



Pre application advice and **response** on plans submitted

Currently, this consists of a flat roof element with the monopitch roof of the old outhouse on the right hand side. There is a pair of French doors set centrally in the elevation directly beneath the junction of the pitched roof with the flat roof. The owner wishes to change this to incorporate a window to the right hand side of the right door and to block up the left hand door.

This existing arrangement looks, visually, very weak, since the gable of the old outhouse terminates right over the middle of the doors. The preference would be to reinstate a pier at this point to give visual support for the gable and then insert a wider window centrally in the gable of the old outhouse. The left hand door could be retained as is or the fenestration changed. There seems no particular reason to insist on traditionally detailed joinery in this part of the house.

Plans submitted are for a crittal style aluminium door and window. The door location has not been altered because it would adversely affect the proposed kitchen layout

This idea was only briefly touched on in the meeting held on 16 February 2017. The owner seems to want to replace part of the roof with patent glazing. The Conservation Officer's preference would be to see Conservation rooflights inserted in the existing slate roof. These could be quite large if required.

The idea here is to introduce more light into the centre of the kitchen and back through into the rear part of the main house. Also a wish to bring some daylight into the small downstairs toilet (which is in the flat roofed extension right up against the back of the main house).

There are no objections to this idea. The main roof light could be a barn rooflight, of the same size as the one at no35, which would bring quite a lot of light into the interior and match the one next door. There is no harm in also having a smaller rooflight to light the toilet.

Plans are for a large section of glass roof within the slate tiled roof. A central roof lantern and a roof light above the w/c within the flat roof

These should be traditionally detailed 6/6 and 2/2 sash windows. They could be double glazed using Slimlite double –glazed units if required. The windows should not have horns, unlike those at no40. Alternative window materials were discussed, possibly colour-coated aluminium but this was discouraged. One way of ensuring that the windows need minimum maintenance would be to have them made in Accoya (<http://andrewjaynes.co.uk/>), resin impregnated softwood and finished with Sikkens breathable paint. This combination should produce a lengthy maintenance lifecycle, possibly up to 10 years.

Plans are for rear elevation windows to be traditional box sash in hardwood for the first floor and second floor. Finished with Sikkens

The proposal is to replace the existing but a little larger, full width of the garden with full width sliding folding doors. We could see no problem with this. It was suggested that the building be a lightweight structure, possibly clad in painted featheredge boarding, but the garden room could be an entirely modern design if preferred. The building might also be a commercial "off-the-peg" garden room, subject to costs. The suggestion of having a green roof was discouraged. Principally because this would require the building to be constructed as a masonry building to take the weight.

Plans are submitted for a pre formed garden room to replace existing shed



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The owner wishes to completely open out the wall separating the two rooms. The Conservation Officer was not keen on this idea as it would destroy the sense of the arrangement of rooms in the historic house and involve a significant alteration to the historic fabric of the building. An alternative suggestion was to reuse the existing blocked doorway to the kitchen and widen the current opening into the kitchen back to the size it would have been when it was a window, leaving a brick pier between the two. The central breakfast bar could be arranged on both sides of this opening to allow interaction between the two rooms.

One advantage of this approach could be that it might be possible to reuse the lintel over the former window, obviating any need for any structural alterations at all.

Plans submitted are to re open the former window, retaining lintel above

This chimney stack has no fireplace (blocked) but the original Regency cupboard doors to either side still survive. The general view is that removal of chimney stacks in listed buildings is to be discouraged and this is reflected in saved local plan policy BE5. In this case it would result in the loss of the Regency cupboards and cause harm to the character of the listed building. This element of the proposal is not acceptable. This acts as a replacement for the former partitions between the two original ground floor rooms and which used to separate them from the hallway. Removal is ok in principle but will need a new steel work spanning from party wall to party wall. It would be best to take out the existing beam and replace it by the new one since if the new beam were to be put underneath the existing, it would be quite low and not very attractive.

Chimney stack and cupboards to be retained. Beam to be replaced at ceiling level, without post support.

As stated above, the general view is that removal of chimney stacks in listed buildings is to be discouraged but in this case the Conservation Officer is of the opinion that the stack contributes nothing to the character of the space and its removal would facilitate the planned subdivision of the room into a new main bathroom and an en-suite bathroom for the front bedroom. Therefore we would be prepared to consider this.

Plans are to remove the chimney breast in first floor and second floor bedrooms for en suites

The chimneys in the front and rear rooms gather together in the attic space to support (originally) a centre stack of 6no flues. The stack has been removed above roof level following the 2007 earthquake and this was presumably carried out as emergency works as no Listed Building Consent was sought for its removal.

The Conservation Officer was not keen on this idea. As above, the removal of the stacks is generally not acceptable and not in accordance with local plan policy BE5. In this case it would leave the front flues unsupported in the roof space and would prevent any future reinstatement of the chimney stack externally should this ever be considered. It would be desirable to put the stack back.

Chimney stacks to be retained and supported within the attic space



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The idea here is to bring extra light into the bedroom and also to provide maintenance access to the front parapet gutter which is otherwise inaccessible. Within the room, the idea is to remove the ceiling to create a vaulted space.

This element of the proposal is not encouraged since it would most likely lead to the need to completely re-build the roof structure, of which the ceiling is currently a part. There is no objection to rooflights which would not be visible from the street. The rooflights here should be conservation rooflights with a shaft down into the bedroom to illuminate the room.

Plans are for 2 conservation roof lights to front roof and one to the rear. Boxed into existing ceilings

The removal of the asbestos ceiling linings, here and elsewhere, is fine, replacement can be normal plasterboard and skim.**Noted**

The Conservation Officer was of the opinion that double glazed, Slimlite, windows would not be acceptable here because of the thinness of the sash sections. If the windows were replaced with thicker sash sections, there would not match the others in the terrace. The recommendation given was to have the existing windows overhauled by a specialist contractor, serviced and with draft strips inserted and then fit new secondary glazing units of a type that is sympathetic to the windows. There are two types that the particularly unobtrusive; Storm Windows and XX

Front elevation sash windows to be refurbished and secondary glazing installed.

This is currently a modern half glazed catalogue door and its replacement is welcomed. The design and detail should match the detail on no37 next door, i.e. two panel flush panel with twin beads. Ideally the door should be solid with no glazing but the design could be adapted in a similar way to no37 where the top panel is glazed if the applicant so desires.

Plans show proposed regency style hardwood door with glazed top panels

Conclusion:

A listed building consent application is submitted together with plan drawings in line with the recommendations above. In addition a planning application will be submitted for the roof lantern and for the garden room (but Listed Building Consent is not required for the garden room).

Yours faithfully

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April 2017

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