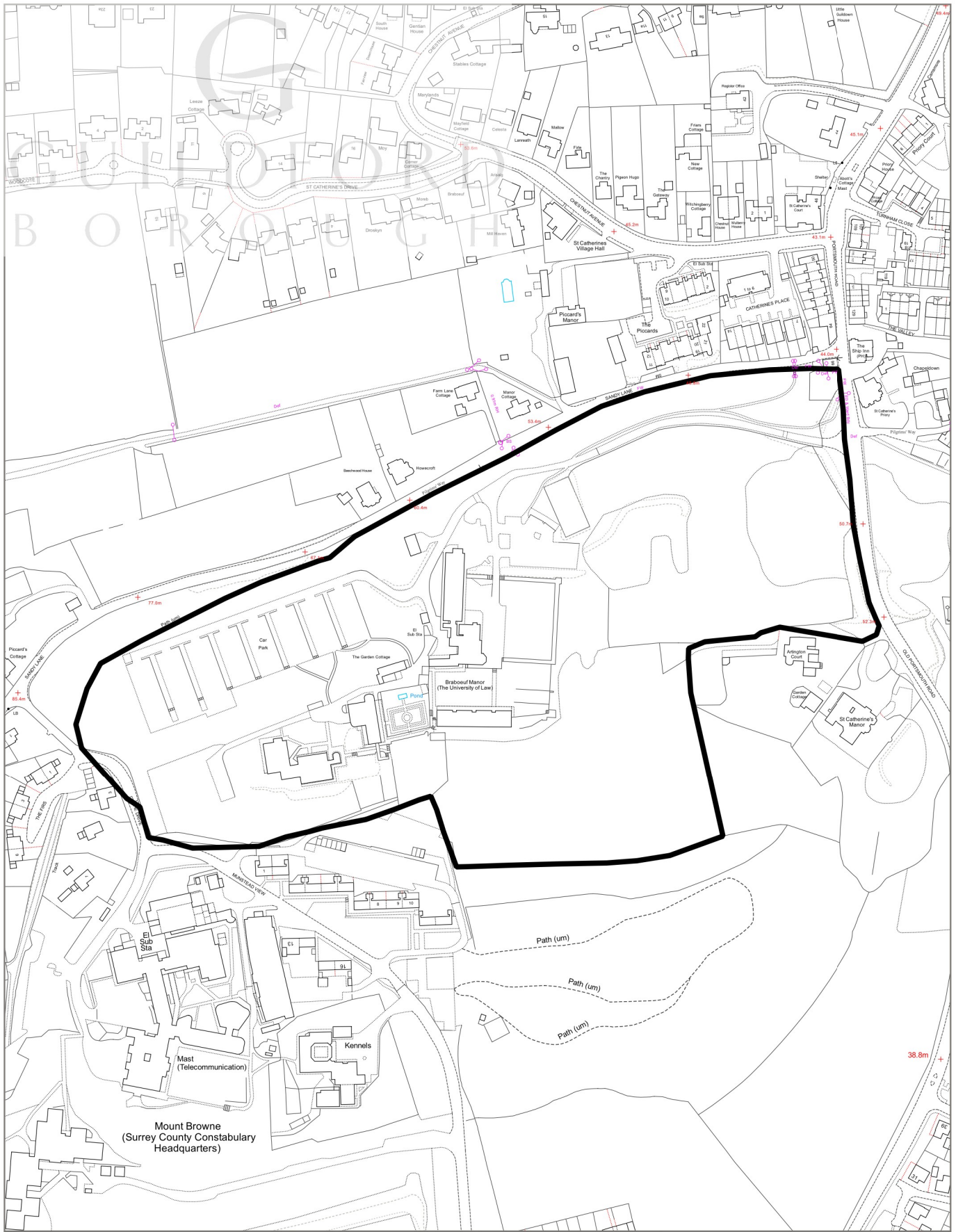


23/P/01851 - The University of Law Braboeuf Manor, Portsmouth Road, Guildford



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Not to Scale



GUILDFORD
BOROUGH

23/P/01851 – The University of Law Braboeuf Manor, Portsmouth Road, Guildford



Not to scale

App No: 23/P/01851 **8 Wk Deadline** 04/02/2025
(or EoT):

Appn Type: Listed Building Consent

Case Officer: Kate Little

Parish: Artington

Ward: Shalford

Agent : Overton
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Applicant: Elysian Guildford LP
c/o Agent
SW1Y5NQ

Location: The University Of Law Braboeuf Manor, Portsmouth Road, Guildford, GU3 1HA

Proposal: Listed Building Consent for works to Braboeuf Manor and curtilage listed buildings to facilitate their use as ancillary accommodation and amenity space for the extra care housing. The curtilage listed buildings are: The Garden Cottage and attached workshops, Garage workshop, Summer House, 'The Cow Shed' and Pound Cottage (66 Sandy Lane).

Referral

This listed building consent is linked to planning application 23/P/01850 which has been referred to the Planning Committee as more than 20 letters of representation have been received which are contrary to the Officer's recommendation. The Joint Assistant Director of Planning has decided to refer the listed building consent to the Planning Committee for completeness.

Officer's Report

Site description

The application area extends to 9.5 hectares located approximately 1.5 miles to the south-west of Guildford town centre. Immediately to the north of the site is Sandy Lane, on the eastern boundary is the A3100 Portsmouth Road which provides the sites singular vehicular access, and to the south and west, the site is bounded by the Mount Browne Surrey Police Headquarters.

The campus contains 12 existing buildings and structures ranging from squash and tennis courts to the Grade II Listed Braboeuf Manor House and substantial administrative buildings of up to three storeys providing a range of uses from learning spaces to offices and a canteen. Parking for 388 vehicles is provided on-site with the vast majority of spaces located within a sizeable surface-level car park to the north-western extent of the site.

The site was most recently in-use as a campus of the University of Law. The University vacated the site in the summer of 2024, the site has been unoccupied since.

The application area is well screened to all boundaries by mature trees though the visibility of the site is influenced by significant changes in topography. The land rises steeply from the east to the west.

The surface car park on-site forms an allocation in the Local Plan under Policy A34, which is for approximately 112 student bedspaces (sui generis).

Proposal

Listed Building Consent for works to Braboeuf Manor and curtilage listed buildings to facilitate their use as ancillary accommodation and amenity space for the extra care housing. The curtilage listed

buildings are: The Garden Cottage and attached workshops, Garage workshop, Summer House, 'The Cow Shed' and Pound Cottage (66 Sandy Lane).

Relevant planning history

Reference:	Description:	Decision Summary:	Appeal:
23/P/01850	Full planning application for the demolition and retention of existing buildings and erection of new buildings to provide extra care housing (Use Class C2) and associated ancillary accommodation and amenity space, public realm works, at-grade car parking (existing), plus restoration and upgrade works to Braboeuf Manor (ancillary accommodation and amenity space) and the refurbishment of Pound Cottage for use as a single dwelling (Use Class C3) (amended plans received and description changed on 31.07.24, additional plans dated 10th September 2024).	Reported elsewhere on this agenda.	N/A

Consultations

Historic England: Historic England have not offered any specific comments on this application for listed building consent.

Third party comments

It is noted that one letter of representation has been received for this specific application which notes objections to the application. However, the comments made do not relate to the listed building consent application, but the main application for the redevelopment of the wider site (i.e. 23/P/01850).

Planning policies

National Planning Policy Framework (NPPF):

Chapter 16. Conserving and enhancing the historic environment

Guildford Borough Local Plan: Strategy and Sites 2015-2034:

The policies considered relevant to this proposal are set out below:
Policy D3. Historic Environment

Guildford Borough Local Plan: Development Management Policies (LPDMP) 2023:

The policies considered relevant to this proposal are set out below:
Policy D18: Designated heritage assets
Policy D19: Listed buildings

Planning considerations

Heritage assessment

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Paragraph 205 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The NPPF also sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 205-210 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs. The policies from the LPDMP and LPSS reflect the requirements of the NPPF.

As noted above, the application involves the change of use and modifications to Braboeuf Manor which is Grade II listed. Also on the site are a number of curtilage listed structures which include the Garden Cottage and its associated workshops, the walled gardens and summer house and Pound Cottage. The impact on the significance of these buildings and structures will be assessed below.

Policy D3 of the LPSS is generally reflective of the NPPF and it states that the historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported; and that the impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.

Policy D16 of the LPDMP concerns designated heritage assets and it emphasises the requirements in the NPPF as regards the assessment of applications concerning heritage assets. Policy D17 relates to listed buildings and it notes that (inter alia):

- development proposals are expected to conserve, enhance and where appropriate better reveal the significance of listed buildings and their settings. Where harm to significance is identified this will be considered against Policy D16(3).
- repairs, alterations or extensions, that directly, indirectly or cumulatively affect the special interest of a statutory listed or curtilage listed building, or development affecting their settings are expected to: a) be of an appropriate scale, form, height, massing and design which respects the host building and its setting; b) have regard to the historic internal layout as well as the architectural and historic integrity that form part of the special interest of the building; c) reinforce the intrinsic character of the building through the use of appropriate materials, details and building techniques; and d) respect the setting of the listed building including inward and outward views.

- development proposals for the demolition/removal of objects or structures fixed to the building or within the curtilage of a Listed Building are required to demonstrate that they are: a) incapable of repair for beneficial use or enjoyment; or b) not of special architectural or historic interest as an ancillary structure to the principal Listed Building.

Demolition of existing buildings

It is noted that the proposal involves the demolition of all of the existing teaching and administration buildings on the site. These are all twentieth century structures and include the administrative building which adjoins Braboeuf Manor, the Denning Building to the south of Manor, the Fountain Court and the Learning Resource Centre.

The Conservation Officer notes that there are no concerns with the loss of these structures and it is an element of the application which can be fully supported. As one of the buildings is attached to Braboeuf Manor, a condition will be imposed which requires the applicant to set out how demolition will take place in order to protect the fabric of the listed building.

Assessment of impact on significance – Braboeuf Manor

Braboeuf Manor is a statutory listed building (Grade II) that sits in an extensive plot to the west of St Catherine's Hill and Chapel. Its origins date to the early medieval period where the property formed part of the Manor of Artington and the Manor of Godalming.

This three storey Manor runs north to south, with its principal elevation facing to east, permitting views of the ruins of St Catherine's Chapel. The property that we see today evidences several phases of development in fabric and floor plan.

The earliest phase that is identifiable centres upon the fabric and structure to the north and east, and dates from 1586. It is understood that this was undertaken at the behest of the Rice Wight (d.1602), and replaced/remodelled a previous stone house, most likely a medieval hall house with central hearth. This Tudor structure is largely of timber construction, but some elements of the earlier stone house may have been incorporated within the north and west walls.

Further remodelling of the property was undertaken during the nineteenth century whilst the property was occupied by Jane More Shubb (1795-1868), whose first husband had been Major Arthur Wight (1787-1847). Firstly, c 1846, an extensive programme of renovation and extension was undertaken, which consisted of the Tudor timber framed house faced with Bargate stone; the addition of stone mullioned windows; a change of roof profile; the rebuilding of the porch and its gable; extensions to west elevation and the addition of a perpendicular linear wing to the south elevation. These Gothic stylised changes provide the structure and character which is currently evident.

The property's original landscape setting has seen alteration following the site's acquirement by the College of Law, with land and gardens to the north, south and west taken for the development of collegiate and administrative buildings. However, in contrast, the gardens and landscape to the east, together with the sinuous driveway have on whole remained unaltered.

In terms of the significance of the building, this can be summarised as follows:

- is a building of special interest as reflected by its Grade II listing status;
- survival of sections pre-sixteenth century stone walls;
- survival of historic fabric, structure features and floor plan of the sixteenth house which includes the timber frame core and the c.1680 oak staircase;

- nineteenth century additions and alterations illustrates the evolving form and expansion of the site;
- the nineteenth century Bargate stone facing which externally envelopes the timber frames and the 'gothic' fenestration remodelling defines its current aesthetic appearance and provides a snapshot of changing fashions and styles in the higher levels of society between sixteenth and nineteenth century; and
- historical association with Manor of Artington and the Manor of Godalming and latterly the Wight Family and Lt. Col. J.A.C Younger.

With regard to the external and internal works to the listed building itself, these can be briefly summarised as:

- the demolition of the existing administration building which currently joins onto the listed building together with the associated works to make good. In addition, a new external opening would be created close to the existing;
- the demolition of part of the ground floor of the nineteenth century extension. The works will include the reconfiguration of the rooms by removing internal partitions and a small extension to the rear infill an existing undercroft area;
- works to remove the significant and various level changes within the building through the installation of ramps and in places, increasing the height of the floors, together with alterations to the height of existing doorways and the repositioning of existing architraves and skirtings;
- the removal of modern timber partition walls and doorways;
- the formation of a WC facilities at ground floor;
- the creation of two new internal doorway openings (one accessing the proposed WC facilities, and one connecting the multi-purpose rooms)
- general repairs and refurbishment including the removal of non-original fixtures and fittings; lime mortar repairs to primary stonework and brickwork facades; brickwork repairs to chimney stacks; repair of copper flashing; removal and repair of damaged/loose slates; like-for-like replacement of all damaged/rotten timber fascia; installation of new guttering; refurbishment repairs of all existing windows and cleaning of internal joinery including panelling and staircase.

As already noted above, the scheme has been significantly amended during the course of the application and additional information on the external and internal changes to the listed building has also been submitted to ensure that the extensive schedule of works would not have a detrimental effect on the character, appearance and integrity of the listed building.

- Demolition of existing administrative building and associated works

It is proposed to demolish the existing administrative building (c.1976) which is interconnected with the Manor by means of a corridor and doorway. As noted above, there are no concerns with the loss of this structure, however there is the possibility that the process of removal and making good could have an influence upon the heritage asset's structure and fabric. Therefore, to ensure that this managed appropriately and sensitively, a demolition method statement covering method of demolition; method of ensuring safety and stability; and full details of repairs/making good works, including reinstatement of fabric, repointing and cleaning, has been requested by the Council's Conservation Officer as a condition.

Once demolished, a new, timber panelled, access door is proposed to be installed where the current administrative building adjoins the Manor and will be supplemented by brick quoin detailing around the door frame to match that which exhibits around windows across the west facade. This element of work is considered to complement the character and appearance of the listed building and therefore is deemed to be acceptable.

- Demolition of part of the ground floor of the nineteenth century extension and associated works

It is proposed to carry out structural works that include the removal of some internal partition walls and the replacement and realignment of the existing recessed external wall. The Council's Conservation Officer confirms that whilst this later extension has evidential significance as part of the development and evolution of the manor, it offers only a modest amount architectural significance, with a very limited amount of fabric or features of interest. The only element of fabric that is seen as holding some architectural significance to the character of this extended form of the Manor are the existing timber frame posts. The revisions secured confirm that these are to be retained, with the newly repositioned external wall set back from them by 300mm. The Council's Conservation Officer confirms that the proposed approach would secure the preservation of the extension's prevailing character and architectural interest and thus is considered to be acceptable. Nevertheless, the demolition work scheduled does present a risk in terms of structural and/or fabric damage, as such, a method statement covering the method of fabric removal; and methods and location of temporary propping has been requested by the Conservation Officer as the subject of a condition.

- Works to secure internal level access at ground floor level and associated works

Level changes across the ground floor level of the Manor are common and are at present managed by short flights of steps. Given the proposed demographic for the C2 of the site, accessibility across the ground floor of the Manor is desired by the applicant. To facilitate this, two ramps are proposed to be introduced where there are existing level changes internally, one within the corridor between the proposed reception area and the larger multi-purpose room and the second leading from the proposed smaller multi-purpose room towards the reception and social space at the rear of the property. The introduction of both proposed ramps would result in the concealment of the existing 1930's parquet floor, however, the application confirms that this feature would be protected in situ by means of a protective membrane and thereby is reversible.

Equally, the introduction of the proposed ramps also requires two existing door frames to be raised in height, together with the repositioning of existing architraves and skirtings that are found along the corridor. The Council's Conservation Officer has reviewed the details that relate to this element of the work and has confirmed that, these details, whilst characterful and speaks of the later aesthetic of the house, are not a key component of significance, therefore their sensitive alteration is something that is considered to be acceptable.

The application also specifies the installation of a platform lift within the nineteenth century rear extension as a means of addressing the level changes in this area. As already noted, the architectural and historical significance of this phase of the property is significantly less than that of the main body of the Manor and furthermore it would be located within the proposed extended area, i.e. currently sits beyond the ground floor envelope. As such it is considered that its introduction would not result in any loss of historic built fabric of significance and therefore would not prejudice the heritage asset. As such, the work is deemed to be acceptable.

- Removal of modern partitions and doorway

In addition to the partitions proposed for removal within the nineteenth century extension, which have already been assessed above, consent is being sought for the removal of further partitions within the main body of the Manor. These are all at ground floor level and are largely located to the south and rear of the property. In all instances the partitions are of modern construction and therefore hold no historical or architectural significance. Equally, their removal would serve to return the rooms in which they are currently located back to their original dimensions, thereby, better revealing and enhancing the Manor's historic internal cell structure. As such this element of work is full supported.

- The formation of a WC's at ground floor level

The application seeks consent for works to facilitate the formation of an accessible WC block within a ground floor room to the south-west corner of the Manor which will serve the multi-purpose rooms and function spaces. To facilitate the provision of this service it would require the alteration of existing partitions to define the space for this facility and would also require the addition of individual toilet cubicles. The Council's Conservation Officer has assessed this element of the application and has confirmed that this is an area of the Manor which has already undergone a degree of subdivision modification and as such the additional alterations propose would not result in any further loss to historical or architectural features, neither would it compromise the legibility of the property's historic cell form/arrangement. Equally the works proposed are essentially reversible and can be easily removed without resulting in additional harm to the fabric and character of the property.

- The creation of two new internal doorway openings

Two new internal doorway openings are proposed. One providing a connection between the propose new WC facility and the larger multi-purpose room, and the other providing an accessible link between the larger multi-purpose room and the smaller multi-purpose room. These interventions are minimal in nature, however, will require some original fabric to be removed. The Council's Conservation Officer is satisfied that the extent of original fabric to be removed is limited and is supportive with it being set aside and reused for any stone repairs as necessary. They also go on to confirm that whilst the proposal will have a small impact upon the original ground floor plan form, the modest widths of the openings would mean that the historic legibility of the rooms and ground floor plan could still be interpreted and is preserved. Nevertheless, the Conservation Officer has raised a concern regarding the limited information provided within the application relating to the overall dimensions and treatment of the proposed openings, however, has suggested that this information could be secured by condition.

- General repairs and refurbishment

The renovation works to the Manor are extensive and involve a detailed schedule of works that include the following:

- removal of non-original fixtures and fittings;
- lime mortar repairs to primary stonework and brickwork facades;
- brickwork repairs to chimney stacks;
- repair of copper flashing;
- removal and repair of damaged/loose slates;
- like-for-like replacement of all damaged/rotten timber fascia's;
- installation of new guttering;
- refurbishment repairs of all existing windows; and
- cleaning of internal joinery including panelling and staircase.

These works are generally minor in nature and are designed to support and sustain the architectural and historical significance of the Manor, thus are considered to be acceptable. Nevertheless, very limited information has been provided relating to specifications, material and/or techniques that are to be used. As such the Council's Conservation Officer has requested a number of conditions that secure the provision of further details to be submitted for assessment, by way of ensuring that the works are undertaken with the upmost care and regard to the traditional construction and the architectural and historic significance of the Manor.

Assessment of impact on significance – curtilage listed buildings

The site includes a number of curtilage listed buildings that have a close association with the Grade II listed Manor. These curtilage listed buildings are scattered around the site and in the main they have been used as for storage and workshops by the University of Law. The curtilage listed buildings and their significance will be listed below:

The Garden Cottage and workshop

This asset is situated to the rear of the manor house. It is a part two-storey dwelling, with attached workshop and office. The structure is constructed from a palette of Bargate stone, brick accent detailing and horizontal black timber cladding, and is covered over by a steep pitched clay tiled roof. Both cartographic and physical evidence demonstrates that the property has been subject to a degree of alteration and expansion.

The significance of the Garden Lodge and workshop can be summarised as

- use of vernacular material and traditional building techniques in its construction;
- retention of historic plan form and fabric; and
- forms part of group of buildings that are curtilage to Braboeuf Manor.

Walled Garden and summerhouse

The walled garden and associated summer house were both additions to the site by Lt. Col. J.A.C Younger during the first half of the C20th and formed part of a wider series of terraced gardens, which were replaced as part of the College of Law's expansion. Located south-west of the Manor House, the walled garden is split into two distinctive terraced sections. The smaller northern terrace is defined by a centrally positioned lily pond surrounded by stone paving and boarder planting. A modest stone summer house sits within the eastern corner of this space. To the south of this space is a secondary terrace that steps down to a centrally located circular pond and fountain. Mediating between the lower garden level and the upper circulation paths are a couple of terrace levels of rectangular plan form.

Planting includes small shrubs, clipped box hedging and trees, including a large mature magnolia on its southern edge.

The significance of these structures can be summarised as:

- surviving designed landscape that is curtilage to Braboeuf Manor;
- as an addition to the estate by Lt. Col. J.A.C Younger; and
- shows the evolution of the Manor's grounds and setting.

The Cow Shed

This is a simple rectangular single storey ancillary building which is situated to the south of the Manor, behind the existing 1960's three-storey teaching block's south-west corner, next to the walled garden. Its construction is predominantly stone with brick quoin detailing and is covered over by a simple pitched clay tiled roof. The apex of each gable end is faced in horizontal black timber cladding. Openings are limited in number and includes an entrance door on the north elevation.

There is no confirmed date of origin, however historic mapping does indicate its presence within the Manor's grounds from the mid-nineteenth century onwards. The 1947 sales particulars describe the structure as having 'tyings for five [cows]'.

The significance of the Cow Shed can be described as:

- use of vernacular material and traditional building techniques in its construction;
- retention of historic plan form and fabric; and
- forms part of group of buildings that are curtilage to Braboeuf Manor.

Pound Cottage

Pound Cottage (66 Sandy Lane) is a modest two storey residential property which is located at the northeastern corner of the application site, at the junction of Portsmouth Road with Sandy Lane. Cartographic evidence indicates that the structure was present in the early-nineteenth century, but there is every possibility its origins could be earlier, particularly when given that this junction formed the nucleus to the historic hamlet of St Catherine's, that developed around the fourteenth century St Catherine's Chapel.

The cottage is constructed from a palette of stone and brick and is covered over by hipped clay tiled roof. There is clear evidence that it has been subjected to significant adaptation to provide an upper storey (first floor) as seen by the material change from stone to brick work.

Historic photos dating from 1903 illustrates that the property was used as a coffee house, however by 1947 evidence from sales particulars notes that the property was occupied by an employee.

The significance of the building can be summarised as:

- use of vernacular material and traditional building techniques in its construction;
- retention of historic plan form and fabric; and
- forms part of group of historically important buildings that were the foundations and nucleus to the original hamlet of St Catherine's.

In terms of the impact on these curtilage listed buildings, it is noted that internally they would all be remodelled. The Garden Cottage would be converted into one self-contained C2 units. Officers have successfully negotiated significant amendments to the nature of the works proposed to this building which will better preserve its original layout and form. In addition, the modern interventions to the structure would be removed, as would the current uPVC windows. The Cow Shed is currently in a dilapidated state and the proposal would see it converted into ancillary short-term accommodation for guests of the residents. Pound Cottage which is located on the corner of Portsmouth Road and Sandy Lane would be converted back into a C3 family dwelling.

Taking into account the amendments which have been secured during the course of the application, the Council's Conservation Officer notes that there would be no harm caused to the significance of any of the curtilage listed structures on the site.

Conclusion

Given the above, it has been concluded that the proposal would not result in any harm to the significance of Braboeuf Manor or its associated curtilage listed buildings. As such, there is no requirement for an assessment of the public benefit balance. The proposal is deemed to be compliant with the statutory tests set out in the Planning (Listed Building and Conservation) Areas Act 1990, policy D3 of the LPSS and policies D18 and D19 of the LPDMP.

RECOMMENDATION

Listed building consent should be GRANTED, subject to the following conditions:

CONDITIONS

General Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans set out in Appendix 1.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. Before the works hereby approved commence (including the demolition of the Administrative Block), a Method Statement for the demolition of the Administrative Block will be submitted to and approved in writing by the Local Planning Authority. The statement shall set out how the demolition works will be carried out including methods of ensuring the safety and stability of Braboeuf Manor, together with full details regarding any repair and reinstatement/making good works. The works shall only be carried out in full accordance with the agreed details.

Reason: To ensure that the works preserve the special architectural and historic interest of the listed building.

4. Details for the proposed bin store, including elevations, materiality and finish shall be provided prior to occupation.

Reason: To ensure the proposed structure preserves the setting of the curtilage listed structure and the special character and appearance of the Conservation Area.

5. Trickle vents shall not be inserted into the windows/doors hereby permitted.

Reason: To ensure the development preserves the special architectural and historic interest of the curtilage listed structure and the special character and appearance of the Conservation Area.

Braboeuf Manor Conditions

6. The raking out of loose mortar for the purpose of re-pointing at Braboeuf Manor shall be carried out by tools held in the hand and not by power-driven tools. Mortar for the purpose of re-pointing shall be carried out using a hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To ensure the works preserve the special architectural and historic interest of the listed building.

7. Any new bricks, stone, slates, or tiles required for the purposes of repairs at Braboeuf Manor shall match as closely as possible the size, colour, form and texture of those existing.

Reason: To ensure the works preserve the special architectural and historic interest of the listed building.

8. Before any cleaning of masonry is carried out at Braboeuf Manor, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved cleaning details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

9. Before the rainwater goods hereby granted consent are installed at Braboeuf Manor, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the works preserve the special architectural and historic interest of the listed building.

10. No cleaning to any timber panelling or the timber staircase within Braboeuf Manor shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position for review and agreement by the Local Planning Authority. Cleaning shall then be implemented strictly in accordance with the agreed method. Statement.

Reason: To ensure the works preserve the special architectural and historic interest of the listed building.

11. No works to any of Braboeuf Manor's windows shall take place until a method statement for refurbishment has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the agreed methodology.

Reason: To ensure the works preserve the special architectural and historic interest of the listed building.

12. Timber fascias at Braboeuf Manor shall be repaired or replaced on a like-for-like basis

Reason: To ensure the works preserve the special architectural and historic interest of the listed building.

13. Prior to the undertaking of any internal works to Braboeuf Manor, detailed drawings in elevation and section showing the proposed new internal door openings between:

- the Large Multi-Purpose Room and the proposed toilet facility; and,
- the Large Multi-Purpose Room and the Small Multi-Purpose Room

shall be submitted to and approved in writing by the Local Planning Authority. The drawing shall show door design and door frame treatment. The works shall only be carried out in full accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

14. Before works to Braboeuf Manor commence, details of all new and relocated Mechanical, Electrical and Plumbing services, including location, impact/loss of fabric, pipe and cable runs, fixings and fixtures shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

15. Before installation, full siting and specification details of extractor vents; heater flues; meter boxes; soil and vent pipes; security alarms; lighting; cameras or other external fixed appurtenances at Braboeuf Manor shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

16. Prior to the undertaking of any works to the C19th rear extension of Braboeuf Manor a method statement in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority, with the work being carried out in full accordance with the details approved :

- (i) methods of fabric removal (walls/floors and ceilings)
- (ii) methods and location of temporary propping

Reason: To ensure the works preserve the special architectural and historic interest of the listed building.

Curtilage Listed Buildings – Pound Cottage

17. Before any internal insulation (floor, roof and walls) or damp proofing measures are inserted at Pound Cottage, details of their construction, materials, design and methods of installation shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

18. No structural work relating to any steel beam supports at Pound Cottage shall be undertaken until working drawings and specification details have been submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the agreed details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

19. Before the windows and doors hereby approved are installed at Pound Cottage, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed building.

20. Design and finish details relating to the ramp balustrading at Pound Cottage to be submitted and agreed in writing with Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the curtilage listed building.

21. Before any cleaning of masonry is carried out at Pound Cottage, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved cleaning details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed structure.

22. Any new bricks stone slates or tiles required at Pound Cottage for the purposes of repairs shall match as closely as possible the size, colour, form and texture of those existing.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

23. Before the rainwater goods hereby granted consent are installed at Pound Cottage, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

24. The raking out of loose mortar for the purpose of re-pointing at Pound Cottage shall

be carried out by tools held in the hand and not by power-driven tools. Mortar for the purpose of re-pointing shall be carried out using a hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

25. Before installation, full siting and specification details of extractor vents; heater flues; meter boxes; soil and vent pipes; security alarms; lighting; cameras or other external fixed appurtenances at Pound Cottage shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed structure.

26. Before works to Pound Cottage commence, full details of new or upgrade fire protection measures to internal walls and doors shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

Summerhouse and Walled Garden

27. Before works to the Summerhouse and Walled Garden commence material and finish details of the floors to the terrace area within the Walled Garden surrounding the Summerhouse shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details. (Note: Timber decking will not be accepted)

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed structure

Cowshed

28. Before any internal insulation (floor, roof and walls) or damp proofing measures are inserted at the Cowshed, details of their construction, materials, design and methods of installation shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

29. No structural work relating to any steel beam supports at the Cowshed shall be undertaken until working drawings and specification details have been submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the agreed details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

30. Before the windows and doors hereby approved are installed at the Cowshed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed building.

31. Design and finish details relating to the ramp balustrading at the Cowshed to be submitted and agreed in writing with Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the curtilage listed building.

32. Before any cleaning of masonry is carried out at the Cowshed, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved cleaning details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed structure.

33. Any new bricks stone slates or tiles required at the Cowshed for the purposes of repairs shall match as closely as possible the size, colour, form and texture of those existing.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

34. Before the rainwater goods hereby granted consent are installed at the Cowshed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

35. The raking out of loose mortar for the purpose of re-pointing at the Cowshed shall be carried out by tools held in the hand and not by power-driven tools. Mortar for the purpose of re-pointing shall be carried out using a hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

36. Before installation, full siting and specification details of extractor vents; heater flues; meter boxes; soil and vent pipes; security alarms; lighting; cameras or other external fixed appurtenances at the Cowshed shall be submitted to and agreed in

writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed structure.

37. Before works to the Cowshed commence, details of all new and relocated Mechanical, Electrical and Plumbing services, including location, impact/loss of fabric, pipe and cable runs, fixings and fixtures shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed building.

Garden Cottage

38. Before any internal insulation (floor, roof and walls) or damp proofing measures are inserted at the Garden Cottage, details of their construction, materials, design and methods of installation shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure

39. No structural work relating to any steel beam supports at the Garden Cottage shall be undertaken until working drawings and specification details have been submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the agreed details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

40. Before the windows and doors hereby approved are installed at the Garden Cottage, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed building.

41. Design and finish details relating to the ramp balustrading at the Garden Cottage to be submitted and agreed in writing with Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the curtilage listed building.

42. Before any cleaning of masonry is carried out at the Garden Cottage, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved cleaning details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed structure.

43. Any new bricks stone slates or tiles required at the Garden Cottage for the purposes of repairs shall match as closely as possible the size, colour, form and texture of those existing.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

44. Before the rainwater goods hereby granted consent are installed at the Garden Cottage, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

45. The raking out of loose mortar for the purpose of re-pointing at the Garden Cottage shall be carried out by tools held in the hand and not by power-driven tools. Mortar for the purpose of re-pointing shall be carried out using a hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To ensure the works preserve the special architectural and historic interest of the curtilage listed structure.

46. Before installation, full siting and specification details of extractor vents; heater flues; meter boxes; soil and vent pipes; security alarms; lighting; cameras or other external fixed appurtenances at the Garden Cottage shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the curtilage listed structure.

APPENDIX 1 - APPROVED PLANS

	Drawing Title	Revision	Issue date
Number			
Masterplan			
GU-APT-ZZZ-ZZZZ-DR-A-PL-0010	Masterplan - Location Plan	P01	01/11/23
GU-APT-ZZZ-ZZZZ-DR-A-PL-0011	Masterplan - Existing Site Plan	P01	01/11/23
GU-APT-ZZZ-ZZZZ-DR-A-PL-0012	Masterplan - Existing Topographic Plan	P01	01/11/23
GU-APT-ZZZ-ZZZZ-DR-A-PL-0070	Masterplan - Demolition Plan	P01	01/11/23
GU-APT-ZZZ-ZZZZ-DR-A-PL-0100	Masterplan - Proposed Site Block Plan	P02	26/07/24
GU-APT-ZZZ-ZZZZ-DR-A-PL-0200	Masterplan - Proposed Sections AA & BB	P02	26/07/24
GU-APT-ZZZ-ZZZZ-DR-A-PL-0201	Masterplan - Proposed Sections CC & DD	P02	26/07/24
GU-APT-ZZZ-ZZZZ-DR-A-PL-0202	Masterplan - Proposed Sections EE, FF & GG	P02	26/07/24
Braboeuf Manor			
GU-APT-1BM-ZZZZ-DR-A-PL-0040	Braboeuf Manor - Existing Plans	P01	01/11/23
GU-APT-1BM-ZZZZ-DR-A-PL-0050	Braboeuf Manor - Existing Sections & Elevations	P01	01/11/23
GU-APT-1BM-ZZZZ-DR-A-PL-0070	Braboeuf Manor - Demolition Plans	P01	01/11/23
GU-APT-1BM-ZZZZ-DR-A-PL-0071	Braboeuf Manor - Demolition Sections & Elevations	P01	01/11/23
GU-APT-1BM-ZZZZ-DR-A-PL-0100	Braboeuf Manor - Proposed Plans	P03	14/11/24
GU-APT-1BM-ZZZZ-DR-A-PL-0200	Braboeuf Manor - Proposed Sections & Elevations	P03	14/11/24
GU-APT-1BM-ZZZZ-DR-A-PL-0500	Braboeuf Manor - Interior Detail Section	P01	14/11/24
Cowshed			

APPENDIX 1 - APPROVED PLANS

GU-APT-1CS-ZZZZ-DR-A-PL-0040	Cowshed - Existing Plans, Sections & Elevations	P01	01/11/23
GU-APT-1CS-ZZZZ-DR-A-PL-0100	Cowshed - Proposed Plans, Sections & Elevations	P02	26/07/24
Pound Cottage			
GU-APT-1PC-ZZZZ-DR-A-PL-0040	Pound Cottage - Existing Plans, Sections & Elevations	P01	01/11/23
GU-APT-1PC-ZZZZ-DR-A-PL-0070	Pound Cottage - Demolition Plans	P01	01/11/23
GU-APT-1PC-ZZZZ-DR-A-PL-0100	Pound Cottage - Proposed Plans, Sections & Elevations	P02	14/11/24
Summer House & Workshop			
GU-APT-1SH-ZZZZ-DR-A-PL-0040	Summer House & Workshop - Existing Plans, Sections & Elevations	P01	01/11/23
GU-APT-1SH-ZZZZ-DR-A-PL-0070	Summer House & Workshop - Demolition Plans, Sections & Elevations	P01	01/11/23
GU-APT-1SH-ZZZZ-DR-A-PL-0100	Summer House & Workshop - Proposed Plans, Sections & Elevations	P01	01/11/23
Garden Cottage			
GU-APT-2GC-ZZZZ-DR-A-PL-0040	Garden Cottage - Existing Plans, Sections & Elevations	P01	01/11/23
GU-APT-2GC-ZZZZ-DR-A-PL-0070	Garden Cottage - Demolition Plans	P02	14/11/24
GU-APT-2GC-ZZZZ-DR-A-PL-0100	Garden Cottage - Proposed Plans,	P02	14/11/24

APPENDIX 1 - APPROVED PLANS

	Sections & Elevations		
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