

Ormonde Hall – Link & House

Introduction

We have prepared this Pre Application Follow Up Statement Support Document to highlight the changes we wish to make to the already approved VOC application following our recent pre application.

The new changes are as follows:

Hall House & Link

1. Hall House Link to remain the same as previously approved original VOC.
2. Allowance for a bathroom in later addition first floor bedroom.
3. Allowance for dual aspect fire place.
4. Allowance for a straight stair with cascading steps at lower end.
5. Allowance to raise the existing balustrade to mezzanine area with a new balustrade that complies with current building regulations and protects the users from falling, and replace the 1920 spindles with metal spindles.
6. Reinstate front entrance door.

New Build Extension

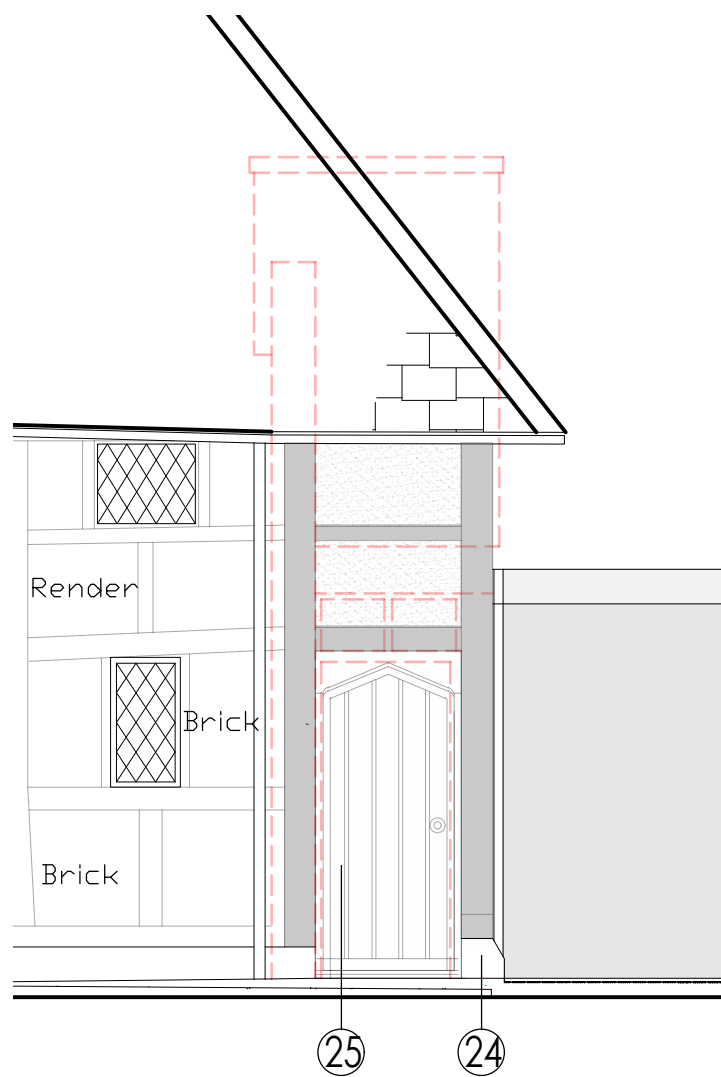
1. Allowance for two new flat roofed leaded dormers to front elevation.
2. Allowance to replace the proposed hipped roof to front elevation with a brick gable. This continuation of the mid section brick work to ridge height, creates better separation/definition of the entrance hall and architecturally compliments the central gable on the Hall house front elevation.
3. Allowance for two conservation style rooflights to allow natural light to 2nd floor loft stair and loft storage areas.

Allowance to introduce both a brick gable and flat roof dormers greatly enhances the main elevation. The central gable creates a wonderful architectural feature, prevalent to this typology. The dormers both through scale and massing remain subservient to the main elevation, ensuring the window hierarchy is maintained and again very typical to this style of architecture and historic use of the second floor.

Hall House | Front Door

We are proposing to install a Tudor style exterior front door to the Hall House to allow direct access from the driveway into the space.

It is our intention to produce a door which would suit the Tudor character and style of the original hall house, using hardwood timbers with a timber surround.



Proposed Front Door Elevation



Modern Interpretation of a Tudor Door



Example of a Tudor style front door

Hall House | Stairs

The proposal intends to retain and extend the existing stair. With any new stair extension mirroring the design and materiality of the existing stair. Images from the latest heritage statement showcase the current stair balustrade in place. We are proposing for allow for an new safer balustrade that will comply with current building regulations and allow the users to safely the use the upper floors of the hall house.



Images from the latest heritage statement showcase the 1920s addition stair balustrade and spindles and in place.



Images from the latest heritage statement showcase the 1920s addition stair balustrade and spindles and in place.



Light touch metal spindles with timber handrail



Light touch metal spindles with timber handrail

Main House | Brick Gable, Dormers and Rooflights



Georgian home with Brick Gable Entrance



Conservation Rooflights



Georgian Home with Flat Lead Roof Dormers

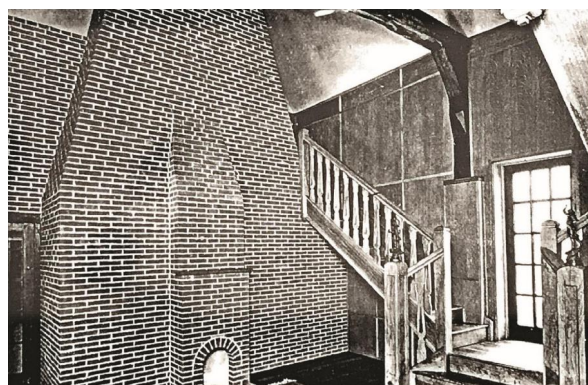


Original Georgian Building with stone gable circa 1800

Hall House | Chimney/Hearth

SUMMARY

We are proposing to reopen the chimney breast on the stair side of the ground floor hall house now called the 'Reception Room'. By reopening the chimney breast here we are hoping to bring use back into this area. A feature which may have existing after the chimney breast was formed during the evolution of the house.



Ormonde Hall, Modified fireplace 1920's.



Chimney canopy to existing fireplace.



2 sided fire idea within a traditional setting



2 sided fire idea within a traditional setting

Conclusion

The previous pages seek to highlight our key revisions to the Hall House and Link. We have tried to clearly demonstrate our reasoning for the revisions and include images to help visually articulate these ideas to you.

We look forward to discussing the proposals in more detail with the hope of agreeing on a positive outcome for the historic hall house and new build extension.