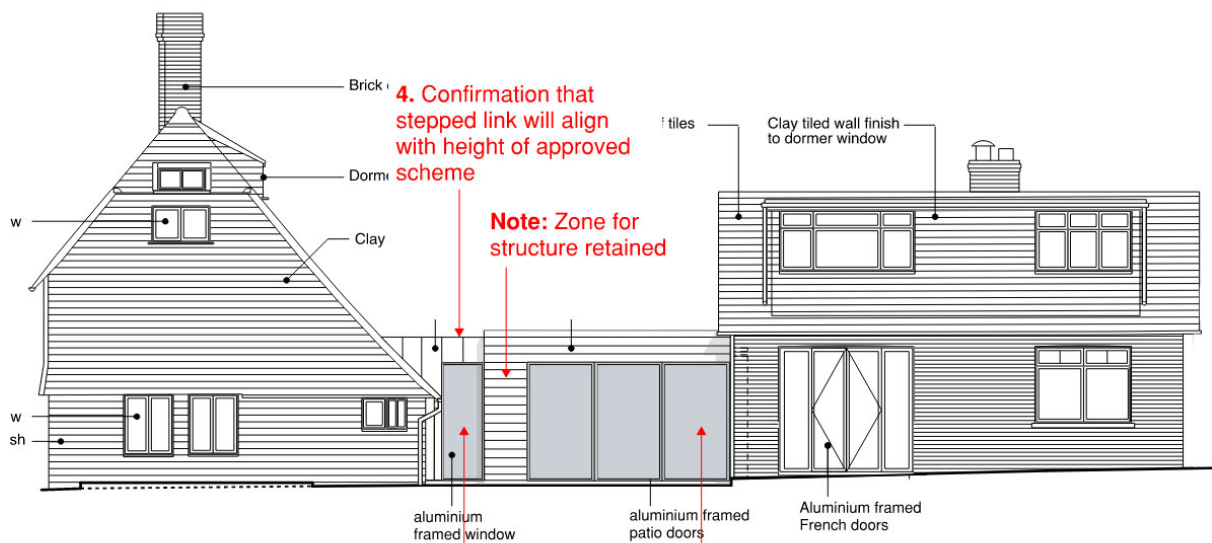


Bowling Alley Cottage
DM/25/0272 & DM/25/0422
Response to Planning Comments (09.05.25)

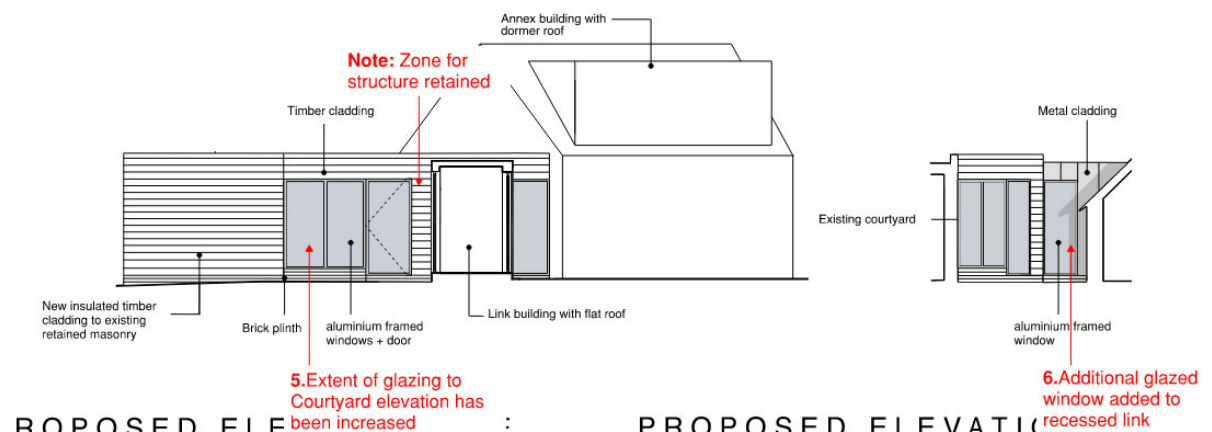
Following a call between Matthew Ollier (Applicant), Anna Tidey (Case Officer) and Emily Wade (conservation Officer) on 16/05/25 the proposed design has been updated as follows, in response to planning comments received on 09.05.25:

1. Extent of glazing

1.1 Extent of glazing to the south (garden) elevation and to the west (courtyard) elevations has been increased in response to a request for greater lightness and transparency. Please refer to annotated elevation extracts below.



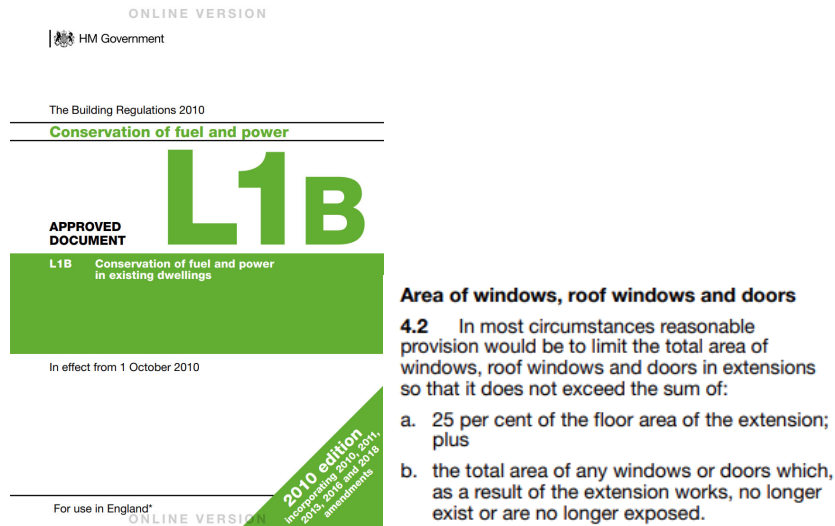
PROPOSED ELEVATION A-A



PROPOSED ELEVATION B-B

PROPOSED ELEVATION C-C

- 1.1 The revised extent of glazing (including the rooflight) is in accordance with the maximum allowable area to comply with Building Regulations Approved Document Part L1B (Conservation of fuel and power in existing buildings). For renovation and extension projects, the area of glazing should be no greater than 25% of the area of the room (plus the area of existing glazing). Please see below Part L extract for reference.



Based on the area of the proposed kitchen / dining room extension + open plan lounge area the allowable extent of glazing is:

Area of room = 57 sqm (including kitchen / dining / lounge area)

@25% = 14.25sqm

Extent of existing glazing = 7.3sqm

Total allowable area of glazing = 21.55 sqm

The area of glazing shown in the proposal = **21.5sqm** – at the limit of what is allowable under current building regulations.

2 Connection between link extension and cottage

- 2.1 Per the conversation, additional glazing has been incorporated into the both the garden-facing and courtyard-facing elevations of the narrow link between the Cottage and the kitchen/dining area. This creates a much lighter and transparent interface than previously proposed and better aligns with the intent of the previous approved scheme.
- 2.2 As discussed and explained on the call, the proposed solid cladding at the point of connection with the catslide roof is considered a much more appropriate detail from both a weatherproofing and conservation point of view.

The previously approved glazed interface at roof level would have created a vulnerable junction, requiring deep framing and flashing to create a weatherproof detail (not reflected in the planning drawings), which would always be vulnerable and subject to failure. Failure in this location could lead to water ingress which could damage the historic fabric of the listed cottage.

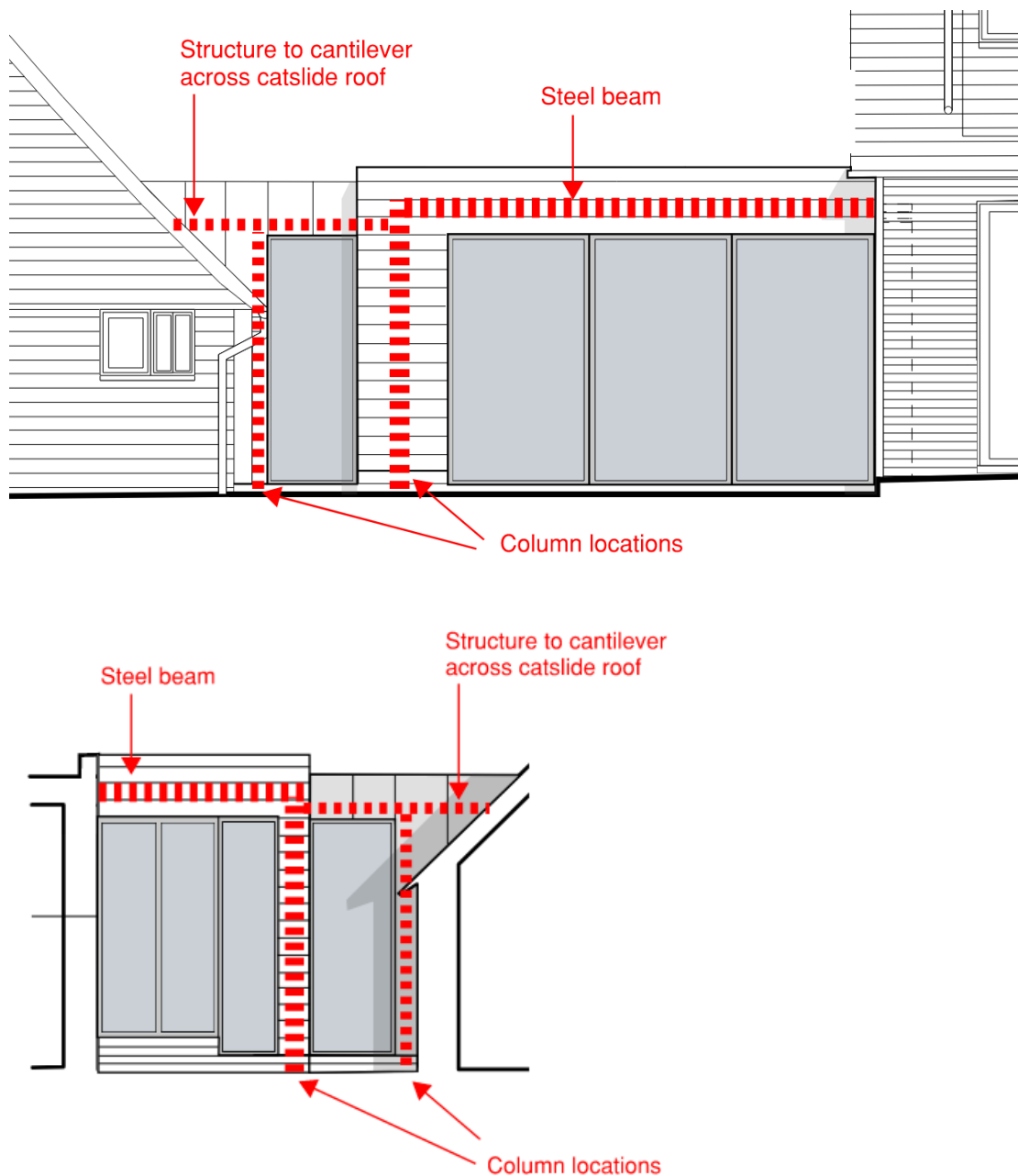
In addition, the weight of the glazing (which would bear directly on the existing roof joists of the historic cottage) would require additional strengthening to support this. This would involve additional timber structure, compromising the integrity and legibility of the historic fabric of the listed cottage.

The proposals allow for appropriate locations along the elevation to incorporate vertical structure, which will allow roof members to cantilever across the catslide roof – creating a lightweight interface between the link extension and cottage. This will avoid additional structural upgrades to the existing roof and preserve its character and historic integrity.

Please refer to the below commentary from the Structural engineer in relation to the points made above:

“The original approved planning arrangement would have glazing loading from the link side walls bearing onto the existing historic roof structure, which would require strengthening of the existing rafters, as typically older property rafters are undersized. Whereas, the revised / proposed arrangement, with cladding on studwork for the side walls of the link over the existing rafters, can be hung off the new link cantilever flat roof structure to avoid additional loading onto the existing cottage roof structure.”

David Simmonds – Structural Engineer
McCarey Simmonds Limited



3 Parapet Height

3.1 As noted on our call and previously explained in the last set of responses to comments (dated 02 April 2025), the parapet height is proposed to match the height of the existing parapet along the Village Hall facing elevation. This would result in the garden-facing elevation being marginally higher than the eaves line of the annexe building – yet firmly subservient in height to both the 2-story annexe and 3-story cottage adjacent. This allows for appropriate floor to ceiling heights within the link extension (min. 2200mm) + appropriate zones for structure and insulation to meet current building regulation requirements.

It was broadly agreed that this slight increase in height compared to the approved scheme would be acceptable if the additional increases in glazing (noted above) was incorporated.

The proposal retains the step-down in roof profile as the extension meets the cottage. The point of connection will match the height as previously approved.



4 Solar Panels

4.1 For confirmation, no solar panel are proposed as part of this application

5 Aluminium windows & doors

5.1 The proposed incorporation of aluminium framed windows and doors is consistent with the approved scheme, as per the discharge of Condition 3. Below is an extract of the approved materials palette.

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 7010, Anthracite Grey



ANNEX



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



Listed Building Consent
Ref: DM/210568

Condition 3:
No works to Bowring 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.

HAPA ARCHITECTS

BOWRING ALLEY COTTAGE, THE GREEN, HEDDERSLEY KEYNES, SHUTTLEWORTH

DATE	CONSIDERED 1	MATERIALS
10/01/2024	10/01/2024	10/01/2024

10/01/2024