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CM/215/2.1
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FAO. Anna Tidey

Re: Replacement Dwelling at Lydhurst (DM/25/1446)

Dear Anna

Further to the planning approval for the replacement dwelling at the Lydhurst estate (DM/25/1446) we are writing in support of additional drawings that have been prepared for a Section 73 application being submitted by Rural Solutions on behalf of our client.

Whilst the application was being determined the wider team have been working on the production information drawings for building control and tender. As part of this process several refinements have been adopted as is common once the next level of detail is being determined. It is considered that none of these updates are in any way controversial. It is, however, appropriate that these are submitted for approval. We have highlighted each of the changes below for clarity.

1.0

Raising of the internal floor level by 500mm

The precise placement of the dwelling on the site and its relation to the rear grassed area has necessitated the dwelling being raised by 500mm. The overall height of the new dwelling remains considerably lower than the dwelling it is to replace. In the wider context, due to the significant landscape within which the dwelling is located, this change is imperceptible.

2.0

Reduction in glazed width to the lower ground floor sitting room and guest bedroom above.

The glazing here to the south elevation has been slightly narrowed. The window opening to both rooms is still over 2.5m so is still considered generous.

3.0

Reduction in glazed width to the lower ground floor dining room and bedroom above.

The glazing here to the south elevation has been slightly narrowed. The window opening to both rooms is still over 4.25m so is still considered generous.

4.0

Revised fenestration layout to the east elevation.

The pattern of fenestration to the east elevation has been updated.

5.0

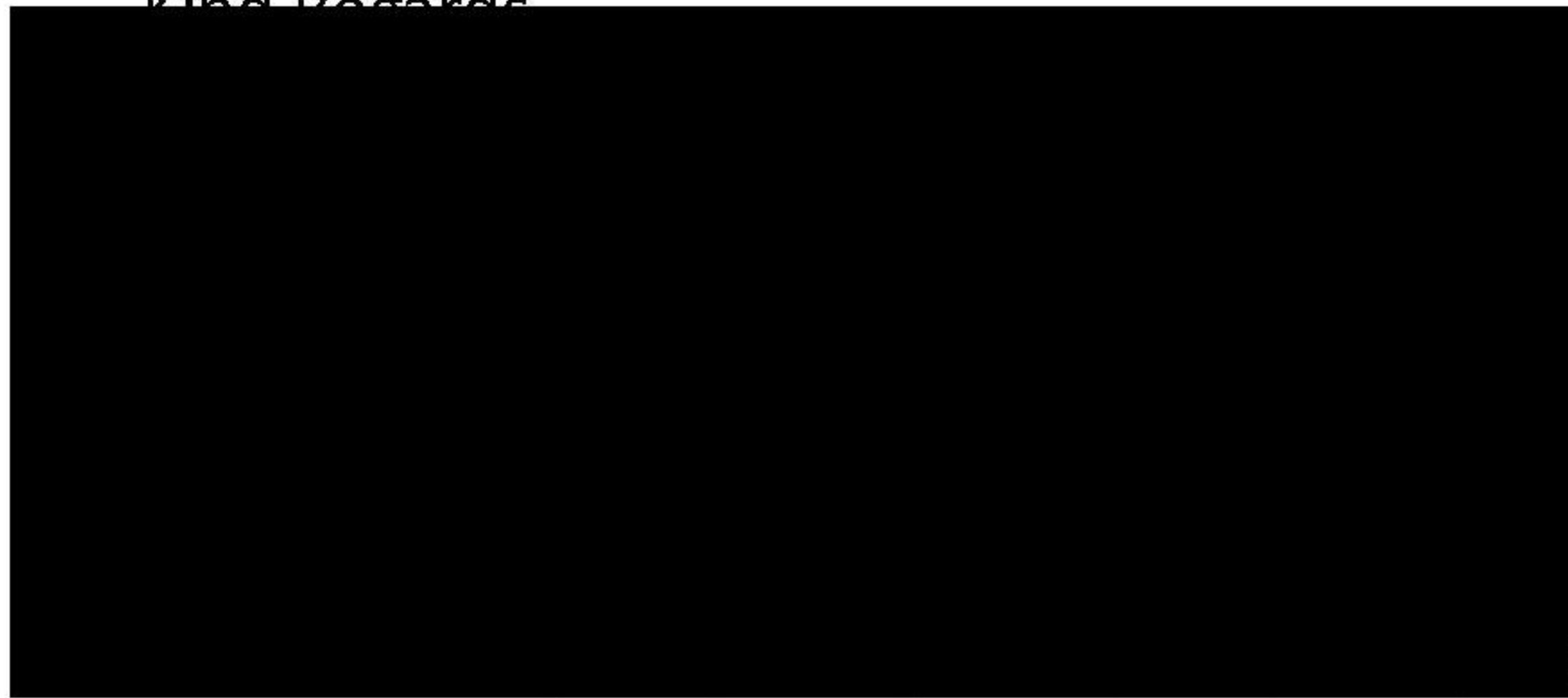
Extended north elevation to pool wing

General setting out and construction detailing has informed the lengthening of the pool wing. This has lengthened the west wing by 1.75m (23.75m to 25.5m)

For items 2.0 to 4.0 the reduced extent of glazing will, in a small way, will reduce both solar gain and light spill.

Should you wish to talk to me regarding anything in relation to this application, please do not hesitate to contact myself or Shelley at Rural Solutions.

Kind Regards



Director

Note: The Architects within this Practice are registered as such under the Architects Act 1997