

Morning Simon

Thank you for sending the response over. At the start of this process to amend the design I tried on two occasions to discuss the amendments with the conservation officer as I was very much aware that there had been lengthy discussion at the early stages of the project. Unfortunately to no avail.

Given the current circumstances, and delays, building work has had to continue on site. As such discussion around finding a resolution to the extension (ideally in its current form) clearly needs to be had, perhaps at a meeting?

I have summarised the reasoning below;

The previously approved extension was unfortunately contrary to the fire regulations and presented a significant risk to the occupants had it been constructed, providing no means of escape from the first floor bedrooms. Given the current pressure on conforming to these regulations the design had to be significantly adapted to remove this risk. There was no option to retain the glazed roof form that had previously been approved as this created escape into a ground floor room, which would not be acceptable.

To achieve a workable solution a roof needed to be created below the window openings. These had already been lengthened to create a hay loft door style opening as opposed to the domestically scaled windows currently part of the building.

In order to avoid a shallow pitch and flat roof combination, which we felt would have been at greater odds with the building, a very traditional orangery style extension has been proposed. This style of extension sits more quietly within the landscape and is obviously an addition to the building, so the original part of the structure is clear and more so undisturbed.

Whilst I understand the consideration against the same policy as a barn that's being converted, this building has for the last 20 years has been used for residential purposes as an annex and garaging.

Undergoing various domestic alterations throughout that time, including the formation of domestically scaled first floor windows and large garage door openings which would not have been part of an original building.

I would therefore question whether the policy for the conversion of Rural Buildings really applies in such stringent detail, as this building has already been converted for many years and is very much already residential.

We welcome further discussion, but the property is not listed and is being altered from a domestic outbuilding to a residential property.

All the decorative slots are being retained, and the alteration if any to the scale of the timber work in the extension is only following structural input, which is typical of this stage of the project.

There has been no significant amendments to the design in this area of the building as approved – I think much of it is that the drawings have been updated to be digital and constructible, rather than the previously hand drawn submission.

We would be happy to reinstate the glazed French doors to the front elevation of the extension if necessary.

The bricked up garage door opening in the Eastern end of the front elevation, could also be opened up, however it was considered that this was not an original opening, and the client was keen that this didn't appear as a former garage door, seeking more so to form what would have been a pedestrian scaled opening into the stables. (this would then mirror the requested reinstated door to the other end of the building).

The balcony elements to the rear elevation have been introduced where the approval was for enlarged hay loft style openings. These cannot be left unprotected and would have been required as part of the original approved design.

I am very keen to reach a sensible solution so that we can move forwards with a permission, the building work is progressing on site, so any adjustment to the proposals needs to be resolved very quickly and with as little financial impact on the project as possible.

I am available for a meeting at your convenience next week.

Kind regards
Jen
Jen Ellis
Director

For and on behalf of Chrysalis Architectural Design

Chrysalis
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Hi Jen,

Here are some photos of the building work so far that you requested.

The reclaimed brick is actually a really good match in real life particularly when the lime is cleaned off a little bit.

The orangerie does actually drop down as you say and blend into the landscape nicely and certainly lends itself as a better fire escape.

The missing French doors on the extension over looking the courtyard by the garage are really not required when you see how much glass is in that room it is the only bit of wall left but if you feel this would be a compromise then go with it but as you can see from the photos it's quite tucked away. If you need anymore information just give me a call.

Thanks so much for your help with this.

Kind regards

Judith









