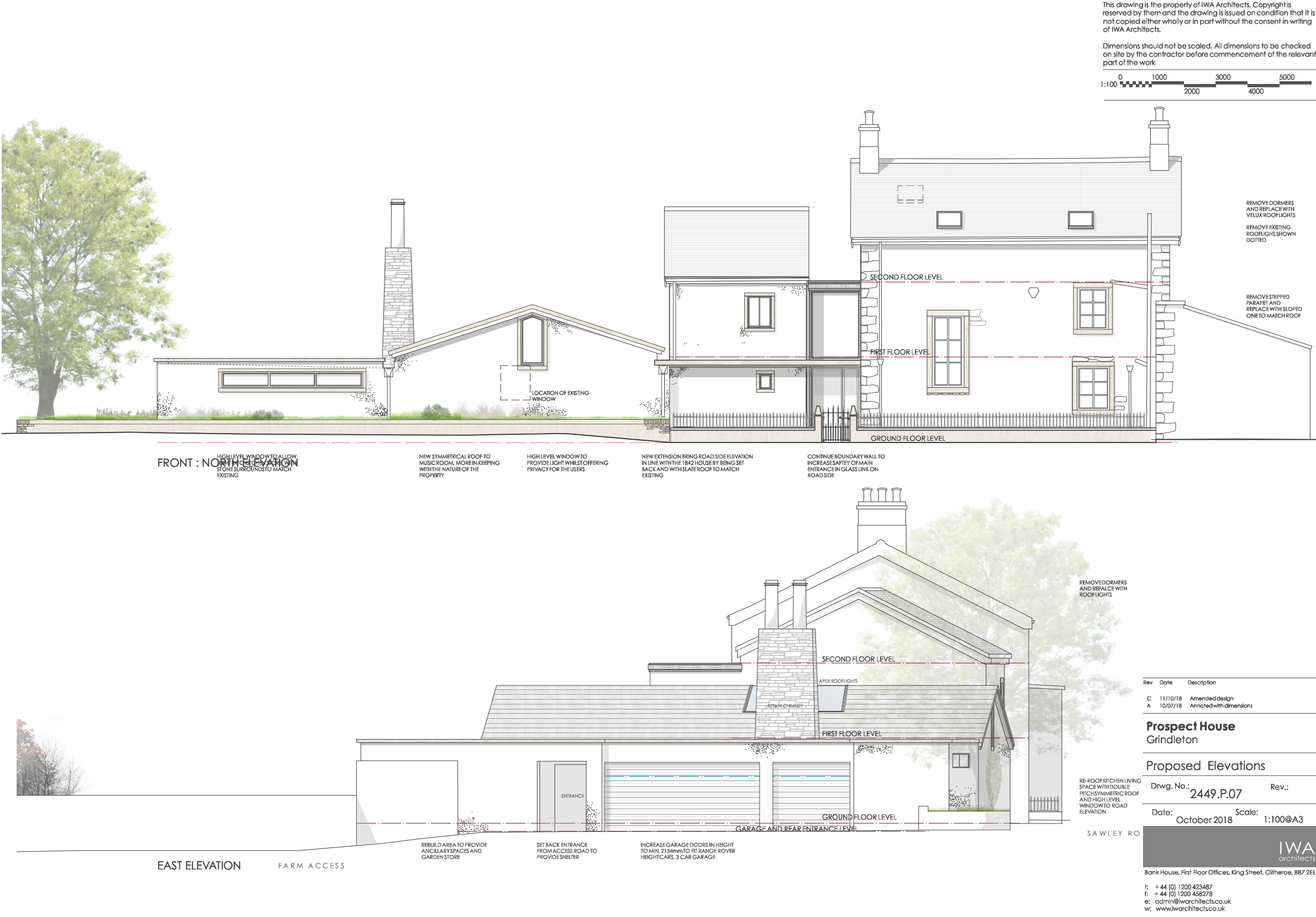


2.0 DESIGN
2.2 PROPOSED DRAWINGS



PROPOSED ELEVATIONS

3.0 ACCESS

3.1 USE

While the existing use of this dwelling remains unchanged, the proposed rebuilding and extensions will enhance the use of the dwelling and the overall characteristics of the Conservation Area.

The continued use of the building provides a positive contribution to the stability of the Conservation Area and enhances the character and longevity of not only the building but the further village centre.

3.2 ACCESS

Location of the access points remain largely unchanged. While the courtyard entrance is relocated to the adjacent elevation, the rear garage entrance is improved to make it more prominent and accessible, leading to utility spaces, the garden and garage.

The main entrance on the roadside elevation is set back, remaining subservient to the original dwelling and providing a protected entrance, with the introduction of a boundary against the road, improving the safety and accessibility for all variety of users. The design of shallower stairs and keeping the ground floor on one level also deliver this.

3.3 LAYOUT & SCALE

This application seeks approval for the removal of dilapidated and modern interventions on this building over the past years and is highlighted within this document and identified on the drawings.

The removal allows for extensions and alterations that are in scale to the house, the setback entrance does not obscure the historic stone quoins and the symmetric double pitched roofs are more traditional than the flat and asymmetric existing. These proposals have a positive effect on the house by introducing elevations which are proportionate and do not dominate the existing house.

The current layout restricts the dwelling and its occupants, the design intent of the new layout is to connect all the presently separate spaces. Retaining the central entrance and repurposing the music room provides a generous living hub for a modern family on the ground floor. The spaces get smaller towards the west on this level, giving the option to be opened up or more closed off, while the east side provide ancillary and much needed storage space.

The upper floors are reconfigured to provide a more suitable number of bed and bathrooms for a dwelling of this status. The footprint of the dwelling will be increased to provide more suitable living space.

3.4 APPEARANCE

The proposal respects the existing architectural style of the original building and seeks to remove incongruous elements and materials of the 1953 extension in exchange for more suitable materials and proportionate elevational modifications.

On the original 1842 building, all existing stone detailing and openings will be retained. The new glass link building remains subservient, set back from the stone quoins and roadside, and new windows, on the garden elevation, will be set back into their stone reveals to match existing. Therefore the exterior of the original building remains largely unchanged by the works.

The proposals to the elevation and boundary does not prejudice the street scene or original dwelling but serves to enhance the area.

Replacing the flat and asymmetric felt roof enhances the appearance as well as the dwelling's longevity, a simple parapet to the garage and double pitch natural blue-black slate to the two double pitches are in keeping with the traditional style, while the garden elevation retains the modernist feel that already exists in large expanses of higher performing glazing.

The design intention is to improve the unattractive frontage which is much altered in an unfortunate manner, e.g. dormers, letting the existing building retain dominance.

We believe the high quality of design and low-key nature of the proposals delivers a positive impact and means that no identifiable harm to the significance of the conservation area would result.