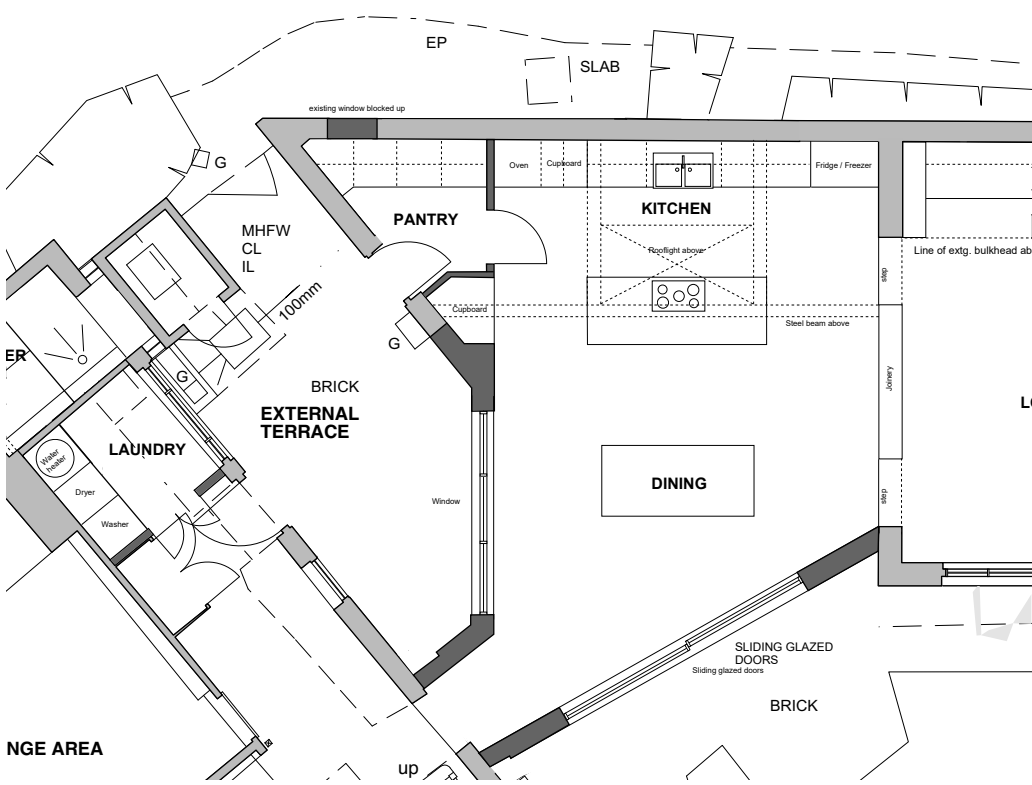
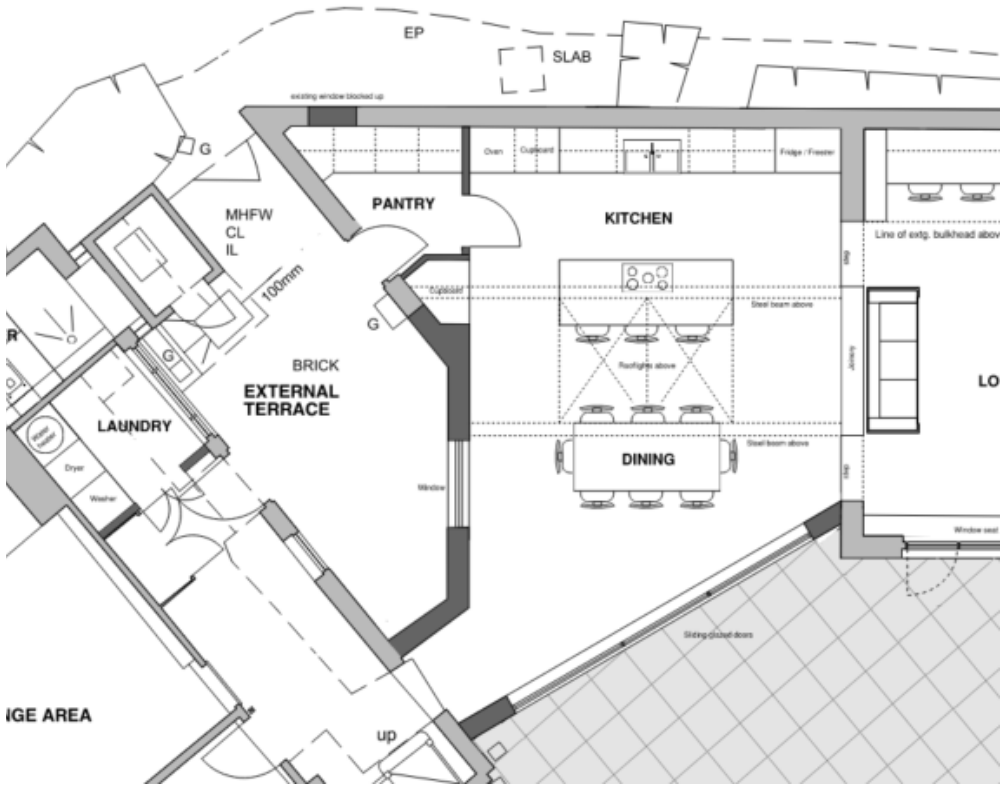


Response to Planning Comments

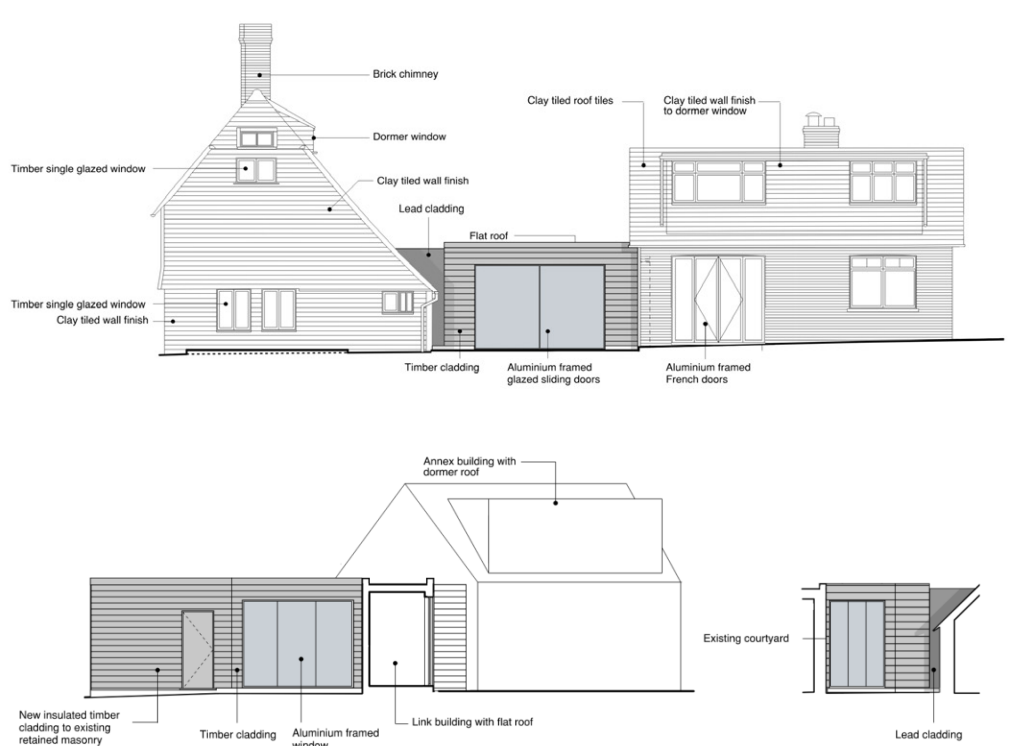
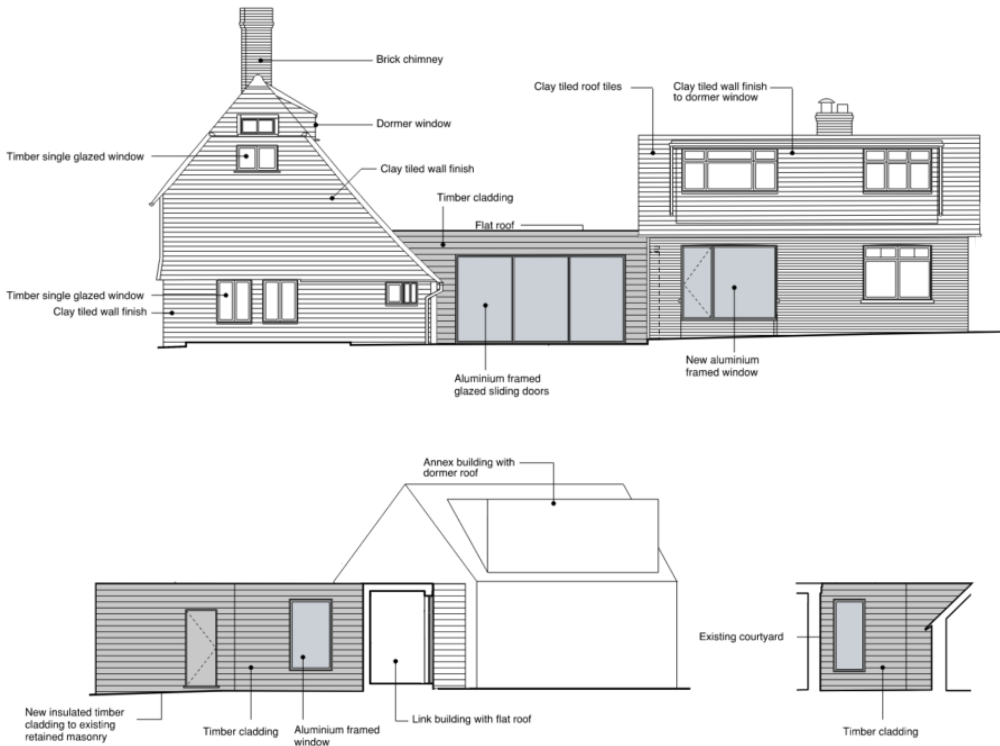
Summary of modifications to proposed scheme in response to planning comments

The following amendments are proposed in response to the comments received on 21.03.2025

- 1. Modifications to the massing and materials at the junction between the link and the cottage. A step down along the parapet line allows the interface between the link and the cottage to remain as per the approved scheme without any further modifications to the catslide roof. This is reinforced by a subtle step inwards in plan at this location ensure the point of connection is a 'light-touch' as possible.
- 2. The step in mass allows for the introduction of lead roofing and cladding to provide a distinct visual separation between the mass of the link and the cottage. The use of lead is a traditinal material in-keeping with the historic listed context.
- 3. Significant increase in glazing to the courtyard facing kitchen extension elevation to reduce visual impact on courtyard and allow greater visibility and transparency through the link.



The following pages address each point raised in the planning comments in turn.



Previously Proposed Scheme

Suggested updates to Proposed Scheme
(in response to planning comments)

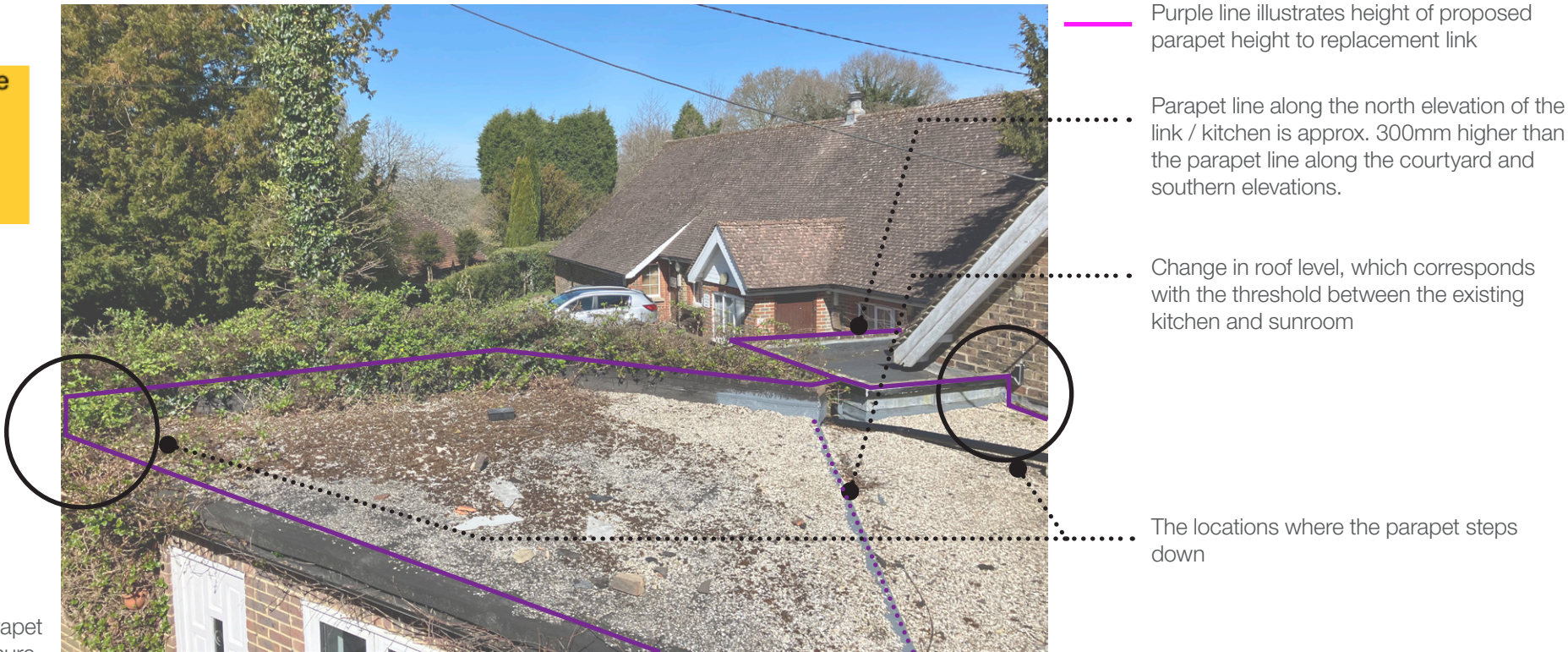
Response to Planning Comments

Height of Parapet

- The proposed changes to the form and footprint of the link extension remove the approved projection into the garden to the south of the house, so that the building line will be similar to the existing. This is not considered contentious in principle, however the height of the replacement link has increased so that it now sits above rather than below the eaves of the annexe building and rises higher up the catslide roof to the rear of the original building. This is not considered acceptable due to the adverse impact on the subservience of the link to the cottage and annexe, as well as the fabric of the catslide, and should be reconsidered. Furthermore proposed changes to the elevation to introduce more solidity will add to the apparent bulk of the link as well as reducing the extent to which it allows a visual separation between the house and the bulk of the annexe. The use of aluminium framed windows in place of timber framed also does not relate well to the context. I would also suggest that this should be reconsidered.

The height of the proposed parapet line for the replacement link has been based on the following factors:

1. The current link building is comprised of a series of roof sections with varying roof heights and parapet heights, which are illustrated in the photographs herein. The proposals seek to create a uniform roof and parapet height that is aligned to the existing parapet height along the north elevation of the link / kitchen. This will ensure a consistent parapet datum based on an existing condition. This alignment increases the height of the parapet marginally on the southern elevation compared to the approved proposals by circa. 1.5 brick courses (125mm).



Response to Planning Comments

Height of Parapet

2. The current floor to ceiling height within the sunroom is **2010mm** - only 10mm higher than minimum Building Regulations standards for stair landings. The generally accepted standards for habitable rooms within a residential dwelling is **2300mm**.

The approved application achieves 2200mm floor to ceiling height by raising the roof level + dropping the existing floor level of the sunroom to match the existing kitchen floor level.

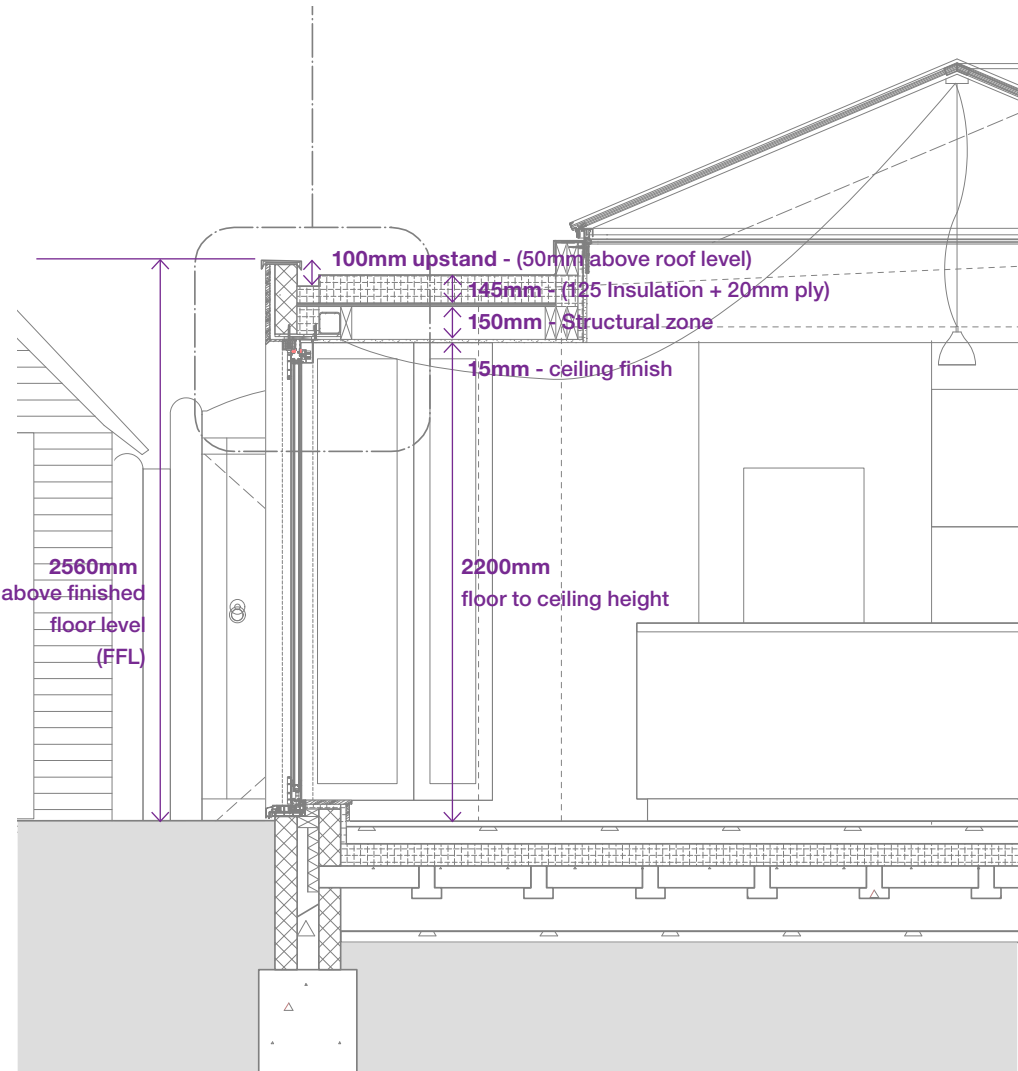
The Proposed application seeks to achieve the same 2200mm floor as the approved scheme. However, the approved roof detail / build-up is not considered achievable based on structural input and current building regulations requirements (June 2022).

i) Structural zone - Approved scheme is allowing 150mm zone for structure. This is considered inadequate to achieve the clear spans required. It is proposed to increase this zone to 200mm for appropriate structural depths for steel beams and timber joists.

ii) Thermal insulation zone - Approved scheme is only showing 125mm insulation and roofing membrane zone. The proposals suggest this needs to increase to 150mm min. to achieve Building Regulations U-Value requirements for roofing elements.

iii) Parapet height - The approved scheme shows a concealed gutter detail created by a step in the insulation around the perimeter of the roof. This creates a upstand height of 100mm at the edge. The proposals seek to increase this upstand height to 150mm to align with best practice.

The table on the right illustrates the dimensions of the external wall build-up of the approved scheme and the proposed build-ups based on the commentary above. The proposed scheme seeks to increase the roofline of the link renovation by 125mm compared to the approved scheme.



Approved Scheme with associated dimensions for building elements

	APPROVED SCHEME	PROPOSED
Floor to ceiling clearance	2200mm	2200mm
Ceiling Finish	15mm	15mm
Structural Zone	150mm	200mm
Roofing substrate (Plywood)	20mm	20mm
Roof Insulation + membrane	125mm	150mm (min.)
Parapet upstand (dim above finished roof)	50mm	100mm
TOTAL (above FFL)	2,560mm	2,685mm

Comparison Table between approved and proposed build-up allowances

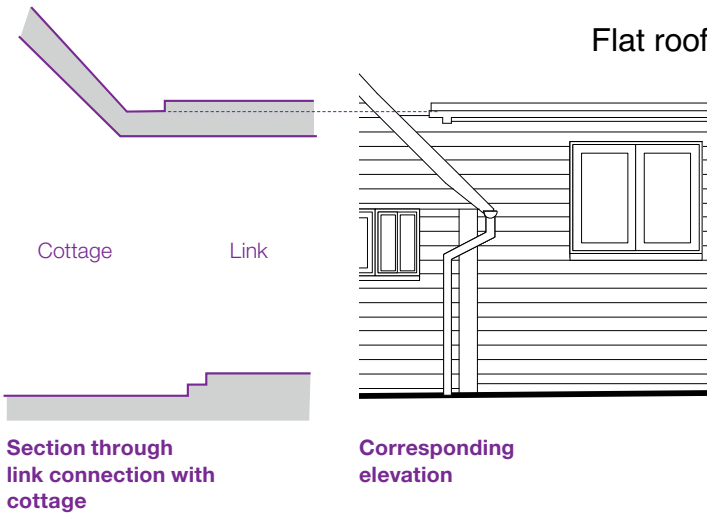
Response to Planning Comments

Catslide Interface - Proposed Alterations in response to planning comments

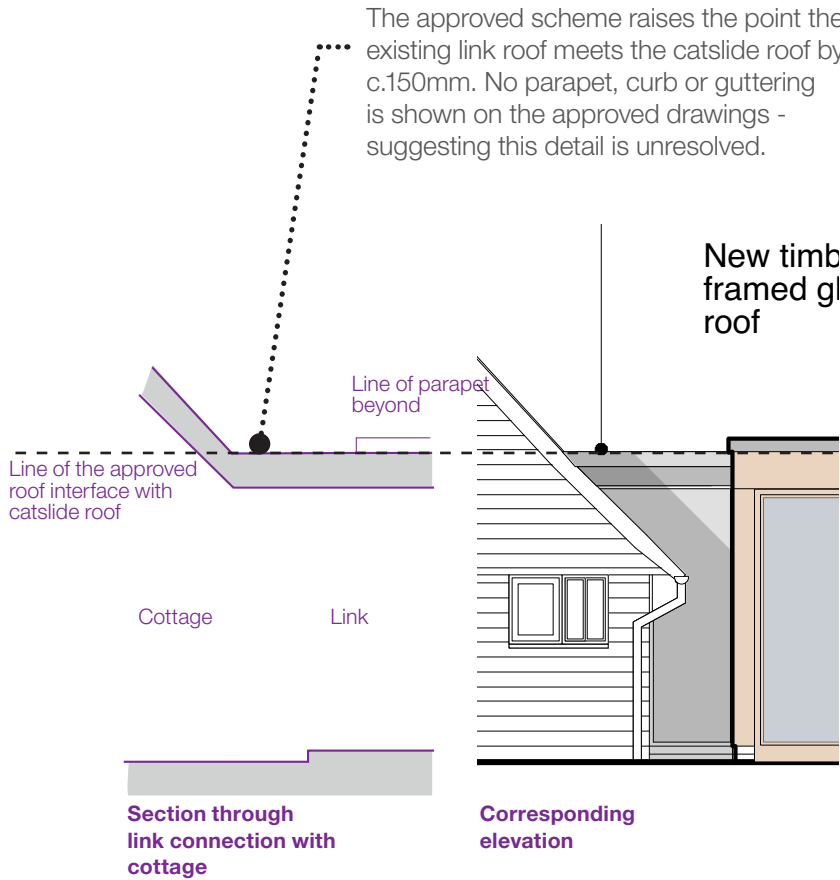
In response to the planning comments associated with the catslide roof we have modified the proposed scheme to include a step at the point of connection between the link and the cottage - similar to the approved scheme.

The following diagrams and sections explain the proposed roof interface and compares this with both the existing condition and approved scheme.

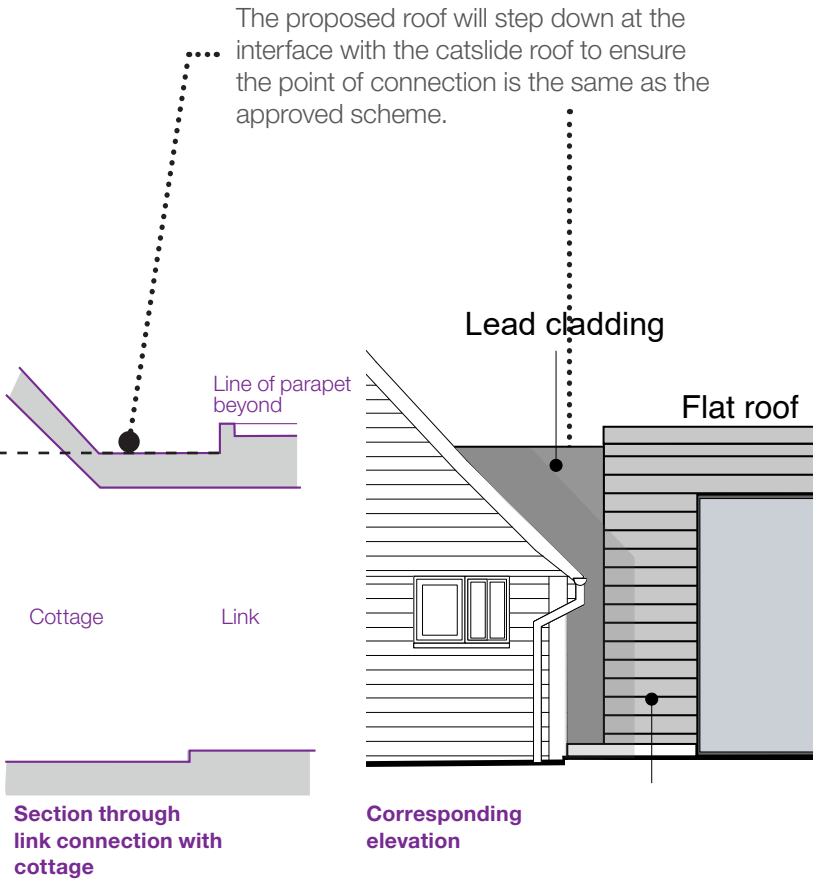
It is proposed that the point of connection between the link roof and the catslide roof **will be the same as the approved scheme**.



Existing Condition



Approved Scheme



Proposed Scheme (with alterations shown in response to planning comments)

Response to Planning Comments

Catslide Interface - Proposed modifications in response to planning comments

In addition, the proposals improve the existing condition of the interface between the link and the catslide roof of the cottage by removing the awkward projecting roof detail on the courtyard side.

Currently the link steps in plan at the point of connection between the link and the cottage. This creates an overhang at the roof, which creates a poor detail between the two roofs.

The proposal seeks to eliminate this step in plan, meaning the link roof width is narrower and avoids this awkward overhang. This will allow a section of the catslide roof to be reinstated.



The area of catslide roof that will be reinstated as part of the proposed scheme

The external wall of the proposed scheme will align with the existing recessed wall line, allowing the projecting roof to be removed and improve the roof interface detail.

Response to Planning Comments

Extent of glazing

- The proposed changes to the form and footprint of the link extension remove the approved projection into the garden to the south of the house, so that the building line will be similar to the existing. This is not considered contentious in principle, however the height of the replacement link has increased so that it now sits above rather than below the eaves of the annexe building and rises higher up the catslide roof to the rear of the original building. This is not considered acceptable due to the adverse impact on the subservience of the link to the cottage and annexe, as well as the fabric of the catslide, and should be reconsidered. Furthermore proposed changes to the elevation to introduce more solidity will add to the apparent bulk of the link as well as reducing the extent to which it allows a visual separation between the house and the bulk of the annexe. The use of aluminium framed windows in place of timber framed also does not relate well to the context. I would also suggest that this should be reconsidered.
- For similar reasons to those given above the proposed amendments to the external wall of the kitchen extension are in my opinion contentious. One of the reasons why this extension was considered acceptable in the context of the existing additions to the building was the lightweight and transparent treatment of this elevation, which reduced the apparent bulk of the addition and mitigated the manner in which it imposes on the existing courtyard space. I would therefore recommend that this aspect of the proposal is also reconsidered.

With regard to the comments associated with a perceived increase in solidity and apparent ‘bulk’ of the proposed scheme, we offer the following response.

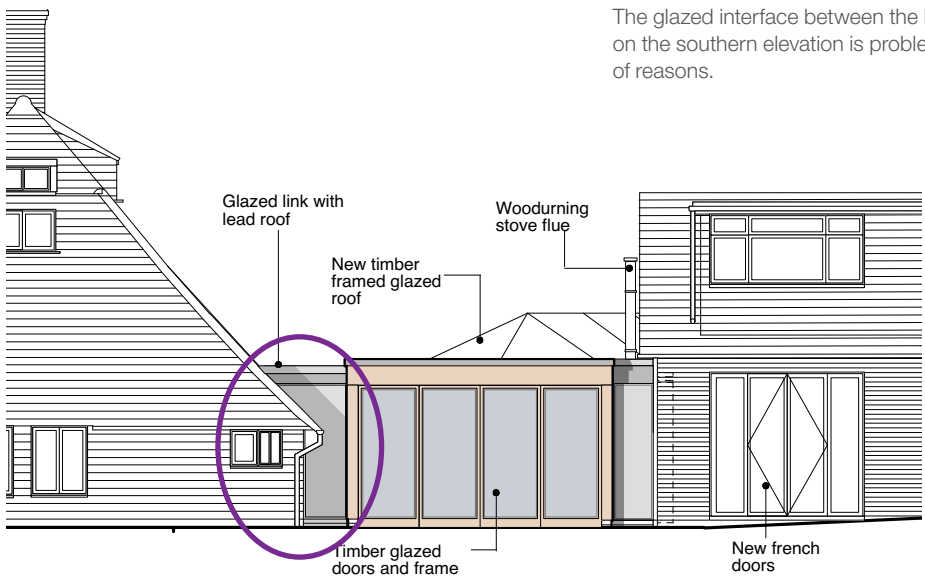
The approved scheme shows an almost entirely glazed southern elevation and interface with the cottage. This is problematic for a number of reasons:

- i) The extent of south facing glazing, coupled with the large roof lantern will be susceptible to significant overheating in the summer months. This extent of glazing far exceeds the 2022 Approved Document Part O guidance. The Proposed alterations seek to introduce significantly more glazing than the existing condition, but in a way that balances visibility and ‘lightness’ with appropriate levels of thermal comfort.
- ii) The glazed interface with the cottage is unlikely to be feasible as shown in the approved drawings. As illustrated in the photograph of the existing condition, the interface is extremely complicated, with projecting eaves, gutters and the need to abut with both a stone wall condition and a catslide tiled roof condition.

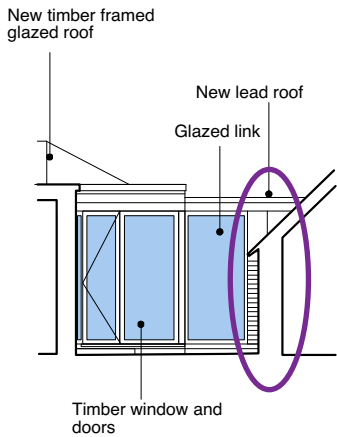
The glazing panel would need to be manufactured to accommodate this complicated profile and the frame would need to be suitably thick to allow an appropriate flashing detail between the roof and the glazing. This would create much bigger framing profiles and sightlines than shown, and would create an extremely vulnerable detail that would be susceptible to failure and future weather damage to the cottage.

iii) The approved drawings show a flat lead roof at the interface with the cottage. This would mean all the rainwater will run-off the sides of the roof and down the face of the glazing. To avoid this, a gutter and downpipes will be necessary to deal with this roofing condition which will further impact the visual ‘cleanliness’ of what has been drawn.

iii) The courtyard facing elevation of this link interface avoids this glazed detail, and instead shows a solid wall at the point connection between the link and the cottage. This is considered a more appropriate interface detail. The proposed scheme seeks to replicate this approved detail on both sides of the link.



The glazed interface between the link and the cottage on the southern elevation is problematic for a number of reasons.



The approved scheme shows a solid wall interface detail between the link and the cottage. The proposed scheme seeks to replicate this approved detail on both sides of the link for a more appropriate and robust detail

Approved Scheme



Existing Condition

Response to Planning Comments

Extent of glazing - Proposed modifications in response to planning comments

The following amendments are proposed in response to the comments associated with the extent of glazing:

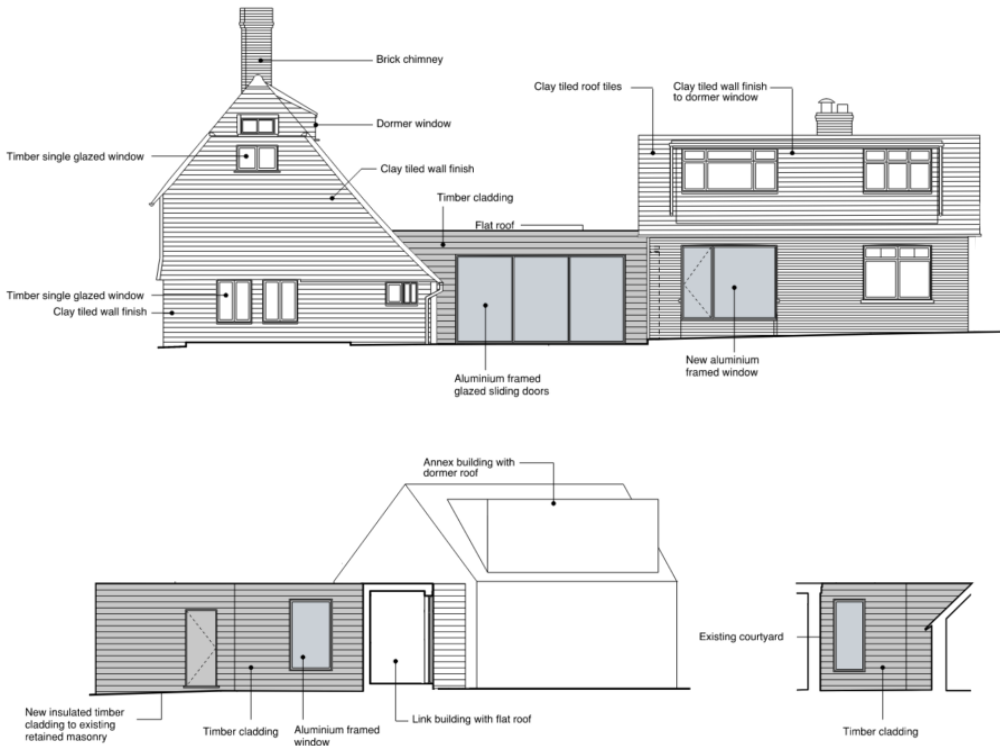
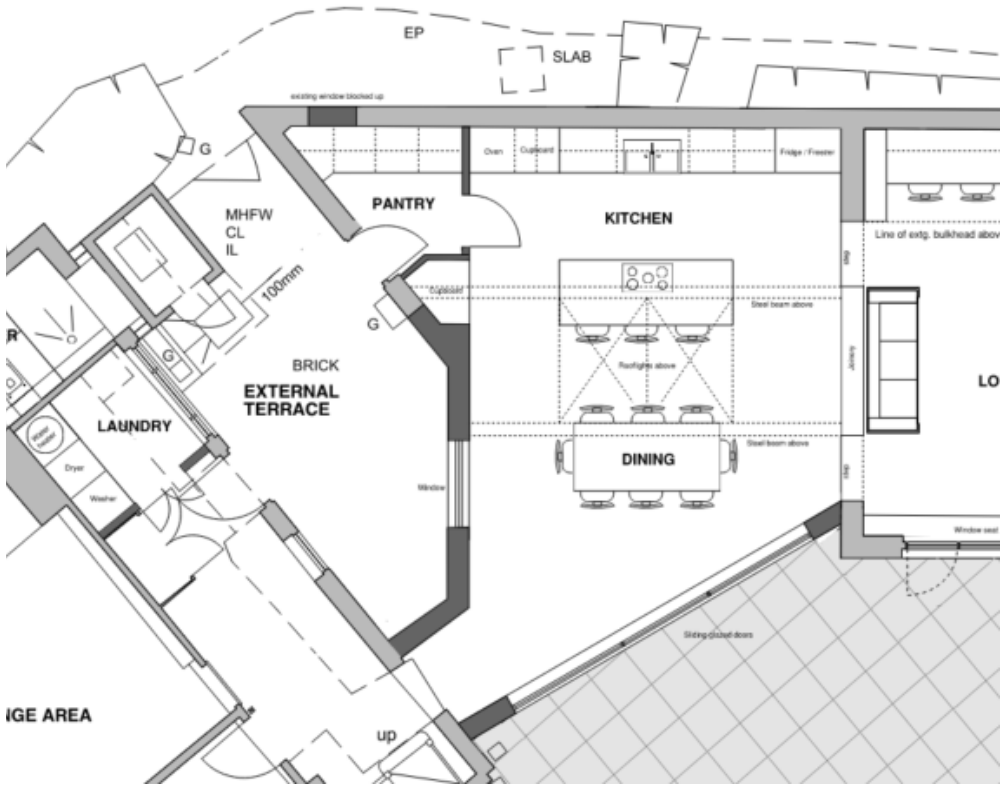
Extent of glazing to the west (courtyard facing) elevation of the kitchen extension has been increased significantly in response to the planning comments and the desire for a more transparent and less imposing treatment.

Modification to glazing to south elevation to accommodate alterations to the link interface with cottage and to allow for appropriate zone for structure (which was not shown / accommodated in the approved scheme).

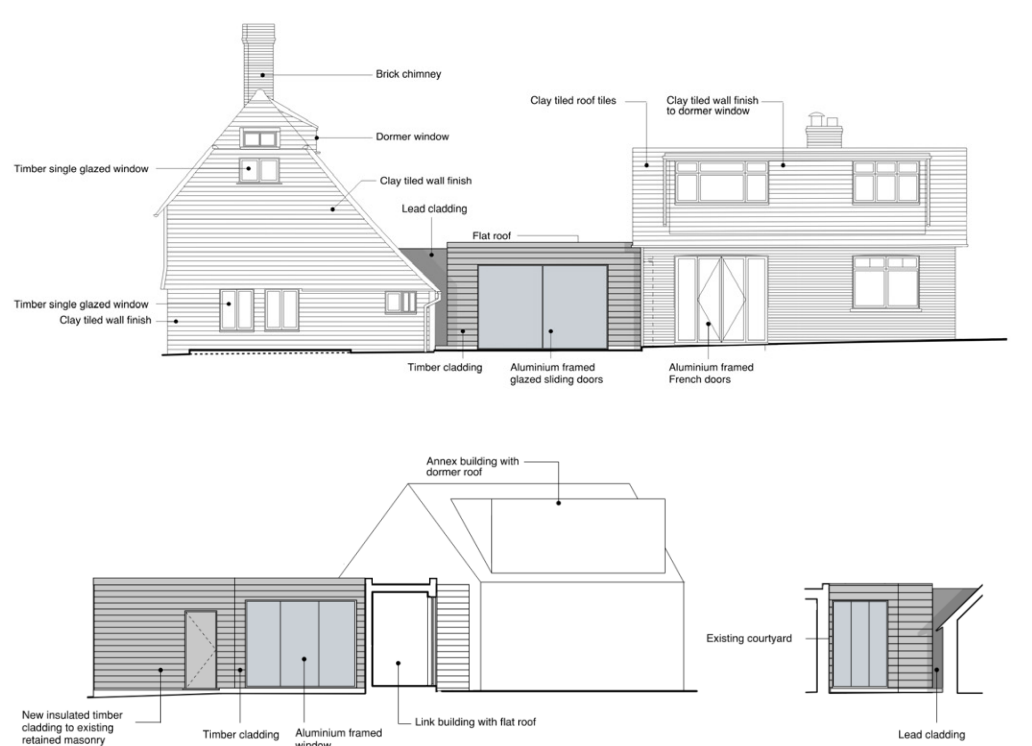
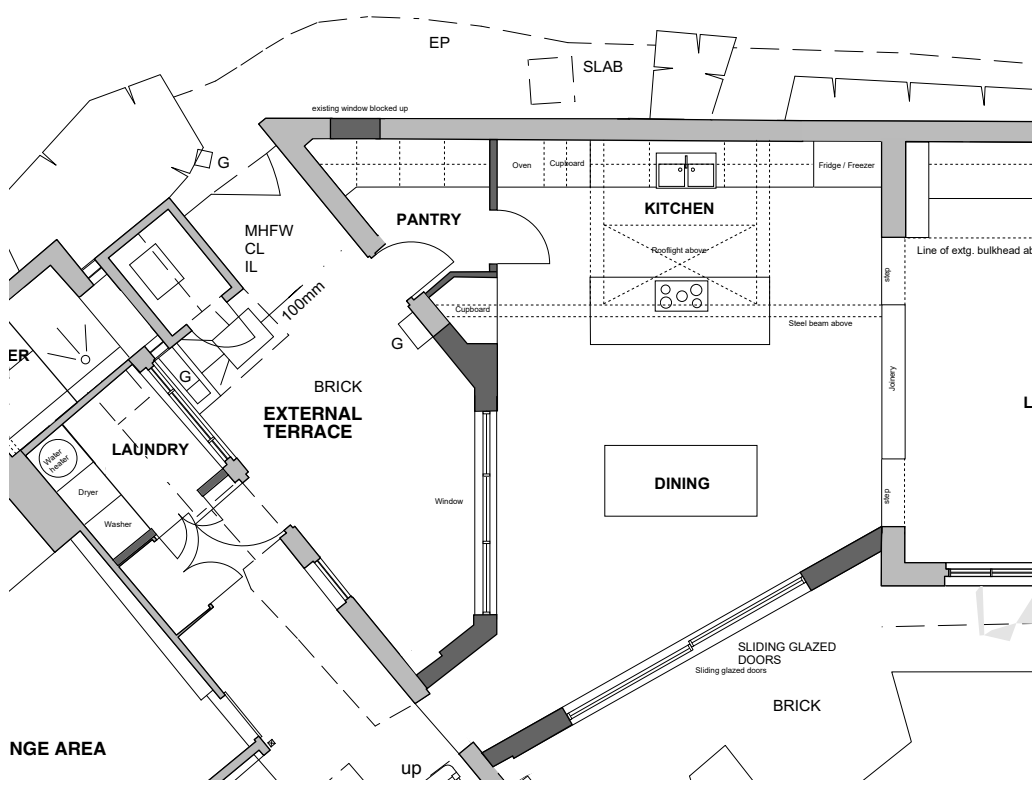
Glazing extent now meets Approved Document Part O guidance.

Total linear length of glazing increased from previous proposal.

The proposed modifications to the previously approved french doors have been removed from this application.



Previously Proposed Scheme

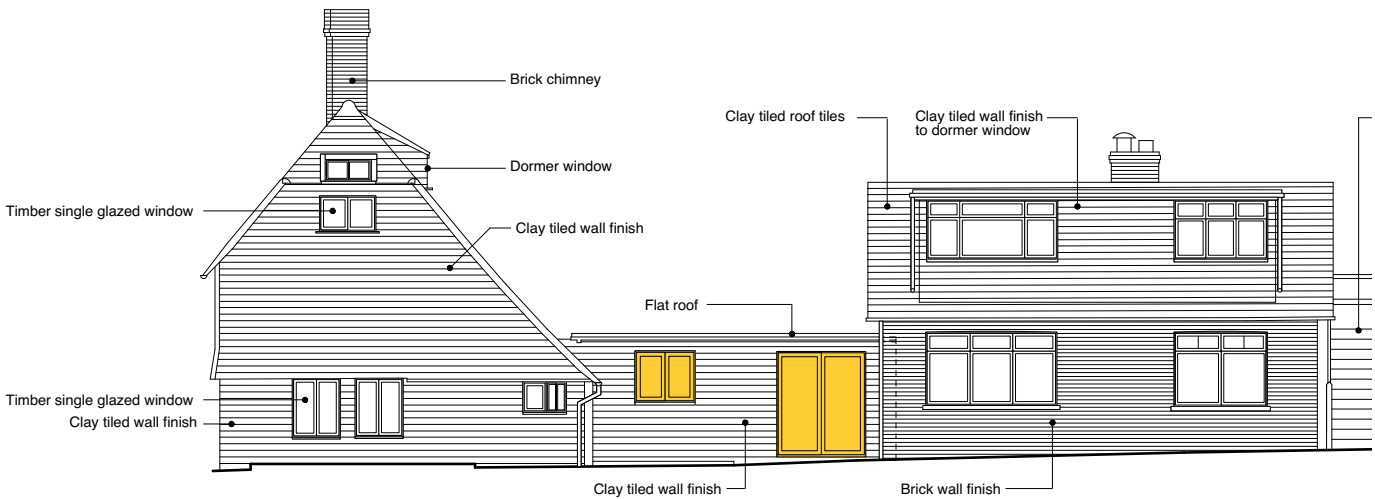


Suggested updates to Proposed Scheme
(in response to planning comments)

Response to Planning Comments

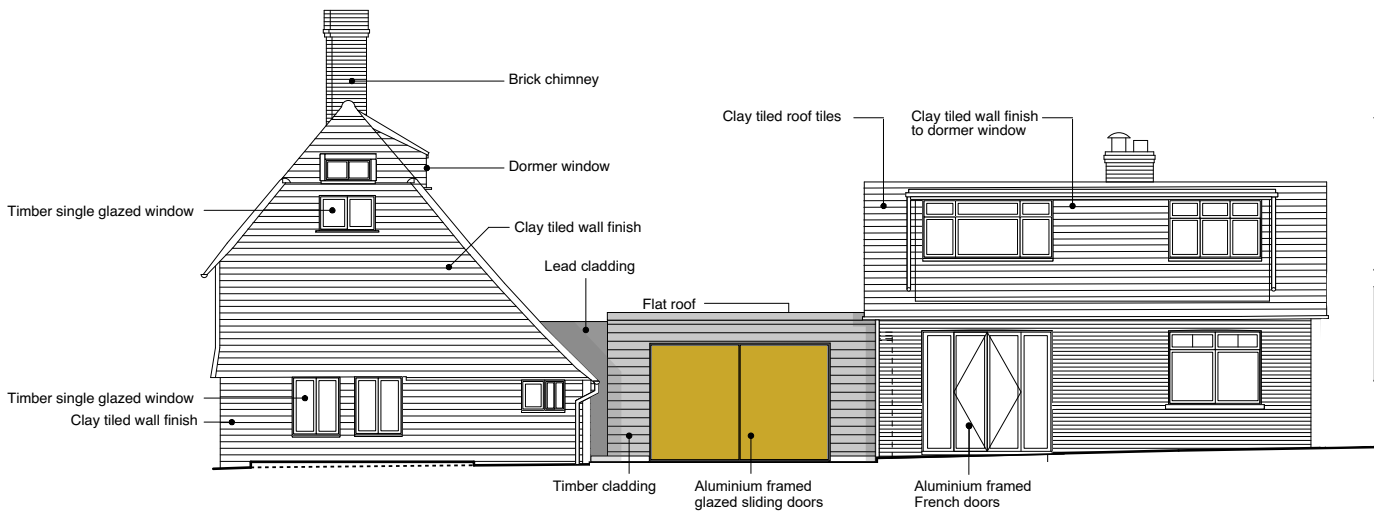
Extent of glazing - Comparison between proposed and existing glazing area

The following diagrams demonstrate the increase in glazing between the proposed scheme and the existing condition along the south elevation.



Existing

4.5 sqm (window area)



Suggested updates to Proposed Scheme

8sqm (window area)

= 78% increase in glazing

Response to Planning Comments

Percieved mass

In response to the comments related to perceived bulk and subservience, we offer the following response:

The existing condition is set back from both the cottage and the annexe along the southern elevation thus ensuring the link is recessive and subservient in massing terms. The link is a single story building element, as opposed to the cottage (3 storys) and the annexe (2 story). This further emphasises the subservient perception of the link building.

The approved scheme proposes an increase in height compared to the existing condition, as well as a significant increase in overall mass by projecting southward by 2 meters. This projection brings the link elevation beyond the frontage of both the cottage and annexe buildings - thus diluting its ‘subservience’ significantly.

In addition, the approved scheme includes a large roof lantern that projects 1 meter above the link roof level. This further increases the perceived height and mass of the link when compared to the cottage and annexe.

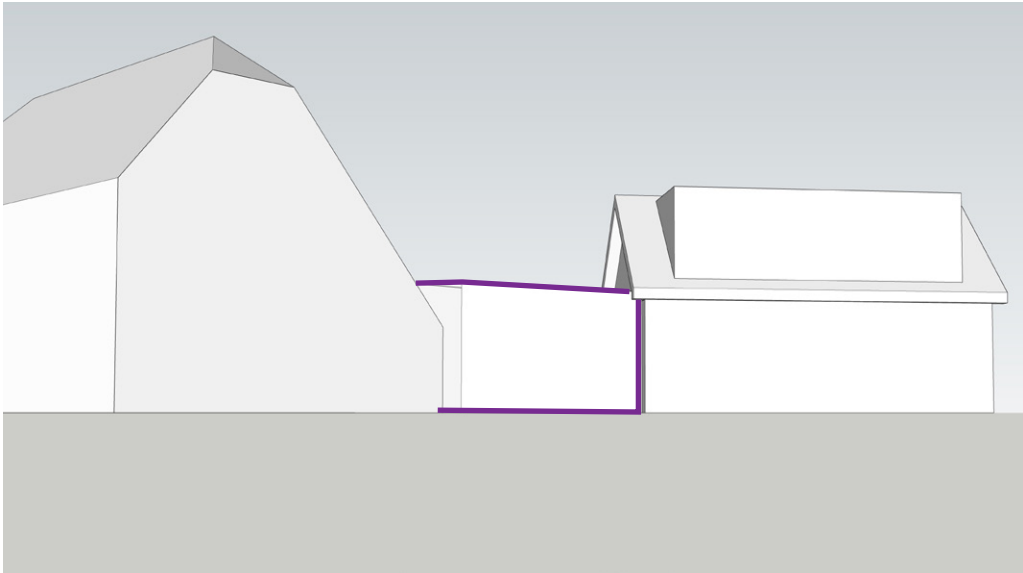
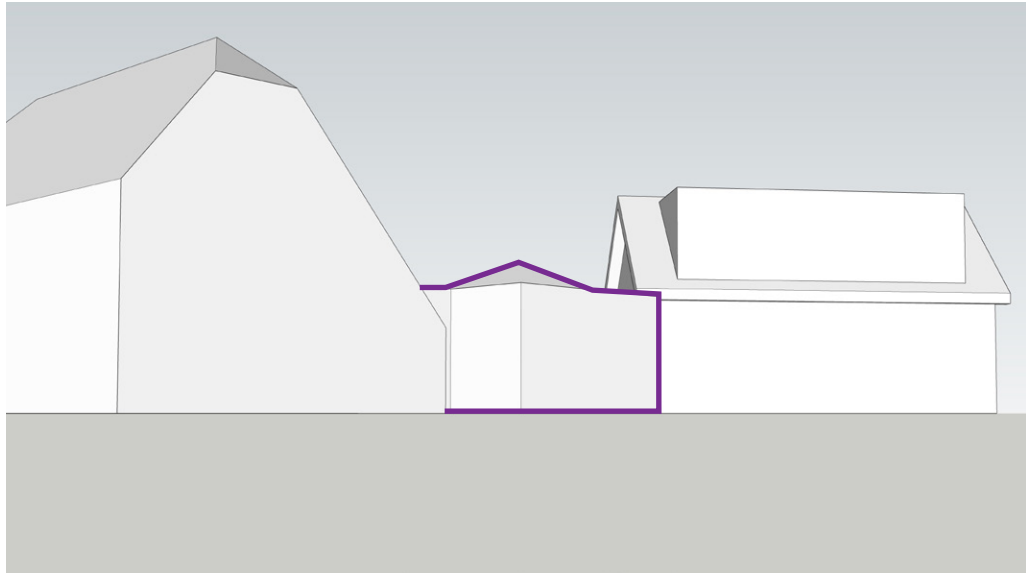
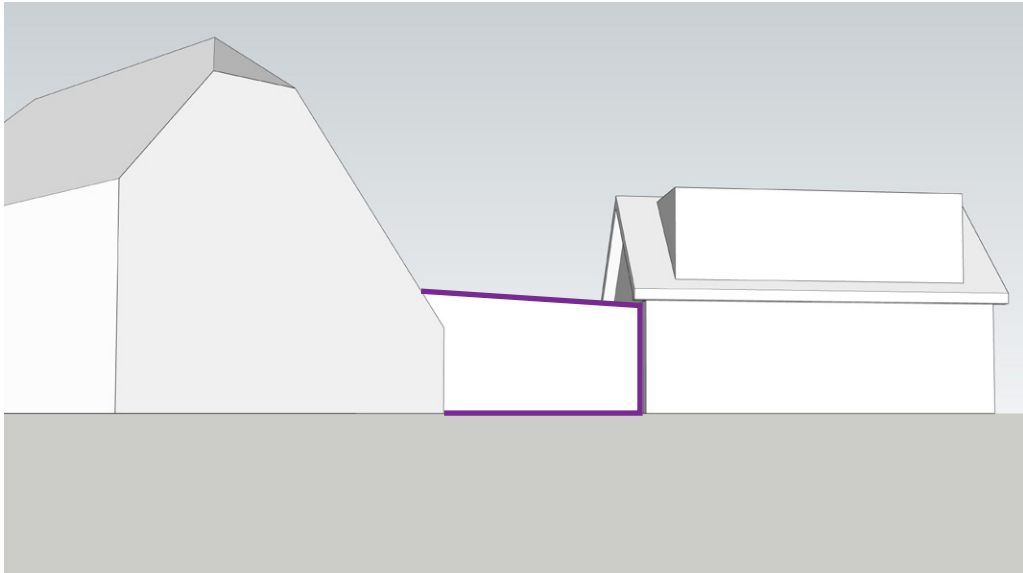
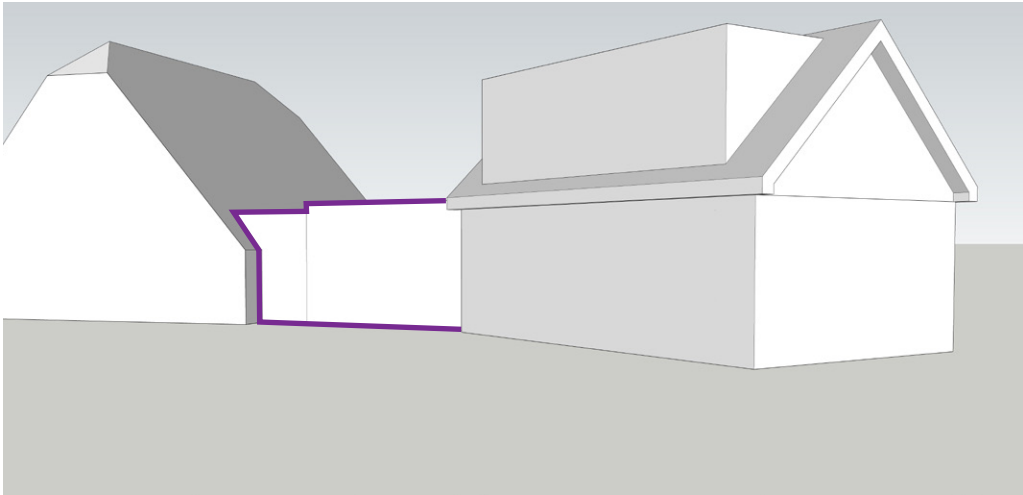
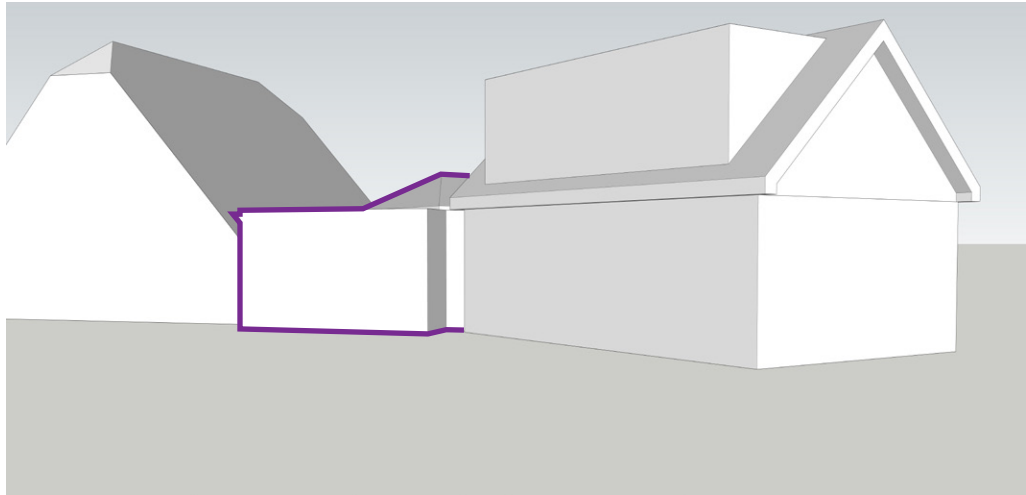
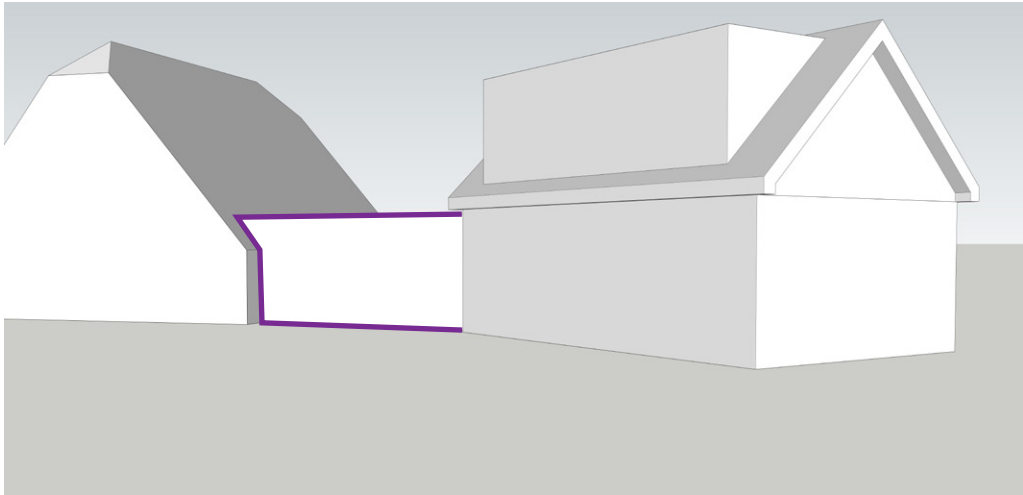
When viewed from the garden, the projecting form conceals the corners of the cottage and annexe (depending on viewing angle) which increases the dominance of the link and diminishes the prominence and hierarchy of the other two building elements.

The proposed scheme seeks to significantly reduce the massing impact of the approved proposals by setting the link back along its original / existing building line. This ensures it remains firmly ‘behind’ and recessive to both the cottage and annexe.

The proposals do seek to slightly increase the hight of the link from the approved scheme, but this is nominal and appropriate in relation to the floor to ceiling heights and construction build-up requirements stated earlier. The modifications to the proposed scheme now show a step in the parapet at the point of connection with the cottage to help mitigate this impact and align with the approved scheme.

The recessive massing allows the corners of the cottage and annexe building to remain legible regardless of viewing aspect and reinforces the hierarchy of the three building elements.

The proposals also seek to reduce the roof lantern to a low-profile roof light that is not visible above the parapet line, ensuring the mass of the link is as simple and restrained as possible, further supporting the overall composition and clarity of the property as a whole.



Existing Condition

Approved Scheme

Proposed Scheme (Incorporating modifications in response to planning comments)

Response to Planning Comments

Window and door materials / finish

- The proposed changes to the form and footprint of the link extension remove the approved projection into the garden to the south of the house, so that the building line will be similar to the existing. This is not considered contentious in principle, however the height of the replacement link has increased so that it now sits above rather than below the eaves of the annexe building and rises higher up the catslide roof to the rear of the original building. This is not considered acceptable due to the adverse impact on the subservience of the link to the cottage and annexe, as well as the fabric of the catslide, and should be reconsidered. Furthermore proposed changes to the elevation to introduce more solidity will add to the apparent bulk of the link as well as reducing the extent to which it allows a visual separation between the house and the bulk of the annexe. **The use of aluminium framed windows in place of timber framed also does not relate well to the context. I would also suggest that this should be reconsidered.**

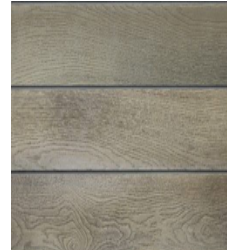
In response to the appropriateness of the proposed aluminium finish to the new windows and doors we offer the following response:

1. The use of aluminium framing to windows and doors was previously approved as part of the previous application's conditions discharge process - Condition 3. See attached the drawing sheet issued and approved.
2. The French doors to the south elevation of the annexe which were approved as part of the previous application have been subsequently installed as aluminium framed with a dark grey PPC finish.
3. Our proposals seek to match this aesthetic to compliment the French doors and to ensure consistency of finish to the more recent additions to the property - as previously approved
4. As per the Design and Access statement, we are proposing composite windoes and doors, which have an aluminium finish externally but a treated timber finish internally.

EXTENSION



Flat roof - EPDM Rubber



Wall Cladding - Aged oak boards T+G with v-groove shadow lines

Glazing Windows, Doors, Lantern Rooflight, and roof coping- PPC aluminium slimline double glazed units, RAL 7016, Anthracite Grey



ANNEX



DORMER - to match existing:
Clay hanging tiles, and timber casement window, white
French doors, timber, white

Listed Building Consent
Ref: DM21/0568

Condition 3.
No works to Bowling Alley Cottage, hereby approved, shall be carried out unless and until details of the roofing and facing materials have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Window and door materials as part of the discharge of condition 3 of the previously approved application

HAPA ARCHITECTS			
BOWLING ALLEY COTTAGE, THE GREEN, HORSTED KEYNES, RH17 7AP			
DATE	NOV '21	NTS	150
CONDITION 3 - MATERIALS	LBC_203		



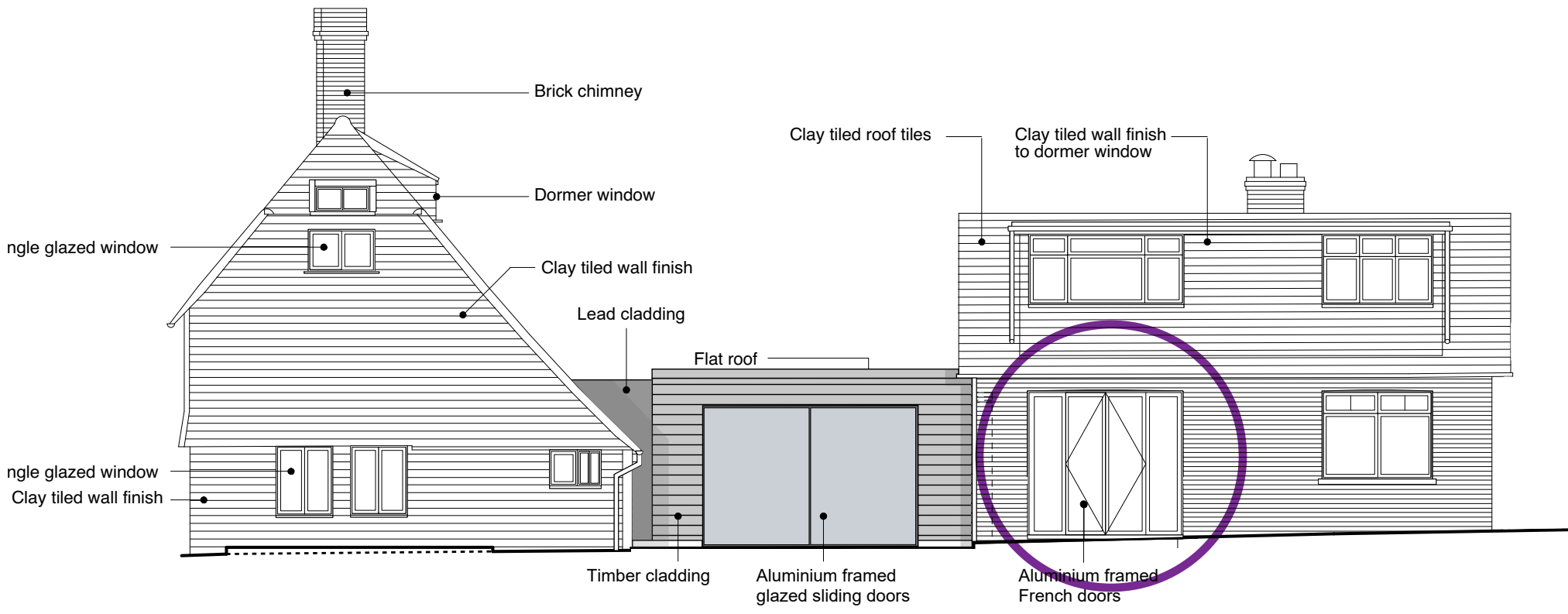
Installed french doors (with aluminium framing and dark grey PPC finish)

Response to Planning Comments

French doors

• The proposed amendment to the southern elevation of the annexe to introduce a large aluminium framed window detracts from the appearance of the building. Although the annexe is relatively modern and is not of a particularly sympathetic design, the form and proportions and the framing material of the proposed window do not relate well to the existing building or the context, and would further detract from the appearance of the annexe and the contribution it makes to the setting of the cottage. Although I would not object to the French windows approved being replaced with a window, the scale, design, glazing pattern and framing material require reconsideration.

In response to the comments regarding to previously approved french doors, we propose to retain these as per the previously approved application



Response to Planning Comments

Solar panels

Although not consistently shown (in that they do not appear on the elevations), on of the proposed plans shows solar PV panels to the roof of the link extension and kitchen. This appears a fairly extensive installation which has the potential to be quite visually intrusive. We would require more information in order to be able to comment fully, including a more detailed layout to show the number and position of the panels, elevations and sections to show the panels in context, and further details such as a manufacturer's spec. to show the appearance, height and dimensions of the panels themselves.

In response to the comments regarding to PV panels, we proposes to remove these from the proposed change of condition application.

The size of the propsed rooflight has been reduced and its location moved to sit above the kictehn area. This low profile rooflight will remain hidden behind the parapet line when viewed from street level.

