ongoing cracking. (Please refer to this Appraisal for further details).

The existing roofs, external walls, windows, doors, gutters and downpipes all require extensive repair work and replacement in parts. (Please refer to the GA set of drawings for specific details). The thermal efficiency of the existing building is extremely poor. Whilst we respect the historical significance of the existing fabric the proposals sets out in this application aim to improve the building's overall thermal efficiency with a view to improving the environmental living conditions within the house, whilst at the same time minimising impact on the existing fabric.

This environmental improvement will be achieved by replacing the existing ground floors with Limecrete slabs. The existing oil fired heating system will be carefully removed and replaced with a ground source heat pump which will supply hot water to an underfloor heating system on the ground floor and radiators on the first and second floors.

Slender timber frames and glass panels will be installed on the inside of all existing windows to help reduce heat loss and minimise drafts coming through the existing single-glazed sash windows. The existing roof will be insulated to comply with current Building Regulations.

An existing modern lean-to structure with a timber frame and corrugated plastic roof, will also be carefully removed from the existing, eastern facade.

4.2 Proposed Extension

Located at the northern end of the Manor are two outbuildings, both are accessed externally. An L-shaped yard (hatched red) separates them from each other and the Manor. Both outbuildings have their own distinct roof form.

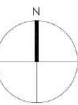
A part of the proposal seeks to obtain permission to carefully remove the existing outbuildings (apart from the western elevation) and replace them with a new single storey rear extension which will house a thermally efficient kitchen and dining space.

Like the existing outbuildings the proposed extension will also follow the principle of two separate forms, each with its own distinct roof and orientation. One will be used as a kitchen the other as a dining space. In order to maintain the feeling and appearance of two separate forms an L-shaped glass roof (hatched red) will wrap around the dining space, separating it from the kitchen space, like the yard between the existing outbuildings.

To help bridge the connection between the existing and the proposed the western elevation of the outbuildings will be retained and the existing window and door will be replaced. The proposal will butt up against and sit on top of the existing brick wall. This coming together of two walls that interconnect is like the coming together of two interconnected hands.



Proposed western elevation of the Manor



Legend

- A - Existing main house
- B - New extension
- C - Stone Paving
- D - Outdoor swimming pool
- E - Stables
- F - Pool changing rooms
- G - Outbuilding
- H - Garage / Car port
- I - Potting shed
- J - Glasshouse (Repair & Retain)
- K - Gravel
- L - Existing Septic Tank
- M - Concrete



Existing Ground Floor Plan (Yard in red)



Proposed Ground Floor Plan

The ceilings inside the kitchen and dining space will both be vaulted, reflecting the form of the pitched roofs above. The timber framed screen on the eastern side is more open and therefore generous which will open the new dining space out onto the rear garden and let natural light in during the morning. The timber framed screen will return into the plan to create a passage so that direct access from the garden can be gained to the boot room. It will have similar qualities reminiscent of a screen separating a Head Butler's pantry from the rest of the kitchen.

The passage floor will have material qualities of a path.



Butlers Pantry, Shugborough Hall

4.3 Proposed Materials

It's proposed to use standing seam zinc for the extension pitched roofs, finished in Pigmento red by VWZinc. This material will tonally work well with the existing pantiles and plain tiles on the existing roofs whilst clearly having its own identity. The gutters can be formed within the pitch of the roof making the junction between roof and wall tight. The external walls are brick by Peterson, K46 Kolumba. The proposed windows and doors are timber.



Proposed north-west elevation of the Manor

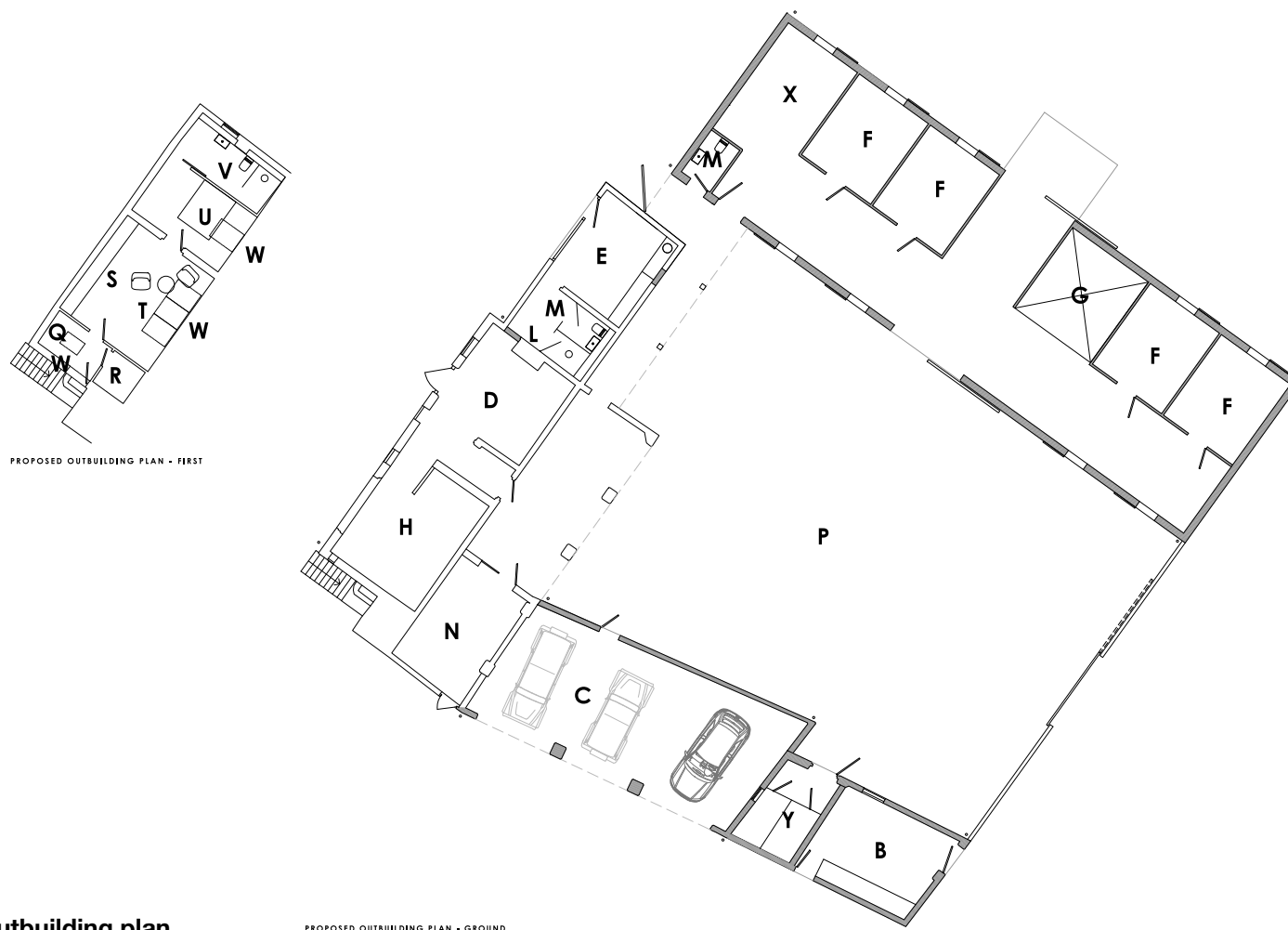


- 1 Pigmento Red by VMZINC
- 2 Timber Windows
- 3 Petersen K46 Kolumba Brick

Proposed material pallet for the Manor extension



Proposed north-east elevation of the Manor



Proposed outbuilding plan

PROPOSED OUTBUILDING PLAN - GROUND

5.0 - Traphouse, Pigeoncote and Curtilage Outbuildings

Grade II Listed Building - Included for group value only. NHLE: 1166255

Map reference: 1

List Entry

Statutory list description extracted from the listing description on the National Heritage List for England (NHLE)

Former traphouse, stables, granary and pigeoncote, now garage and store. 1810, altered C20. Red brick in English bond, pantile roof, raised brick coped tumbled gables with gable stack to left. Traphouse and stables to ground floor, granary and pigeoncote to first floor. Two storey, five bay front with brick dentillated eaves. Planked door with segmental head has to left a louvred vent with three panes over in segmental opening. To right two oval openings, glazed upper lights, boarded below. Beyond again a C20 sliding garage door. To first floor three small hinged planked openings to eaves. At the right hand end, stone steps lead to a planked doorway at first floor granary. Above are four ledges and pigeon holes. The top brick is dated 1810 and bears the initials TH.

Like the Manor to secure the longterm future of the outbuildings, an extensive programme of restoration and conservation work is required. Please refer to the Heritage Impact Assessment for further details.

The former trap house, stables, granary and pigeoncote will be restored and used as a workshop, swimming pool changing room and feed room. The first floor will be converted into a grooms annex, accessed via the existing external stair.

The southern range has been partially demolished and infilled with a temporary corrugated plastic roof. The proposal will carefully remove the temporary roof and replace it with a pitched, pantile roof to match the existing. This space will then be opened up on the western side to create a carport. the remainder of this range will be used as a kennel and garden store.

Historically the outbuildings were also enclosed on the eastern side and the majority of the crew yard was also filled with buildings. To bring livestock back to the outbuildings a new stable building along the eastern side of the outbuildings is proposed. This will once again reinstate the crew yard which will be enclosed on the southern side with a low level wall so that horses can be contained within the crew. The form of the stable building is linear with a pitched roof. In the centre there is a covered access for access from the paddock awards the east into the crew yard.



Historical aerial photograph

5.1 - Proposed Materials

The proposed stable building has an agricultural aesthetic echoing many buildings seen in the landscape in this area. The simple pitched roof is corrugated metal and the facades, shutters and doors are vertical timber boarding. The gutters and downpipes are aluminium.



Proposed southern elevation of the outbuilding and stable block

6.0 - Landscaping

The proposed external works will include soft and hard landscaping, carried out with as light a touch as possible. Hard landscaping is only applied to areas that support the day-to-day activities of the house. Where possible, permeable surfaces will allow water to filter through naturally. The existing tarmac drive will be carefully removed and replaced with a gravel drive. An outdoor swimming pool is proposed, located in an existing excavated hole to the north-west of the outbuildings.

7.0 - Parking

To minimise visual impact, cars will be parked in the proposed carport. An area adjacent to this will be provided for visitors and turning.



Proposed western elevation of the outbuilding and proposed carport

8.0 - Sustainability

The overall design aims to reduce carbon emissions of the project by consideration of;

- Improving the thermal efficiency of the ground floor
- Reducing air tightness by introducing an internal glazed frame on all existing windows.
- Minimising the demand for water heating, space heating and cooling, lighting and power through efficient equipment.
- Utilising a renewable heating system, (either ground or air-sourced).
- Enable occupants to understand and monitor consumption through smart metering.
- Provide a modern living space with a roof, walls and floors insulated in excess of current 'U'-value standards.
- Proposed doors and windows will be thermally efficient and double-glazed to achieve excellent 'U'-values.
- All timber utilised in the construction will be FSC-Approved.
- Foul water will be treated on-site with a self-contained sewage treatment plant.
- Surface water to be naturally discharged.
- Biodiversity will be enhanced through the introduction of a wildflower planting and maintenance scheme.

9.0 Access Statement

Approach, entry and circulation within the building will comply with the Building Regulation Part M document.

Approach to the dwellings

The width of the access up to the entrance of the dwelling will exceed 900mm. Access through the main door will have a level door threshold. The width of the entrance doors will have a clear opening greater than 775mm.

Circulation within the entrance of the dwelling

Corridor widths will not be less than 900mm wide. A WC is accessed direct from a ground floor entrance lobby.

Vertical Circulation within the entrance storey

All stairs within the listed buildings are existing.