11/00577/FUL DISCONS

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9 July 2012

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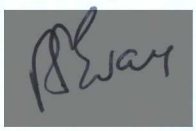
Dear Mr Morgan

Re: Barley Mow Cottage, Main Street, Cadeby
Planning Permission: 11/00577/FUL

Thank you for your letter of 16th May 2012.

As requested please find enclosed plans (scale 1:20) and notes regarding the details requested in Condition 4 of the above planning approval.

Yours faithfully



Richard Evans

Planning Permission: 11/00577/Ful

Notes regarding submitted details

1:20 scale plans attached

Annex

Current Building

These photographs show the existing building;

Front and Side Elevation

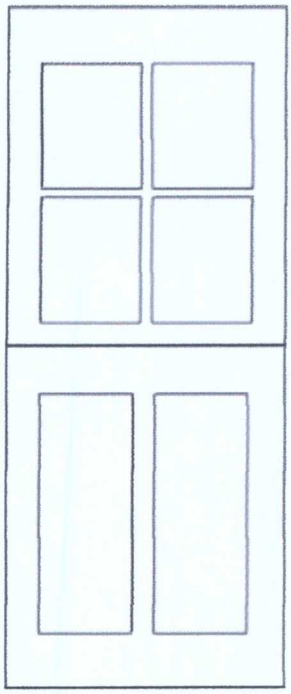


Proposed Building

The replacement building will retain the dimensions of the existing building.

There are currently six doors on the existing Side Elevation. The two centre doors will be retained as doors and the four outer doors will be replaced with infills as per the description and drawings below.

Doors



Please refer to drawings.

There will be two doors occupying the two centre door openings in the building in order to maintain the symmetry of the building.

We want doors which will be differentiated from the existing windows but from the same time period. We believe the building is late Georgian or early Victorian so we have chosen a door configuration which has four window panes (2+2) at the top with two recessed panels below.

The four window panes will contain plain glass.

The doors will be farmhouse style and open inwards.

We will use brass door furniture

Windows

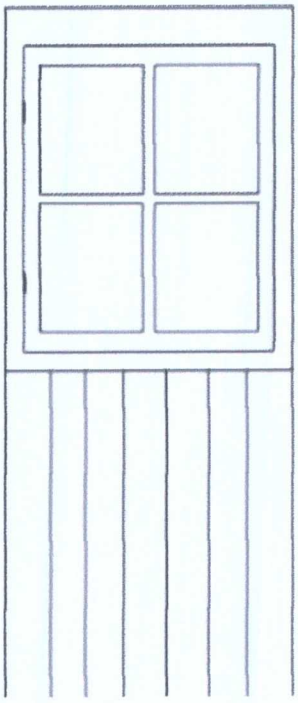
Existing Yorkshire Sliding Windows



The existing windows, as shown in the photograph, will be repaired or renewed in their existing configuration, including the Yorkshire sliding capability.

New In fills for Existing Door Openings

There are currently six door openings in the existing building. The four outer door openings of the current building will be in filled with new windows.



We want windows that will be differentiated from the existing windows but from the same time period.

We believe the building is late Georgian or early Victorian so we have chosen a window configuration that has four window panes (2+2) at the top with tongue and groove below.

The windows will open outward and be hinged on the left when looking at them from outside

Rainwater Goods

The existing house has a mixture of cast iron (dating from 1909) and modern plastic rainwater goods. Both styles are black.

We have narrowed down our choice of rainwater goods to two possibilities and would welcome input from HBBC Planning Department on the suitability of either type for our use.

The two possibilities are Copper or Cast Iron effect in plastic. Examples:



Figure 1 www.coppagutta.co.uk



Figure 2 Cast Iron effect, plastic guttering

Roof Lights

We have decided that we will not have any roof lights or Velux windows in the roof.

Roof Tiles

The existing tiles will be re-used as in the current configuration.

Outer Walls

The current building is rendered and un-painted.

We plan to render the refurbished building in the current style. The new render will be painted white to match the main residence.

New Garage

Windows

Windows as shown on the attached drawings will be made to match the style of the Yorkshire Sliding windows in the Annex building, although they will not have the sliding capability.

Doors

Main Doors

We plan to make the main, vehicle access, doors of Oak. The configuration and gable will be similar to the example photo below:



Side and Rear access doors

The two side and rear access doors will be simple tongue and groove effect as per the drawings. They will be painted in a colour still to be chosen.

Roof Lights

We have decided that we will not have any roof lights or Velux windows in the roof.

Outer Walls

We plan to render the new garage to match the main residence. The new render will be painted white to match the main residence.

Roof Tiles

We plan to source roof tiles to match, or as close as possible, the existing tiles on the main residence and outhouses. After much searching, we have been unable to source the existing Hartshill tiles so, the picture below shows BCM Silverdale tiles which seem to be the only ones we can get to match closely.

