

SPOUT HOUSE

LYMPNE

PRELIMINARY
DISTRIBUTION





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PROPOSAL SUMMARY

The project is instigated by the dilapidation of the existing dwelling on the site and the requirement for ongoing family dwelling use.

The design strategy set out is for a landscape-led scheme that references and responds to the historical, natural and topographical context.

It proposes a contemporary dwelling bold references to historical interest points, a fully detailed Architectural proposal is being developed on that basis and will be presented at the panel meeting.

The spatial planning is intended to have a strong focus on journeys and the experience of occupiers.

The site currently hosts four structures; a first world war Nissen hut, a dwelling house and two small garden buildings.

The current dwelling is an architecturally unexceptional detached cottage, but in a somewhat exceptional setting locally referred to as the "Spout House."

A connection is often mistakenly made to the Roman water spout to the west, which in itself is a charming a notable local feature, but the name is in fact derived from oil spout lamps which were once placed in windows of former dwellings on the site to signal safe passage for smugglers.

Although signalling window features no longer exist on this site, there are examples of very small windows, across Kent close to Roman routes for the purpose of displaying such lamps.

The site topography can be simplified as comprising of an upper plateau hosting the WWI Nissen hut, a steep escarpment, and a lower plateau. The current access is by right of way over adjoining owners track that provides access between the plateaus.

In the mid 20st century the track was used by vehicles and pedestrians solely for Spout House but has since dilapidated to the extent it can only sustain pedestrian access.

The track extends to the north, connecting eventually to The Street, leading to Lymgne. To the west, it connects to the Saxon Shoreway footpath, of which the relevant stretch near Spout House is known as the 'Monkey business' (Public Right of Way).

The PROW has taken various routes east/west routes across the site over time. The footpath physically today runs east/west along the ridge at the top of the escarpment. Although out of its legally noted position, KCC PROW officers have not raised objection to its current location and have installed signage/ markers accordingly.

The proposals seek to provide improved but limited private vehicular and pedestrians access to the dwelling.

The principal considerations are; the nearby heritage assets of very high quality, the setting within an Area of Outstanding Natural beauty, proximity to an area of special scientific interest, location within a conservation area, the bifurcation of the site by a historically significant public footpath and the extensive tree protection mandate.

An opportunity has been seized arising from the need to resolve of the poor existing access. A primary entrance journey has been conceived with particularly high quality experience potential due to the dramatic level change, circa 18 metres vertically and 25 metres horizontally. It offers the opportunity to step out into a panorama and descend within it as part of an entry procedure via a pedestrian bridge and glazed lift.

The benefit of long term sustainable access has to be taken on balance with harm and impact to the AONB where the skyline, ridge and escarpment are visible from the marshlands below.

Development has been arranged as very low lying single storey parking accomodation atop the escarpment slope, this is considered suitable against the backdrop of two storey plus pitched roof housing immediately rear and the castle boundary which is of significant height.

The castle boundary walls are references in the material choices, but the subordinate scale of the proposal reflects that this proposal is deliberately non competitive with the adjacent Castle.

The quality of internal journeys and domestic tasks is sought to be made examplar through high functionality paired with immersion and engagement with the natural surrounding landscape and views.

The proposal under development comprises of four clear interventions;

A public path and journey improvement to the "Monkey Business" footpath as it enters/exits Lymgne.

The improvements are proposed by definition of the edge, installation of visual interest features, low level lighting and surface water management.

A new dwelling on the lower plateau to replace the Spout house of high Architectural merit.

A new parking garage on the upper plateau set into a boundary wall feature running along the ridge.

An improved yard and parking pen adjacent to the Nissen hut allow for its repair and regeneration.

The architecture proposed includes reference to small signalling windows and is predicated on the order of roman architecture.

The document hereafter sets out the current status of the design development which is at stage 2 in the RIBA plan of work (concept design).

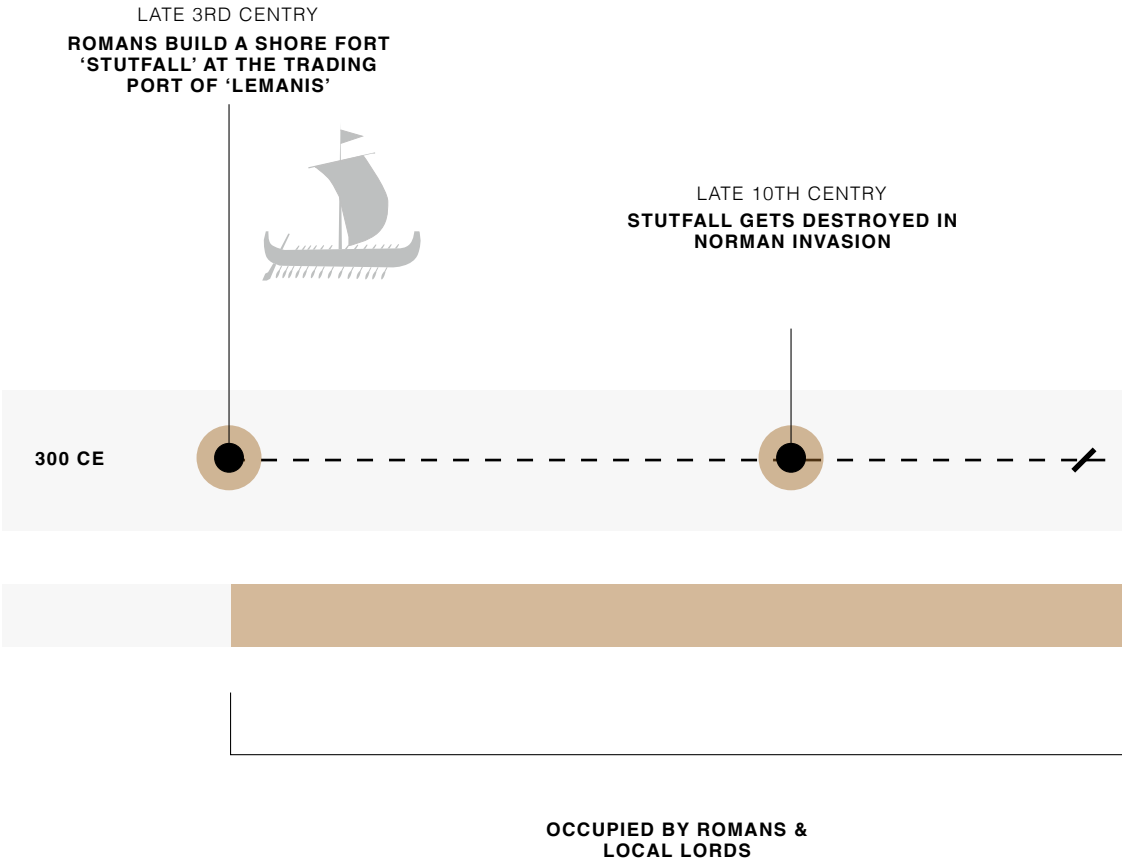
Ansham Associates develops work using evidence-based decision-making with a heavy focus on local study and research at the outset of any commission.

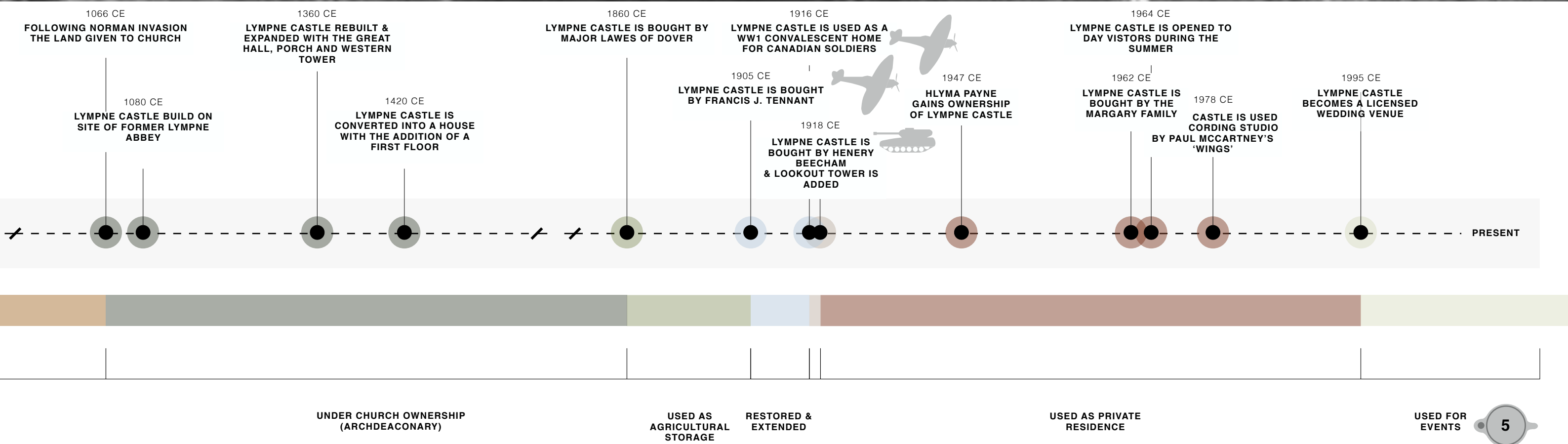
Proposals design strategies are responsive to local realities and study outcomes. The practice resists 'signature' stylisation and instead pairs local uniqueness with practice refinement of engineered features and details and a commitment to craft and quality materials.

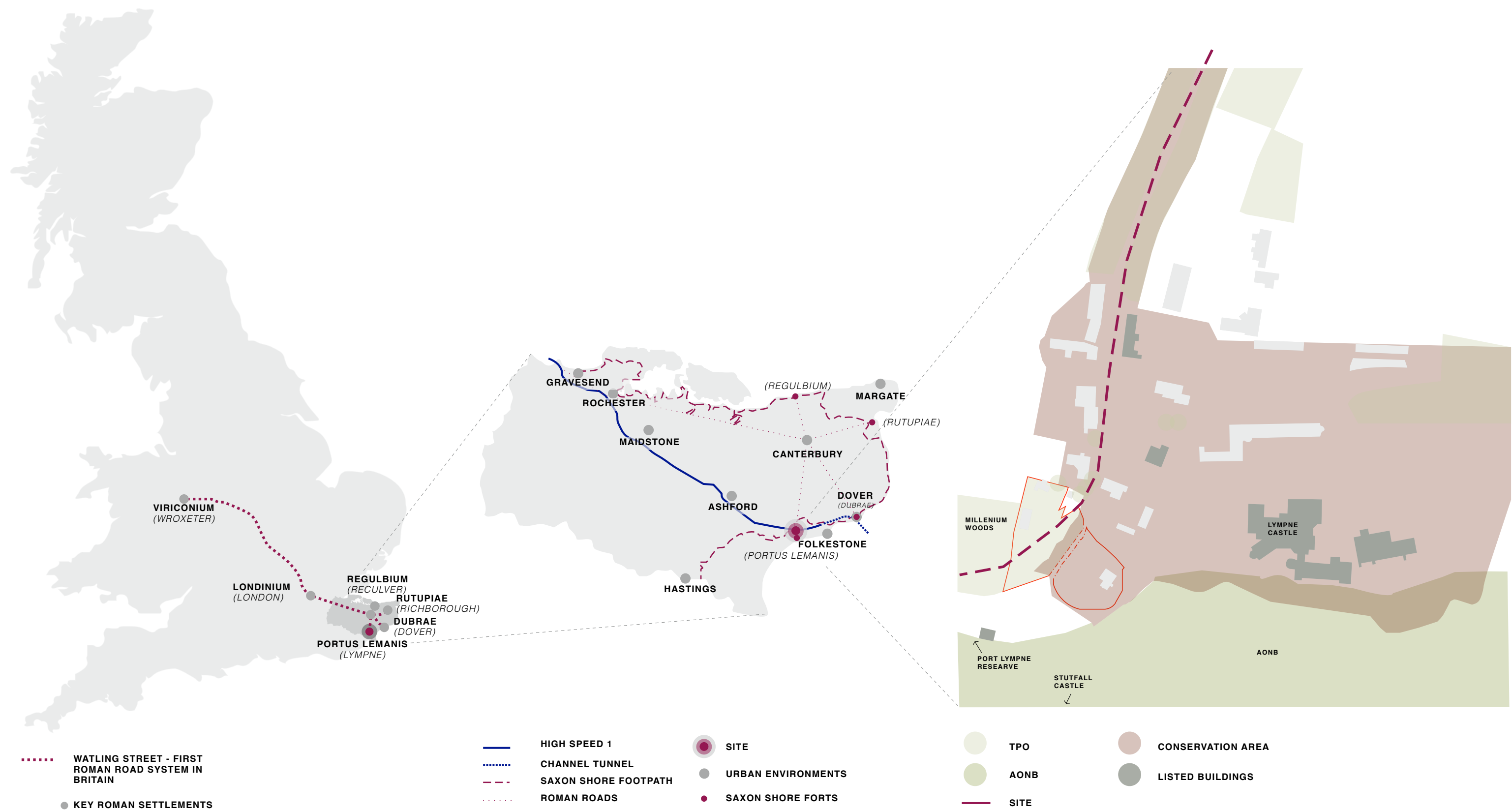
SPOUTED OIL LAMPS // A LIGHT ON THE HILL

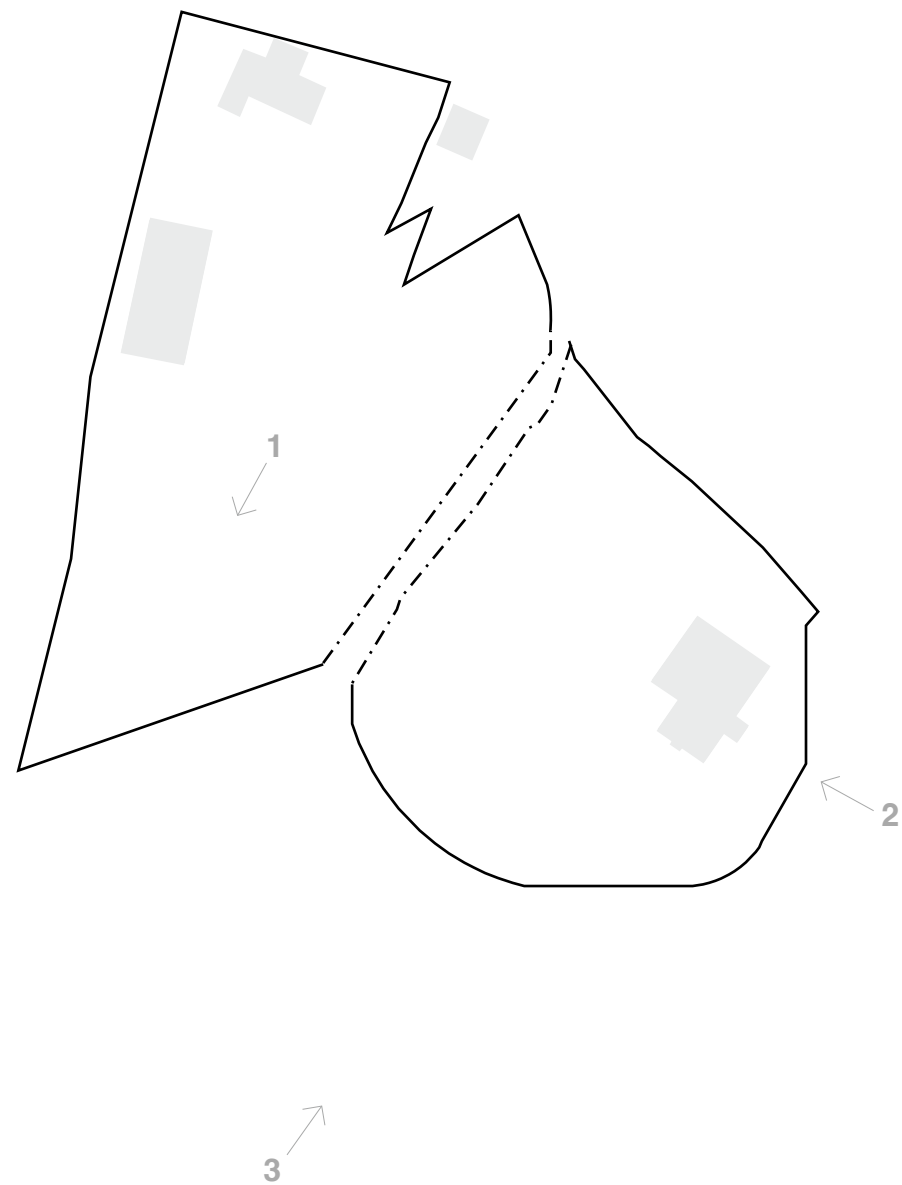


Roman oil lamp. Typical of lamps placed in small signalling windows on Roman trade routes to communicate the safety of passage to smugglers.









LYMPNE CASTLE - GRADE 1 LISTED ADJOINING

ETCHING OF LYPNE CASTLE & FARMLAND CA 1830

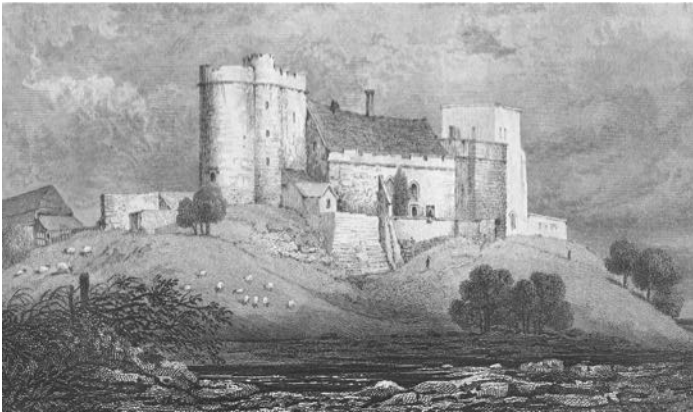


ILLUSTRATION OF LYPNE CASTLE WITH NEW ADDITIONS CA 1910



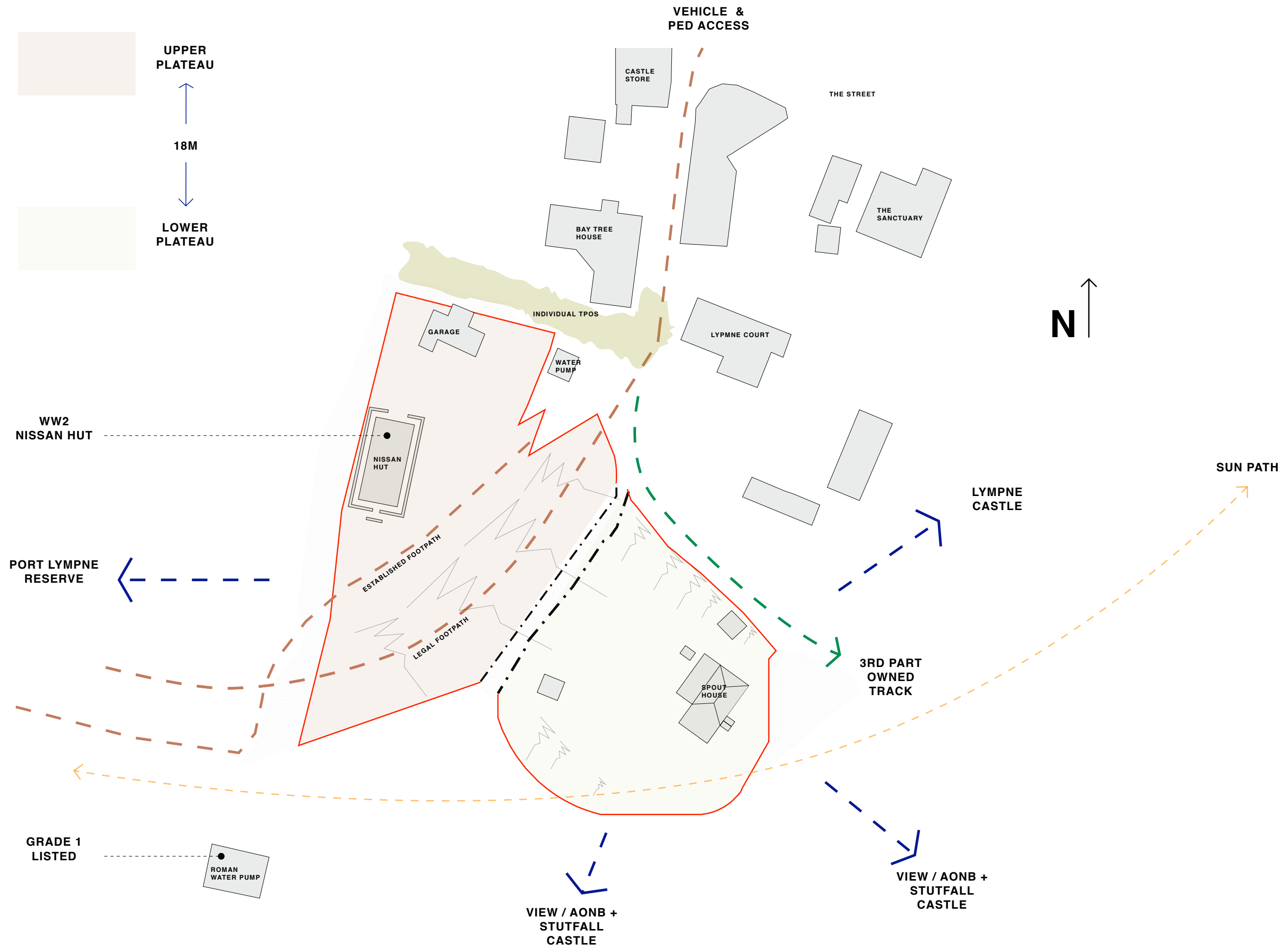
PAUL MCCARTNEY'S 'WING' AT THE CASTLE FOR THE RECORDING OF THEIR ALBUM



LYMPNE CASTLE AT PRESENT DAY



KENT QUARRIED RAGSTONE, UBIQUITOUS SURROUNDING





HERITAGE & ARCHAEOLOGY

CONSULTANT COMMENTS :

The site lies within an area of Romano-British archaeological potential adjacent to the projected line of the Roman road leading to Stutfall Castle, the site of which lies c.250m to the south. The proposed development may impact on any below-ground archaeological remains at the site and if planning permission is granted I recommend that the following condition is applied to any forthcoming consent:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

SUMMARY:

- Site is in an area of archaeological potential.
- Watching brief recommended.



AONB FEEDBACK CENTRES THE LANDSCAPE

CONSULTANT COMMENTS:

The local planning authority has a legal duty to take account of the purposes of AONB designation in determining the application i.e. the conservation and enhancement of the area's natural beauty. In addition to consideration of the proposal against the local authority's development plan, account should be taken of paragraphs 176 and 177 of the NPPF and the principles and objectives of the Kent Downs AONB Management Plan, Third Revision 2021 to 2026. The Management Plan is adopted by all the local authorities in Kent as their policy for the management of the AONB and for the carrying out of their functions in relation to it. The national PPG confirms that AONB Management Plans can be a material consideration in determining planning applications.

The proposed replacement dwelling is significantly higher and bulkier than the existing dwelling and the site's location, at the top of the escarpment of the Greensand ridge, makes it a particularly sensitive location, as recognised in the Landscape Character Assessment Update of the Kent Downs where landscape recommendations for the Lympne escarpment include:

Protect historic sites and monuments, and their settings, taking account of the intervisibility between scarp and marsh.

Protect skylines and the scarp slope (particularly the top of the scarp) from development, and look at removing and mitigating intrusive features such as poles, power cables and structures. Aim to retain the scarp's open grassland and scrub character.

Protect long views across Romney Marsh from the scarp, considering how developments on the Marsh will appear when viewed from above and avoid or mitigate impacts, for instance with careful advance planting.

The proposed glazed feature in the roof slope of the front elevation has potential to introduce night time lighting impacts from light spill and glow as well as the potential issue of reflective glare which is of concern to the AONB Unit, given the particularly sensitive location. Paragraph 185 of the NPPF states that new development should protect tranquil areas and limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Light pollution affects tranquillity and the perception of tranquillity as well as having ecological impacts. Lack of light pollution and tranquillity are important facets of the AONB which make up its special character and sense of place. Principle SD7 of the AONB Management Plan looks to retain and improve tranquillity, including through conserving dark night skies. We would also recommend that pale colours are avoided for the proposed cladding; natural wood or tile hanging would be less obtrusive in the landscape than for example white or cream coloured cladding.

SUMMARY:

- Consider Greensand ridge location.
- Reduce or disguise bulk/mass.
- Protect skylines - remove poles, power cables and structures.
- Consider potential to introduce night time lighting impacts from light spill and glow + reflective glare.



PREVIOUS SCHEME - CONSERVATION ARCHITECTURE

DESIGN DEVELOPMENT

HEAD STRATEGY

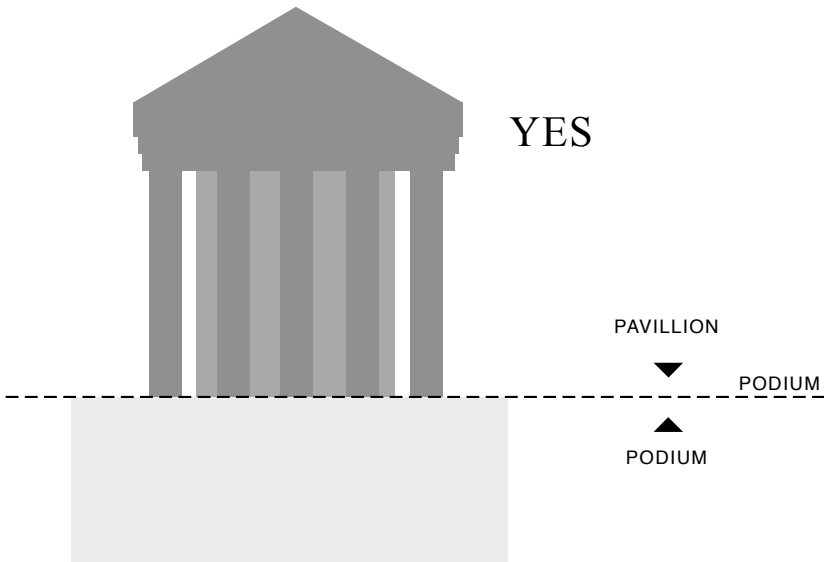
The head strategy is to build a contemporary hierarchical building following the standard Roman Architectural order. This is not conventional as modernism generally inverts the principals of Roman order Architecture.

The roman order very generally arranges components eventually comprising a pavilion atop a podium with these arrangements being derived from religious ambitions.

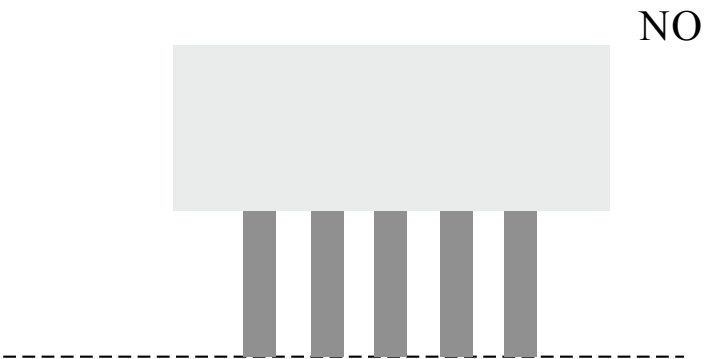
This strategy correctly recognises the site's important relationship to the Saxon Shore Way and the nearby archaeological assist of Stutfall Castle.

It also reflects a will to install high quality contemporary architecture in leui of a reproduction period building that does not capitalise on the special context opportunity and may in fact be harmful to the setting if incorrectly scaled.

LOCAL RELEVANCE



GLOBALISED MODERNISM



MASS MANAGEMENT STRATEGY

Following the principle of a pavilion on a podium, the mass of the proposal is divided through the extension of the landscape.

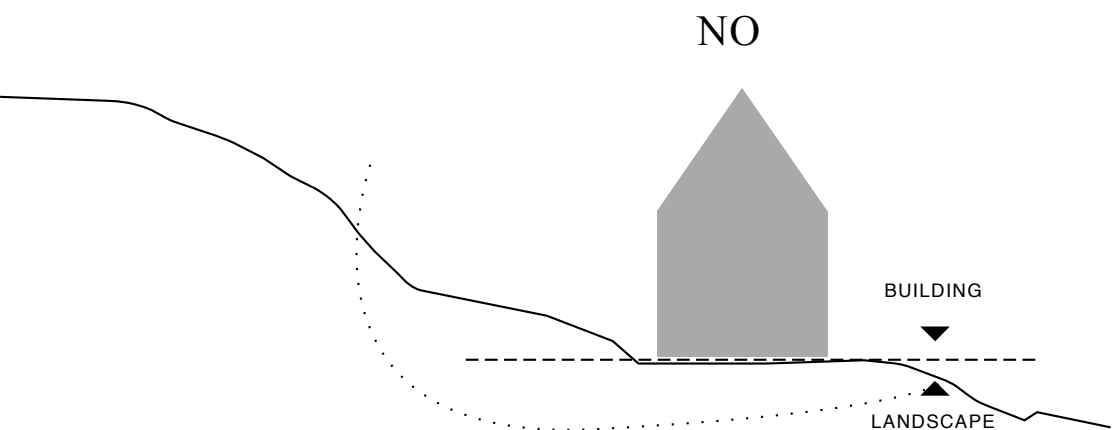
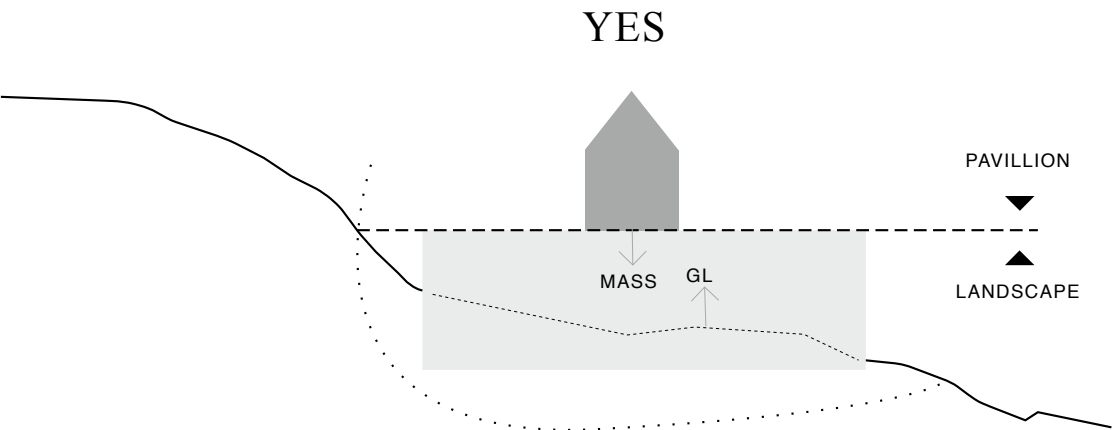
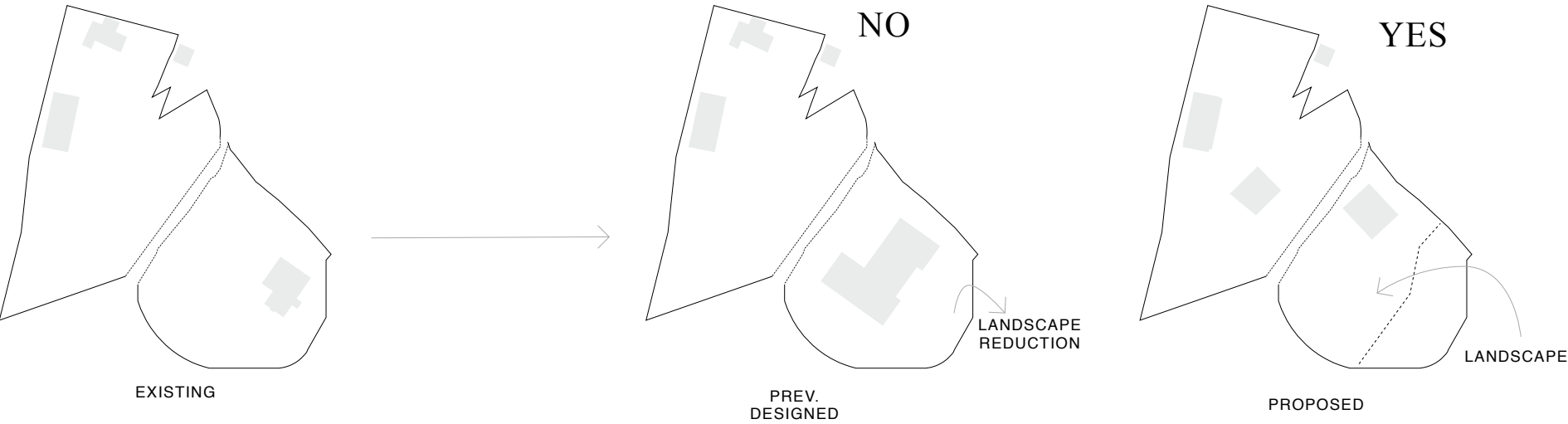
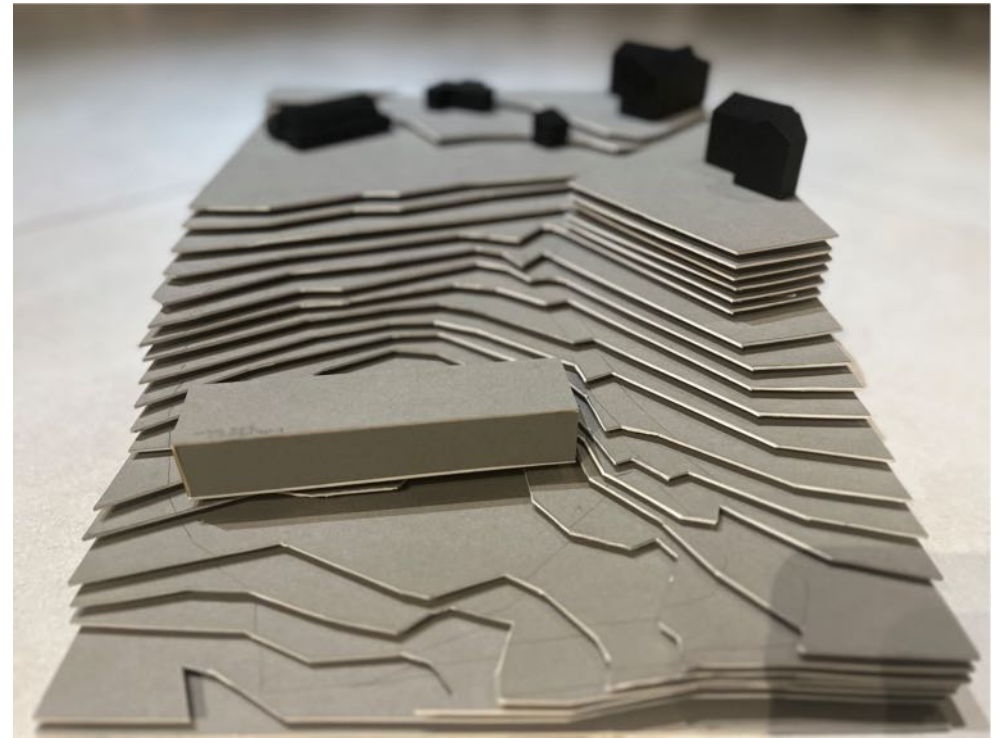
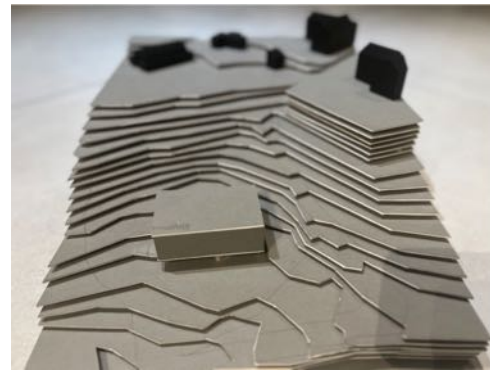
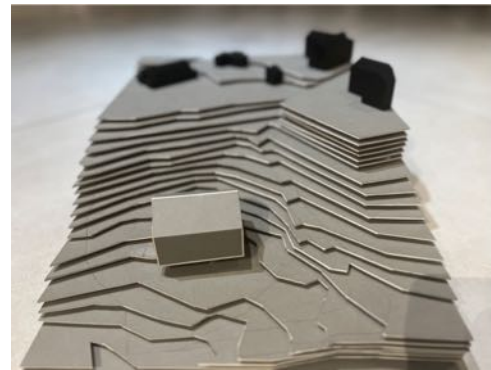
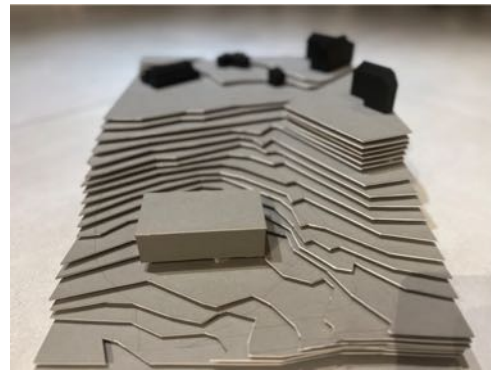
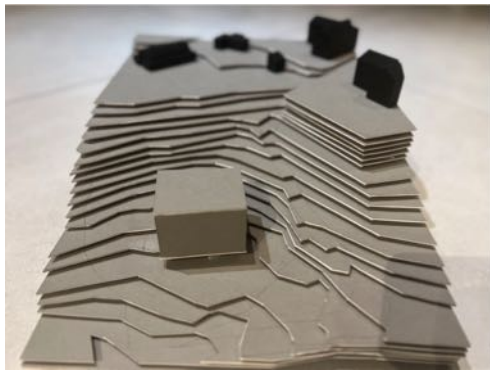


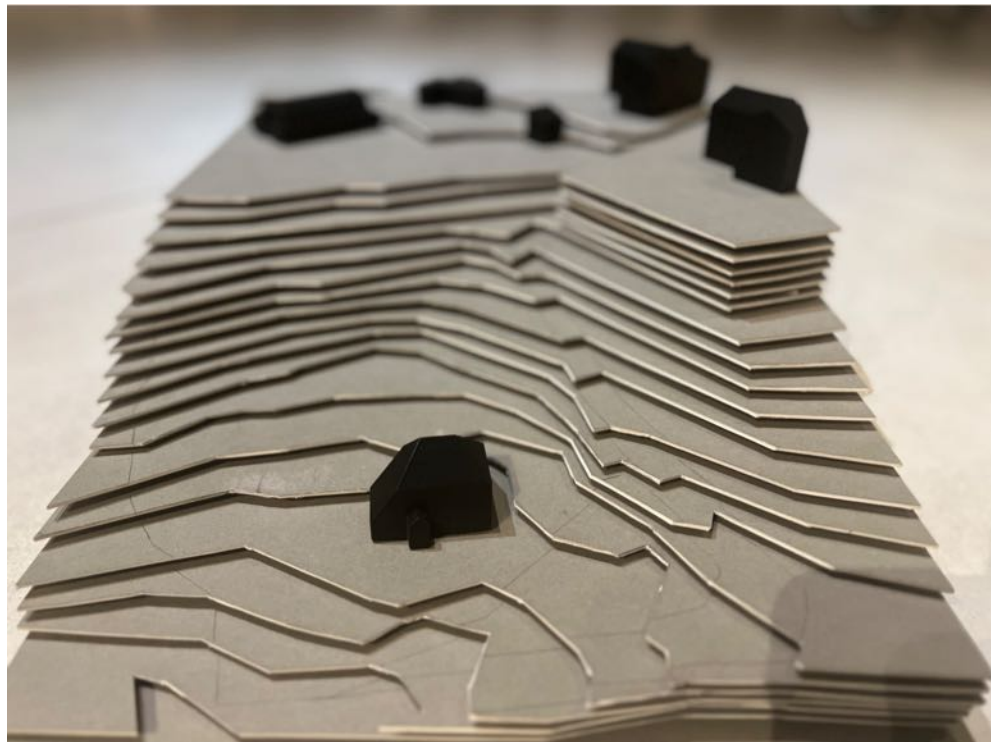
FIGURE GROUND COMPARISON - LANDSCAPED PODIUM/VIS TRADITIONAL VILLA



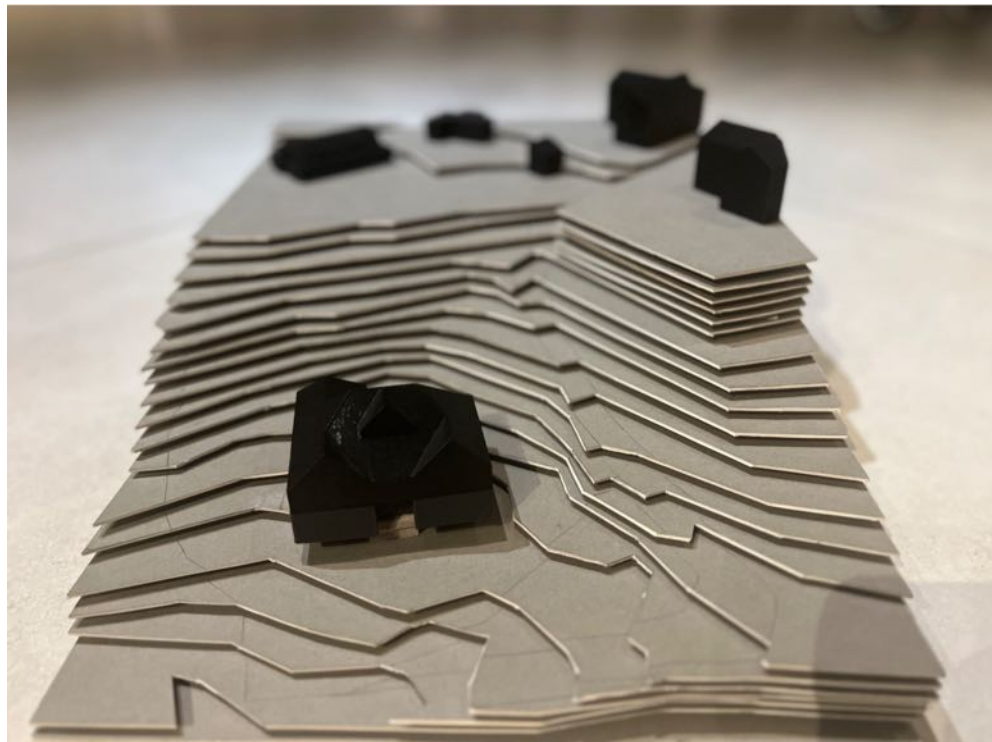


BRIEF STAGE MASSING

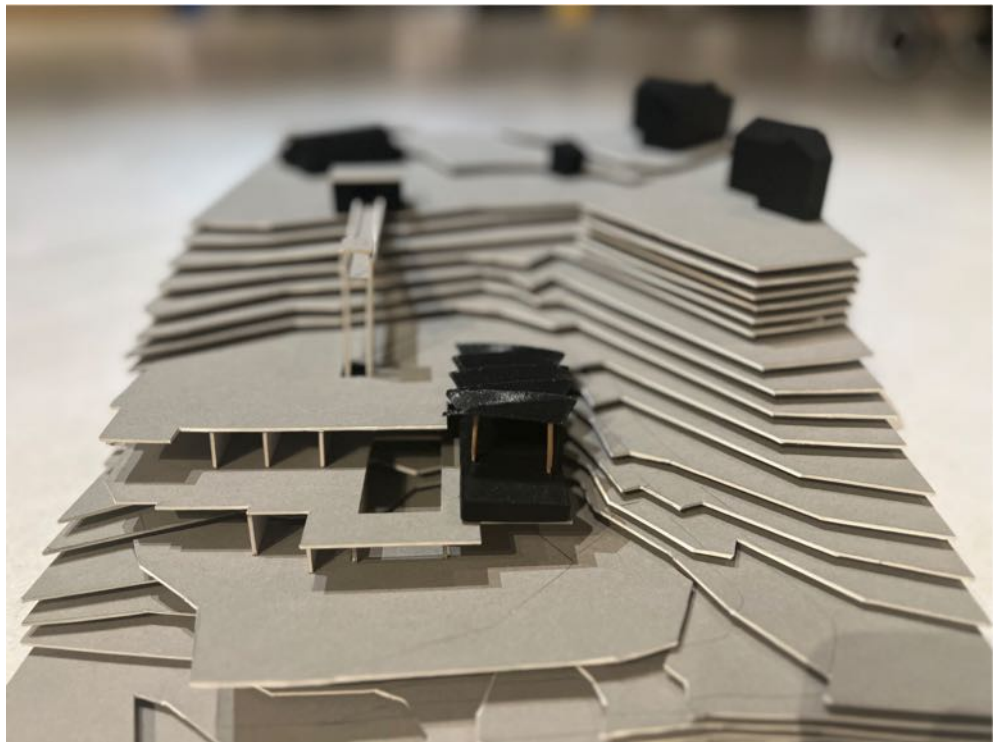
EXISTING



PERIOD REPRODUCTION



LANDSCAPE PODIUM / PAVILLION



DESIGN STRATEGY MASSING

LANDSCAPE

A robust landscaping design based on the principle of multi tiered intensive green roofs directly linked to the escarpment and natural ground surrounding is to be developed.

The ecology advice is adopted below into a strategy plan.

To balance potential harm of the vertical lift shaft as an element that may disrupt a continuous view of the escarpment, fixed ecological habitat enhancements for birds are proposed to be built into the structure.

- 1. LOG PILES - WILDLIFE HABITAT
- 2. MULTI TIERED INTENSIVE GREEN ROOF WITH BEE HABITATS.
- 3. EAVES OF BUILDING DESIGNED TO ACCOMODATE BAT ROOSTS.
- 4. BIRD HABITATS BUILT TO VERTICAL ELEMENTS (LIFT SHAFT)
- 5. NATIVE PLANTING - BIODIVERSITY ENHANCEMENT.
- 6. HABITAT EXCLUDED FROM VEHICLE ACCESS BY FENCING/WALLING AND LIGHTING RESTRICTED.
- 8. TREES MANAGED TO IMPROVE ECOLOGICAL VALUE / BIODIVERSITY IMPROVEMENT.
- 9. FENCES - OPEN BETWEEN POSTS AT GROUND - SMALL MAMMAL ACCESS.



ECOLOGY

CONSULTANT COMMENTS:

Bats – No evidence of bats was found inside the building of either droppings or live animals. Potential bat roosting features are limited to the exposed peg tiled roof area and around dormers at the rear of the building. As no visual evidence of bats was apparent it is recommended that one bat emergence (dusk) and one return survey (dawn) are undertaken as recommended In the Bat Conservation Trusts Bat Surveys For Professional Ecologists: Good Practice Guidelines (3rd. Edition 2016). If bats are found using the site then a third survey will be required. Peak survey period May-August.

Birds – There is nesting bird habitat, in trees, tall ruderal habitats on site. Any clearance of these habitats should be undertaken outside the bird breeding season (February – September). If this is not possible then it is recommended that a suitable qualified ecologist checks the site for any active nests before commencement of any construction activities on site.

Reptiles – There is very limited potential for significant populations of reptiles to occur on site (grass snake, slow worm & common lizard). Therefore it is recommended an ecological method statement providing habitat manipulation and pre-clearance finger- tip searches under the supervision of a reptile ecologist should be produced to safely dissuade any animals for the working zones into safe areas of suitable adjacent habitat.

Avoid unnecessary negative impacts of new lighting at night, e.g. on bats, invertebrates, plants, night sky. Minimise the hours when lighting is used, avoid "spillage" by using directional down-lighting, reduce brightness of necessary illumination and keep light from shining on any potential bat roost entries, mammal holes, etc.

Create new wildlife habitats appropriate to the site's context, e.g. through the use of log piles, "wild" corners and native planting; install bird, bat and invertebrate boxes and incorporate these into the project's landscape/building design scheme. (We can provide specific recommendations for models and siting on request, but they must be of good quality and durable.) Bat and bird boxes must be inspected annually and replaced when needed (usually after ten years). The development plans for the site should include the provision of 'hedgehog gates' at the bases of any boundary fencing to allow free movement of hedgehogs through the landscape.

Use native planting (preferably of local origin and reflecting local botany) wherever feasible in all landscaping. Where exotic species are planted, always avoid invasive species and choose those with wildlife value such as for nectar or shelter. (A selection of species is available from us.)

SUMMARY:

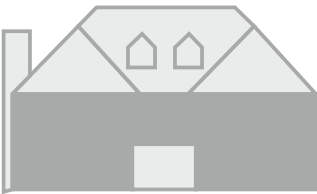
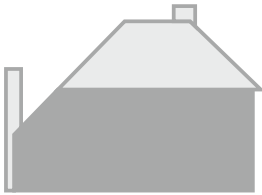
- No evidence of bats on site, if found, then a 3rd party survey will be required.
- Nesting bird habitats are present on site. Habitat clearance should be commenced outside the bird breeding season.
- Limited potential for reptiles. Finger-tip searces are recommended pre-clearance.
- Avoid light spillage at night by using directional downlighting.
- Native planting is recommended.



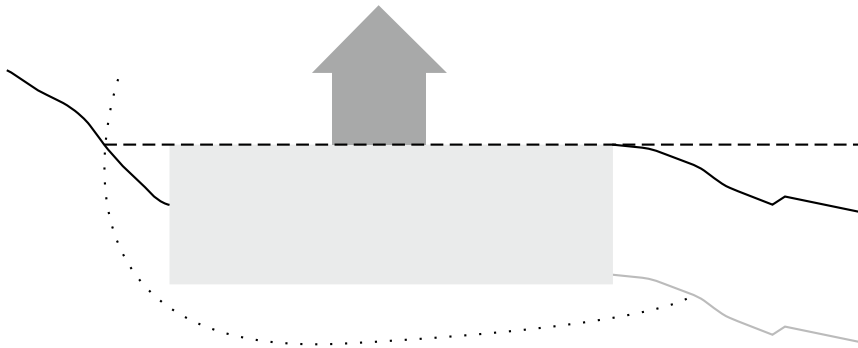
The architectural details are subject to a design strategy that seeks to explore the history of smugglers journeys through the site and to respond to consultation comments relating to impact of development on the AONB.

Primarily the harm to the AONB is proposed to be mitigated by a robust massing and landscaping strategy. Additionally the architectural design seeks to further mitigate through managing light spill in two ways;
1. recessing of glazing deeply behind overhanging roofs and screening with planting to external GL+700.

2. Introducing low light emissivity glass into a mondrian type glazing pattern except for a small number of square minature panes that would deliberately be visible. These are intended to re-establish the historic signalling windows and the historic nighttime character of the site in a way which is unharmlful to the AONB and ecological assets.



- The material strategy responds to
1. Access restrictions, the narrow access governs that small unitised materials are best suited to the site.
Large prefabricated elements requiring heavy cranes will be unsuitable. As such Kent quarried ragstone is a practical choice with established use locally.
 2. The materials proposed are deliberately extremely limited, it is proposed that all materials will be facing. i.e. no wet trades or paint finishes will be permitted, this will require high levels of skill and craft to successfully deploy and display the best tactile qualities of the materials.
 3. Materials are selected for high tactility, local relevance / relevance to site character and their potential to enhance the interior user experience.



ABOVE LANDSCAPE

OAK - CEILINGS, FLOORS (OVER STRUCTURAL SOFTWOOD)



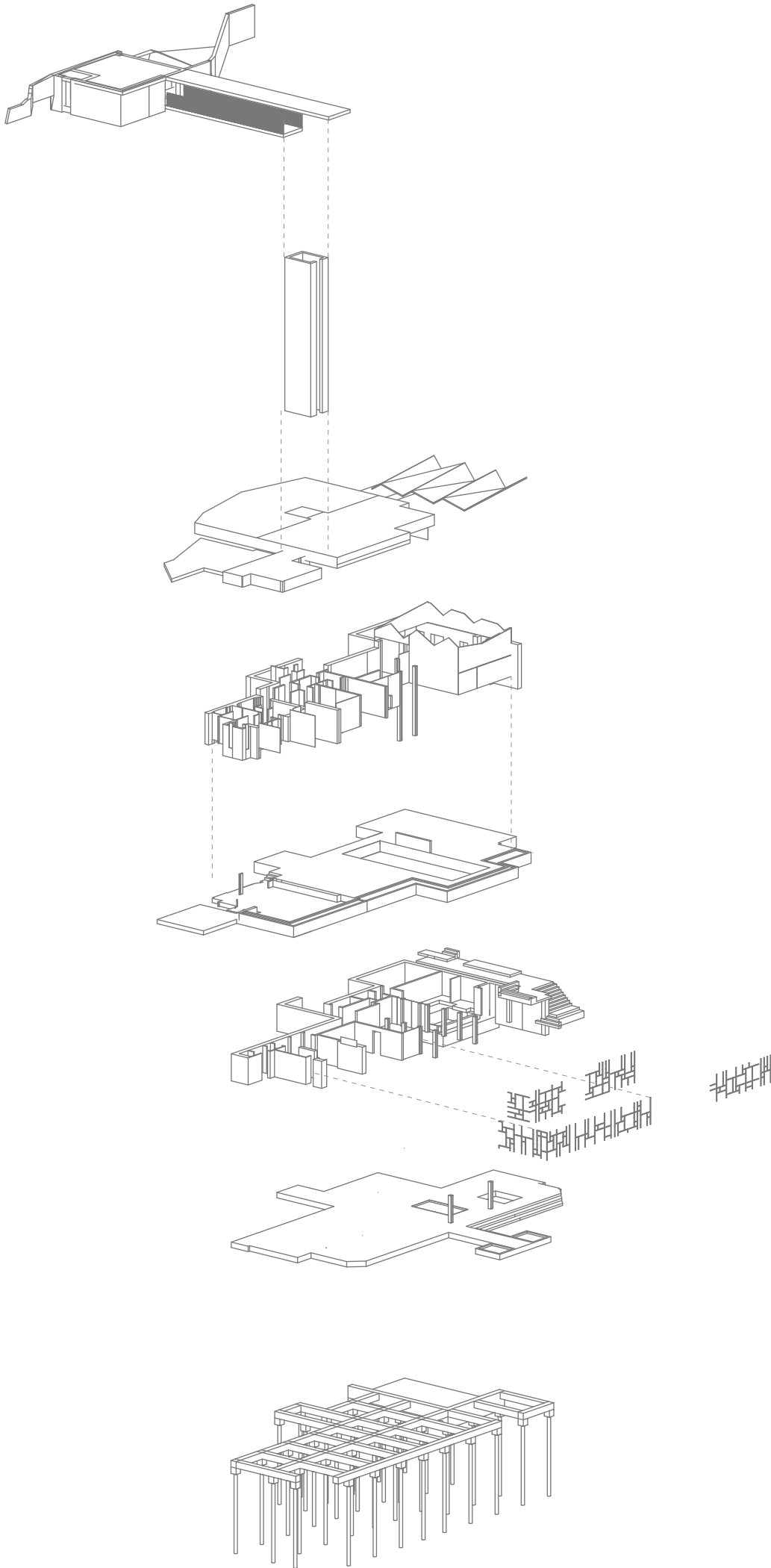
RANDOM RUBBLE - BOUNDARY WALLS, EXTERIOR WALLS



RAMMED EARTH INTERIOR WALLS



BELOW LANDSCAPE







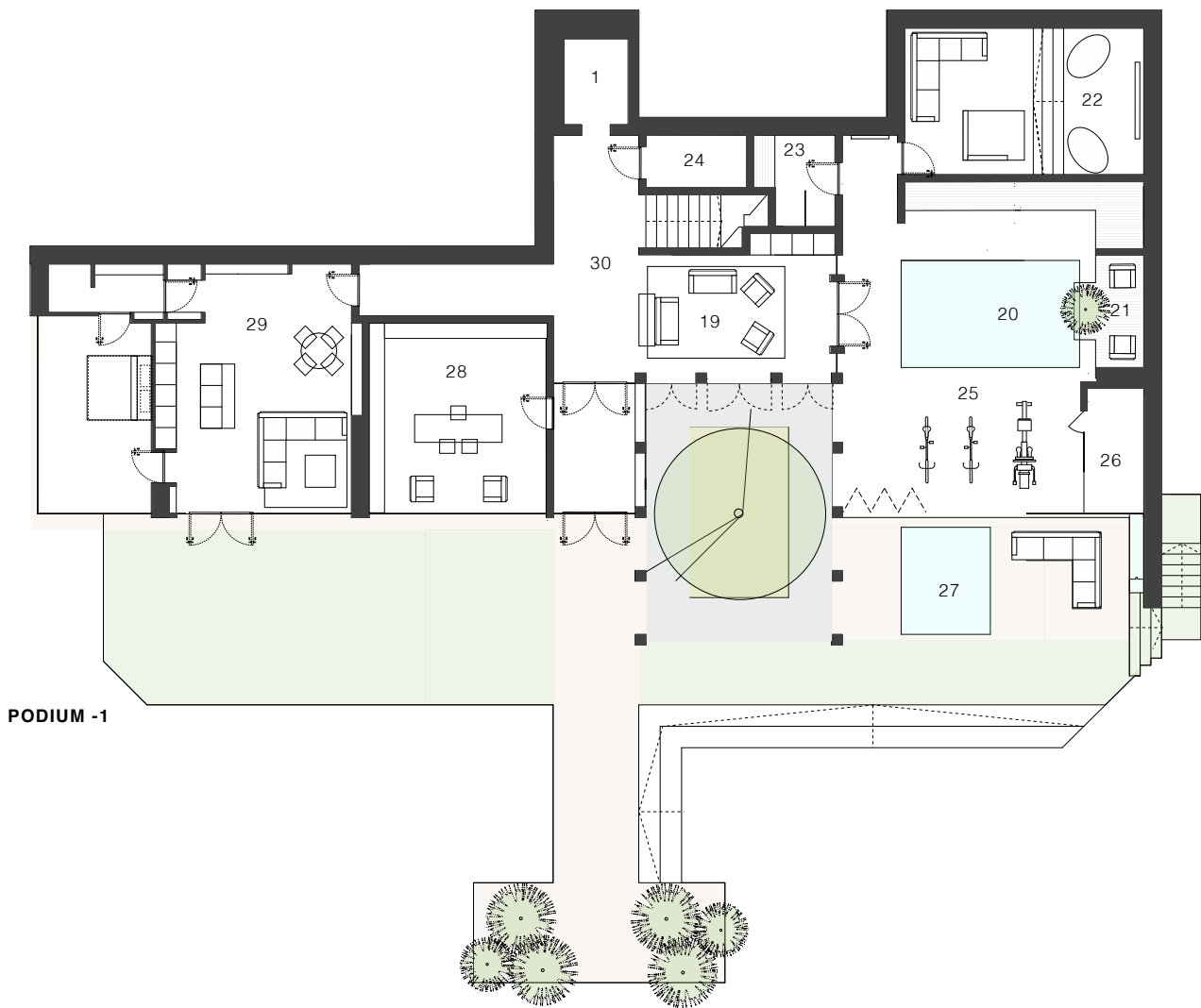
ROOF PLAN (NOT TO SCALE) ROOFS LANDSCAPED TO SURROUNDING TOPOGRAPHY.



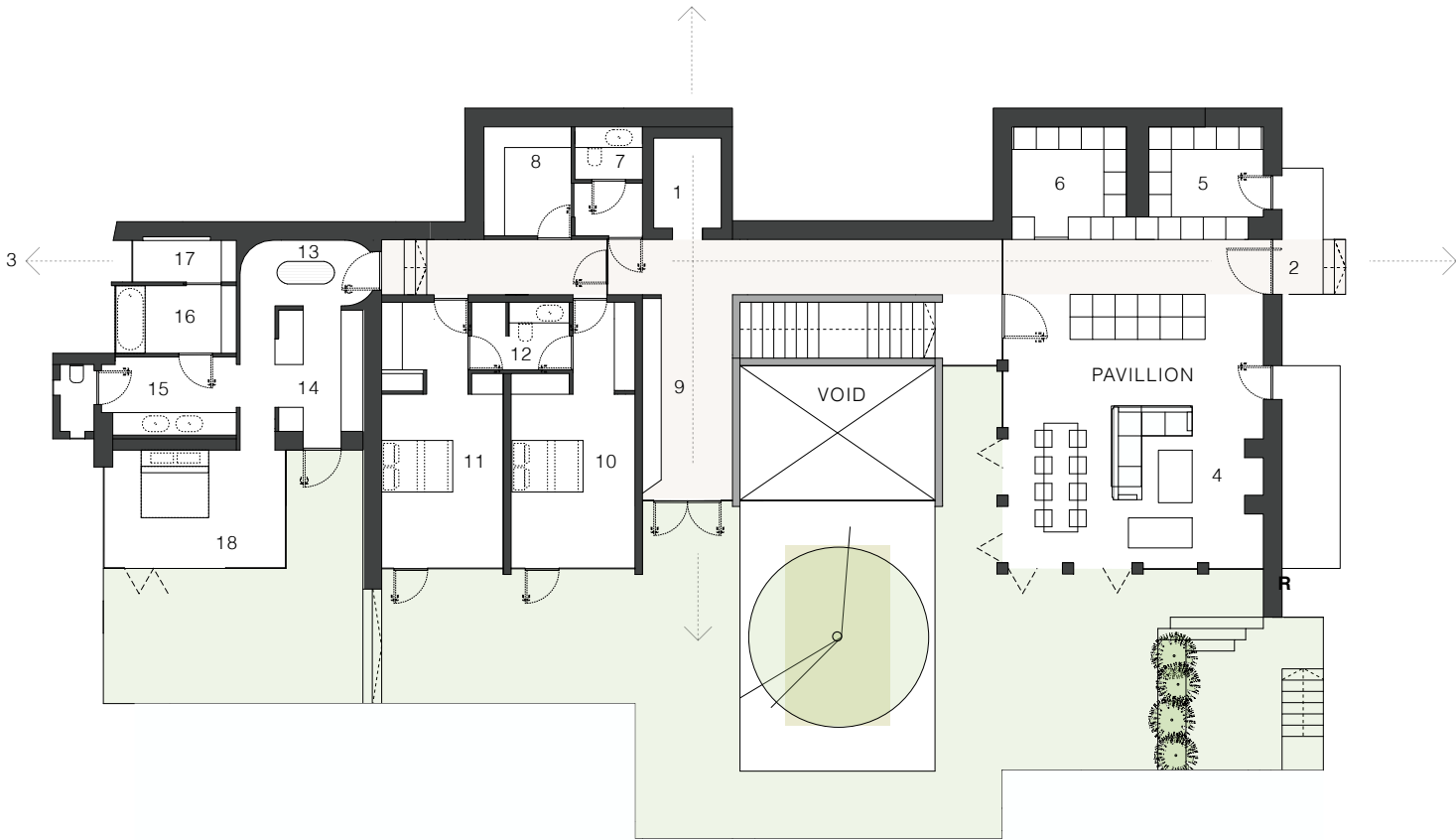
A VIEW OF BOUNDARY WALL AND SINGLE STOREY GARAGE AT RIDGE LEADING TO BRIDGE AND LIFT.



A VIEW OF BOUNDARY WALL AND SINGLE STOREY GARAGE AT RIDGE LEADING TO BRIDGE AND LIFT.



PODIUM -1



PODIUM 0 & PAVILLION

1. PRIMARY ACCESS LIFT TO GARAGE

2. SECONDARY ACCESS (TO ROW TRACK)

3. CIRCULATION ACCESS - TRACK TO WEST VIEW.

4. PAVILLION LIVING KITCHEN DINING SPACE

5. BOOT ROOM

6. PANTRY/PREP KITCHEN

7. CLOAK ROO

8. UTILITY/LAUNDRY.

9. LIBRARY

10. BEDROOM

11. BEDROOM

12. JACK/JILL EN SUITE BATH

13. MASTER ENTRY VESTIBULE

14. DRESSING

15. MASTER BATH & WC

16. SOAKING ROOM

17. SHOWER

18. MASTER BED.
19. LOWER LOUNGE

20. ENDLESS MINI POOL

21. POOL DECK SEATING

22. SNUG

23. CHANGING

24. PLANT

25. EXCERCISE & YOGA

26. SAUNA

27. OPTIONAL OUTSIDE HOT BATH

28. STUDY

29. ANNEXE

30. PRIMARY AXIS CIRCULATION - LIFT ACCESS TO SOUTHERN PANORAMA VIEW.







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