

JUSTIFICATION

IRRIGATION TANK ENCLOSURE

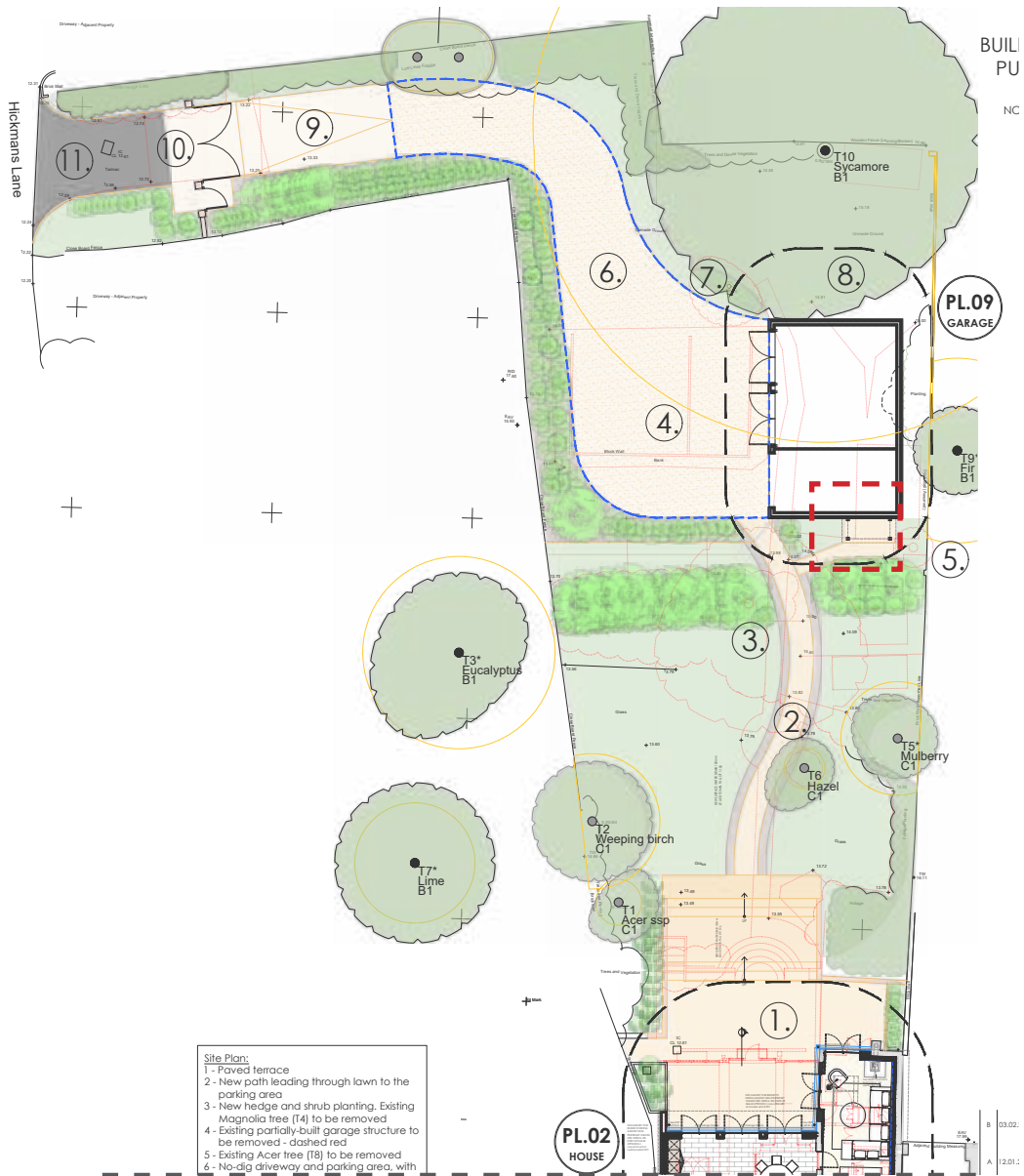
The irrigation tank enclosure was constructed without planning permission and is a part of retrospective works applied for under this application.

Introduction of the irrigation tank is considered beneficial as it is a man-made reservoir used to collect and store water for horticultural purposes. It helps manage water supply during dry periods and ensures that plants get enough water to grow properly.

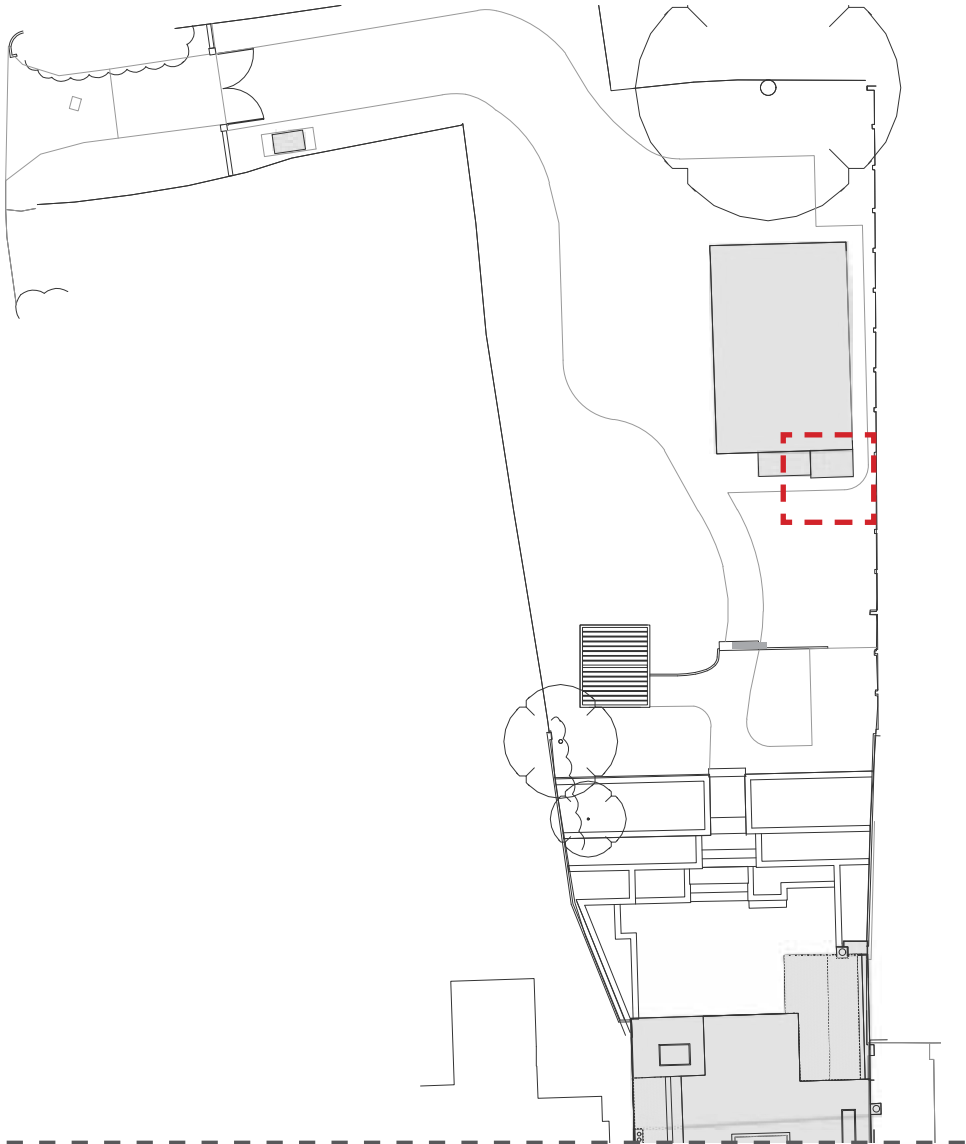
The enclosure was constructed in a sensible manner, using vertical timber panels matching garage cladding. The enclosure is located in a discreet location, adjacent to the garage. As presented on adjacent recent photographs. The reduced height log store is a slight improvement on the approved design. The enclosure is barely noticeable. It is considered to be of low harm to the listed building setting.



Recent photographs of the irrigation tank enclosure



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

KEY:

 Highlighted area of deviation

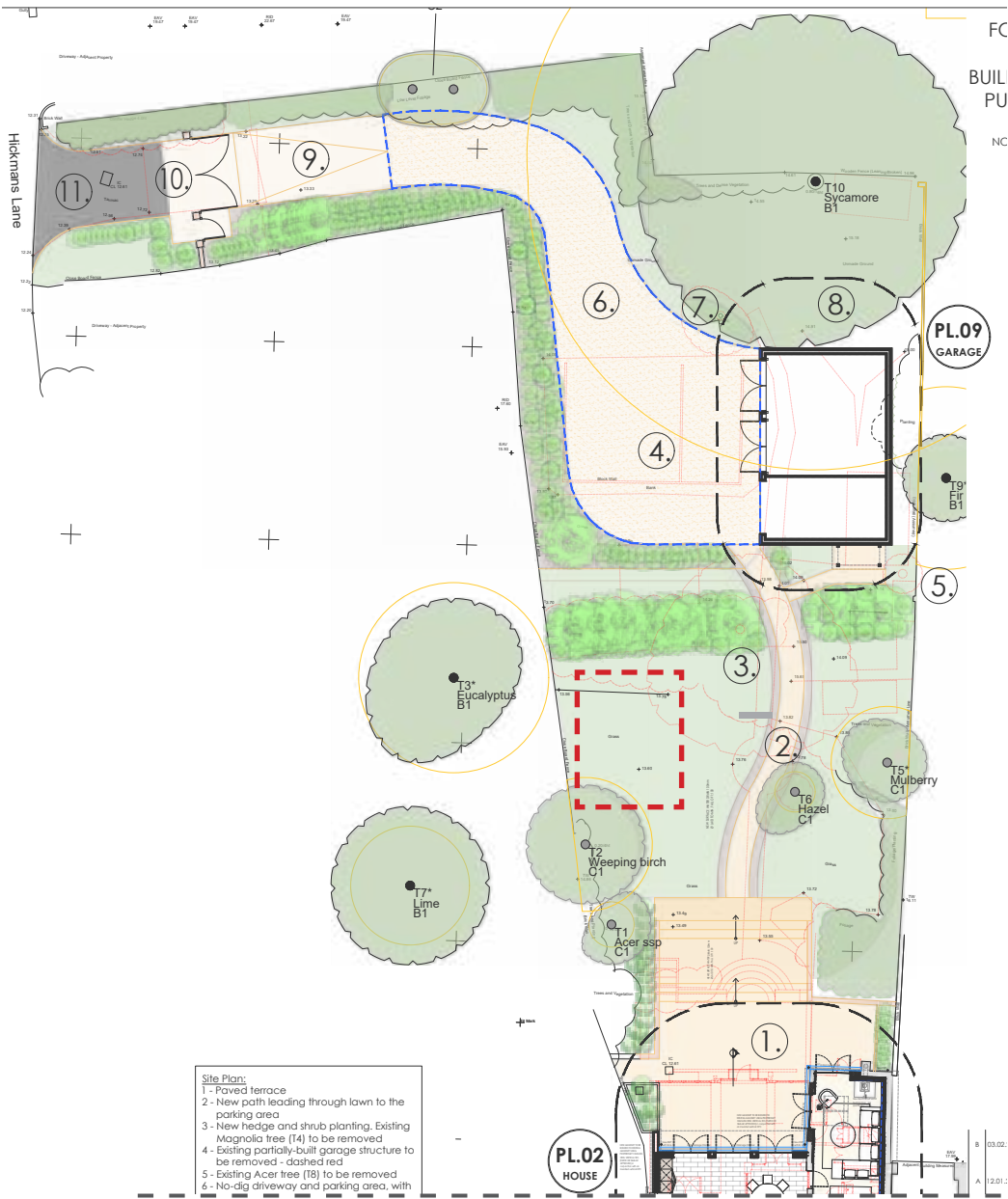
JUSTIFICATION
PERGOLA

Timber pergola was constructed without planning permission and is a part of retrospective works applied for under this application.

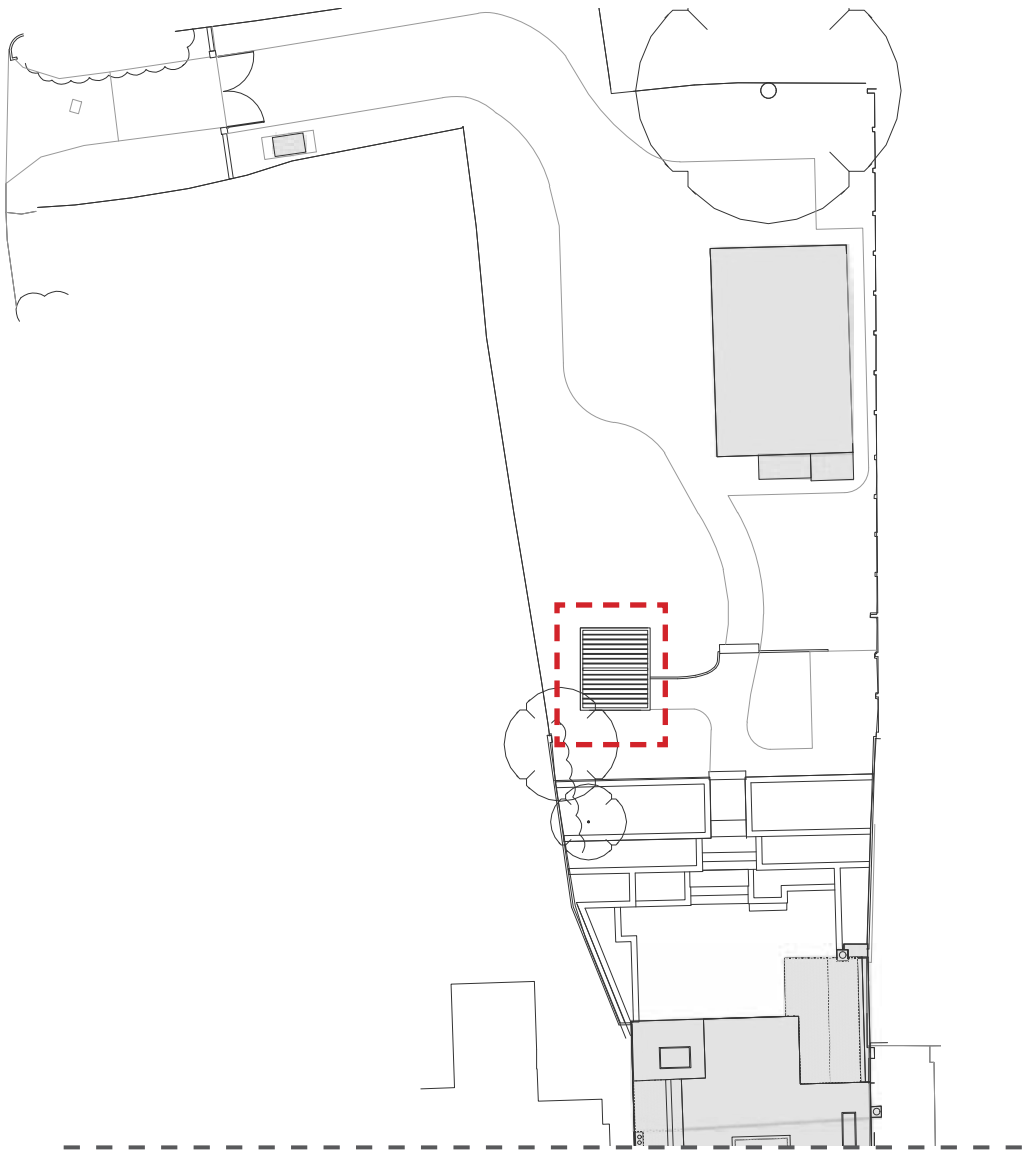
The pergola is a high quality, oak timber structure of a low harm to the listed building and its setting.



Recent photographs of the timber pergola



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

KEY:

 Highlighted area of deviation

JUSTIFICATION

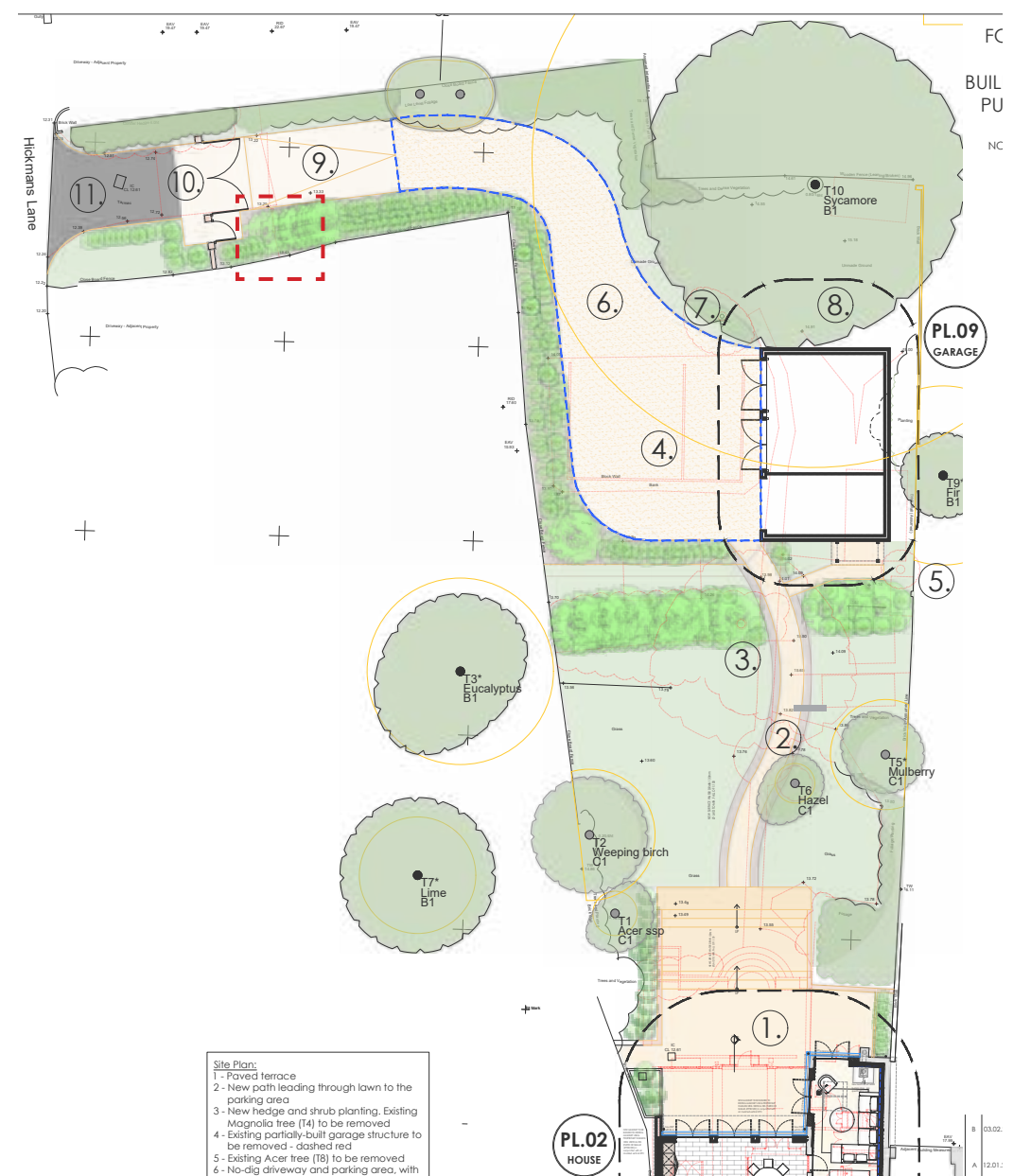
BIN STORE

Timber bin store was constructed without planning permission and is a part of retrospective works applied for under this application.

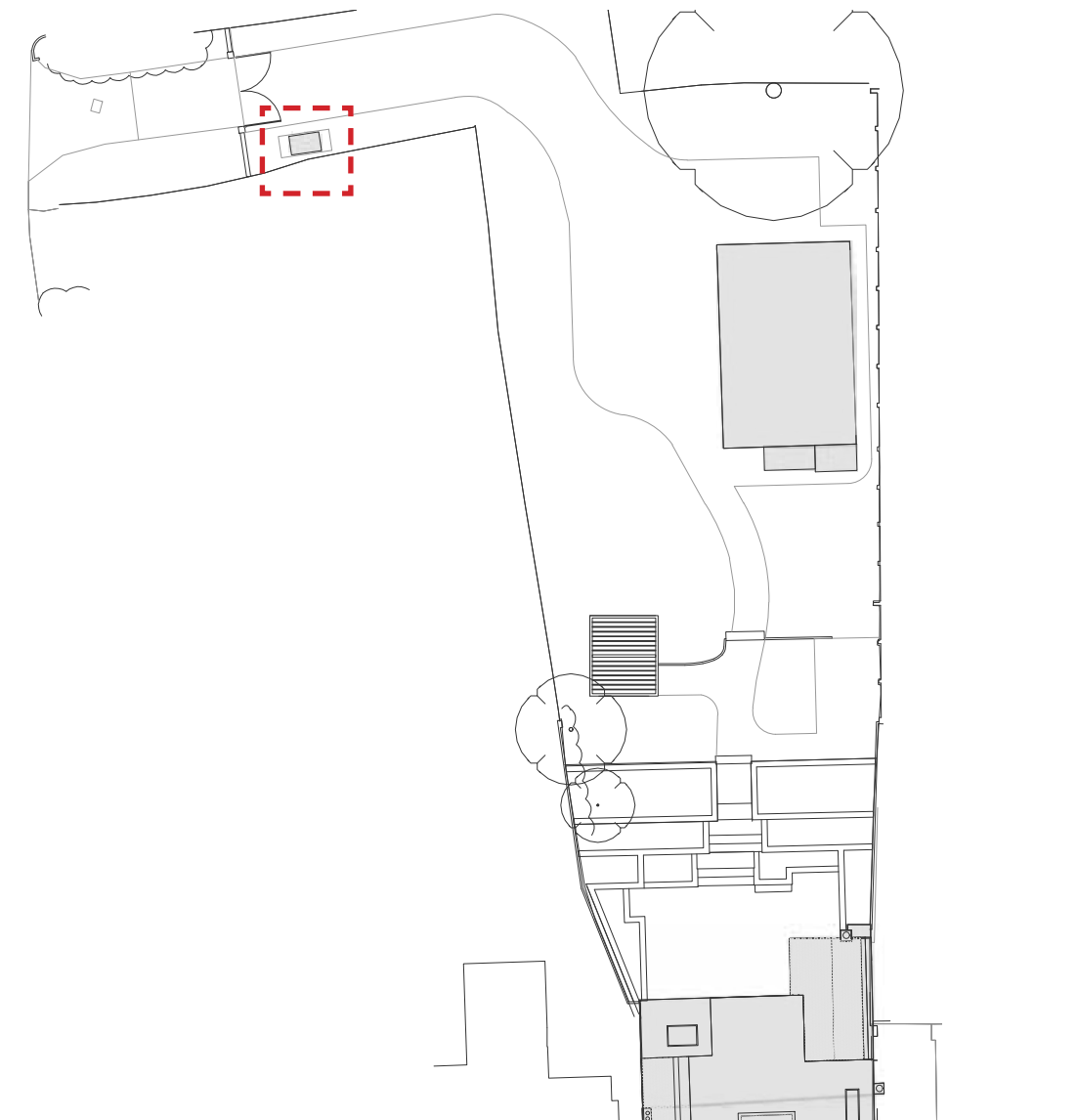
The bin store is of a modest design and small size. Its materiality matches the garage. A green roof was introduced to further match the appearance of the garage building. The bin store is located in a significant distance from the listed building and tucked away within planting on a side of the driveway. This is a sensible solution serving the essential purpose of refuse storage. It is considered to be of low harm to the listed building and its settings as outlined in the supporting HCUK heritage statement.



Recent photographs of the bin store



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

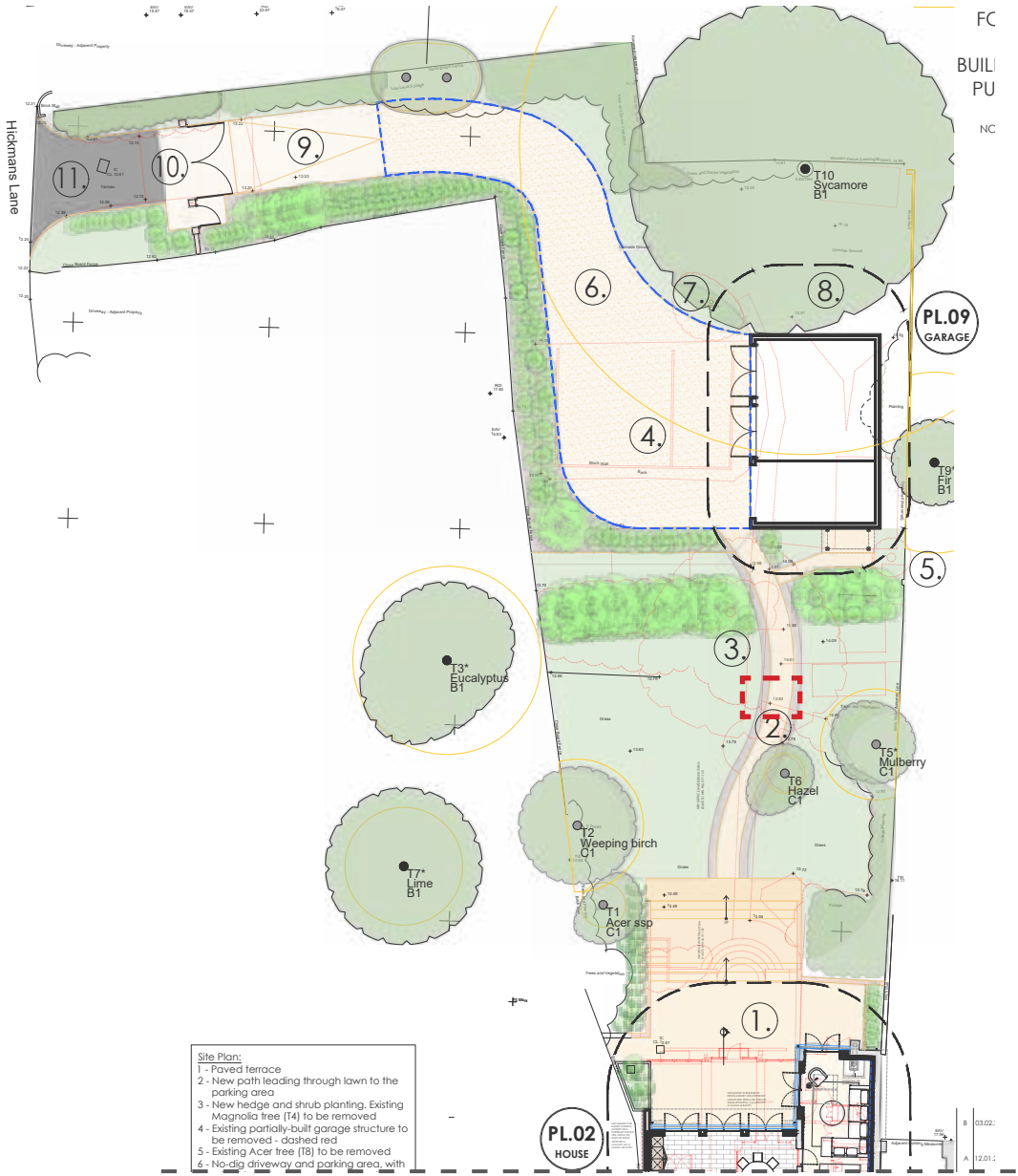
JUSTIFICATION
ORNAMENTAL GARDEN ARCH

The ornamental arch in corten steel at the entrance to the garden has been constructed without planning permission and is applied for approval under this application.

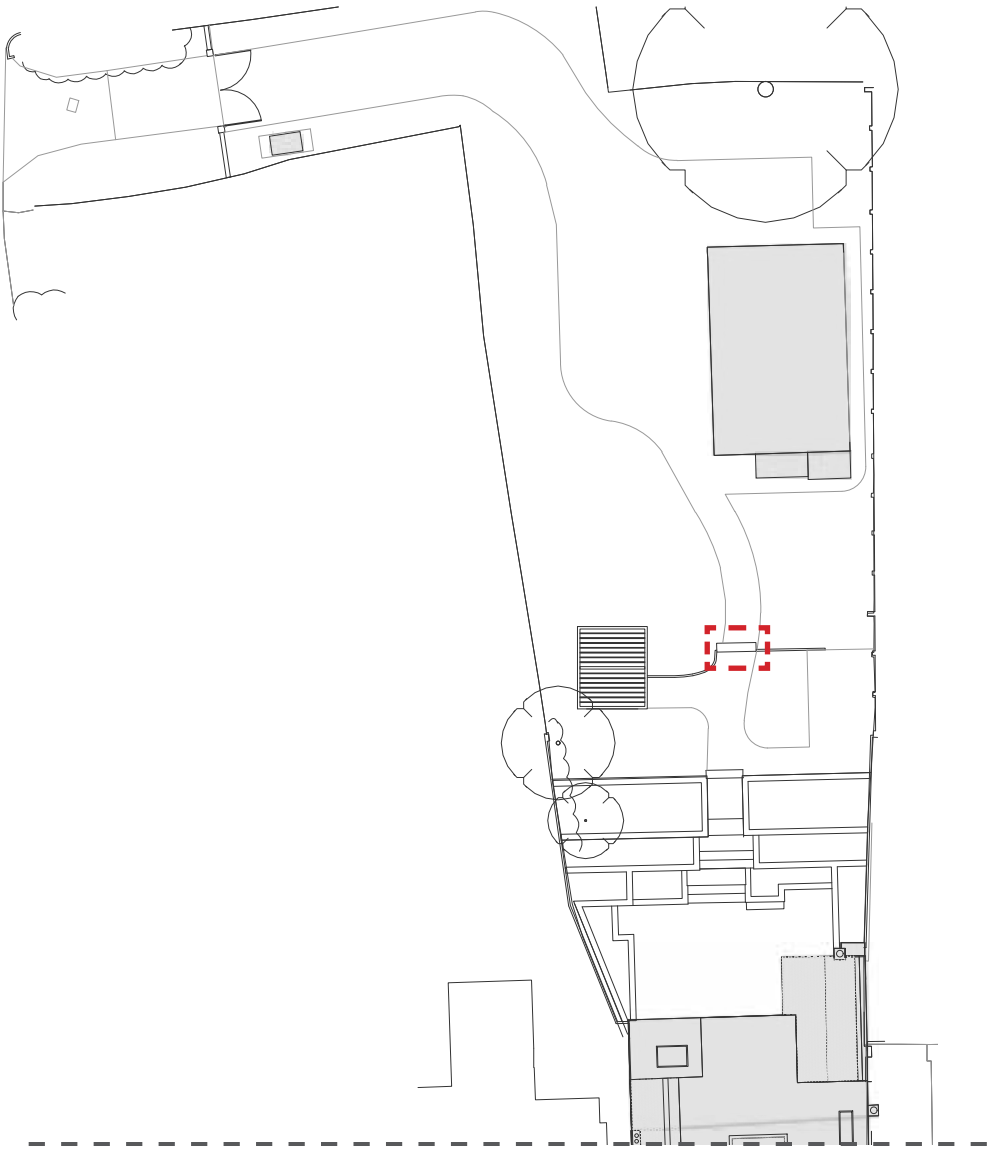
In the supporting Heritage Statement, HCUK describes it as follows: ‘The feature Corten steel arch is an attractive contemporary addition to the landscaped garden and would have a neutral impact on the listed building’s significance.’



Ornamental garden arch in Corten steel at entrance to garden



1. Approved hard landscaping design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed hard landscaping



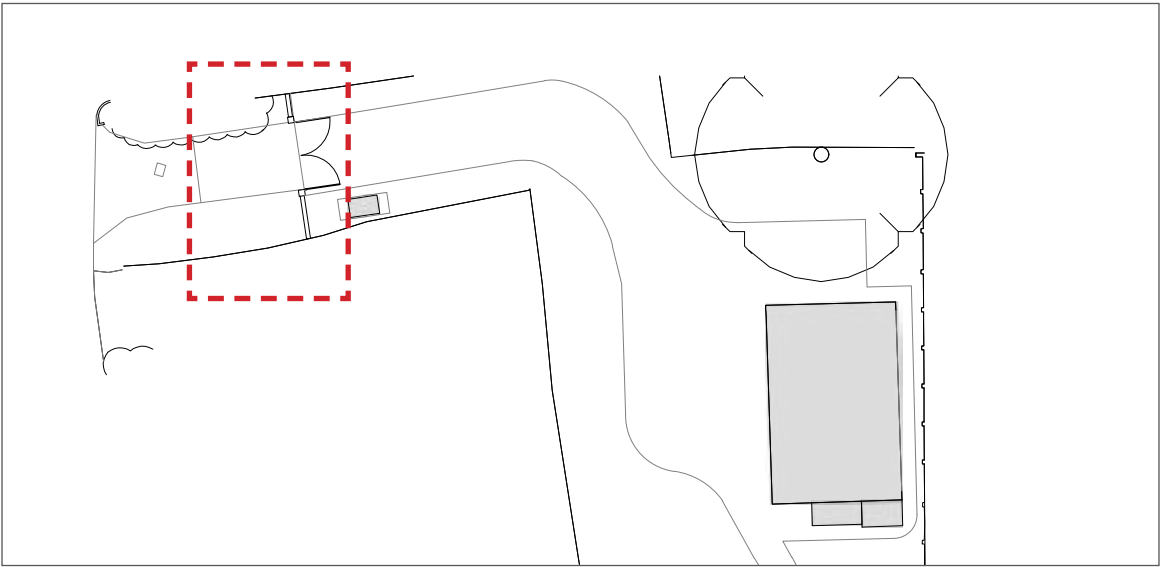
JUSTIFICATION
DRIVEWAY GATES

Different timber gates and brickwork piers to those in the approved scheme have been constructed, and are a deviation from the approved scheme. They are however of a modest design in keeping with the vernacular of the proposed detached garage building, and sympathetic to their Listed Building and wider Conservation Area setting, as outlined in the supporting HCUK heritage statement.

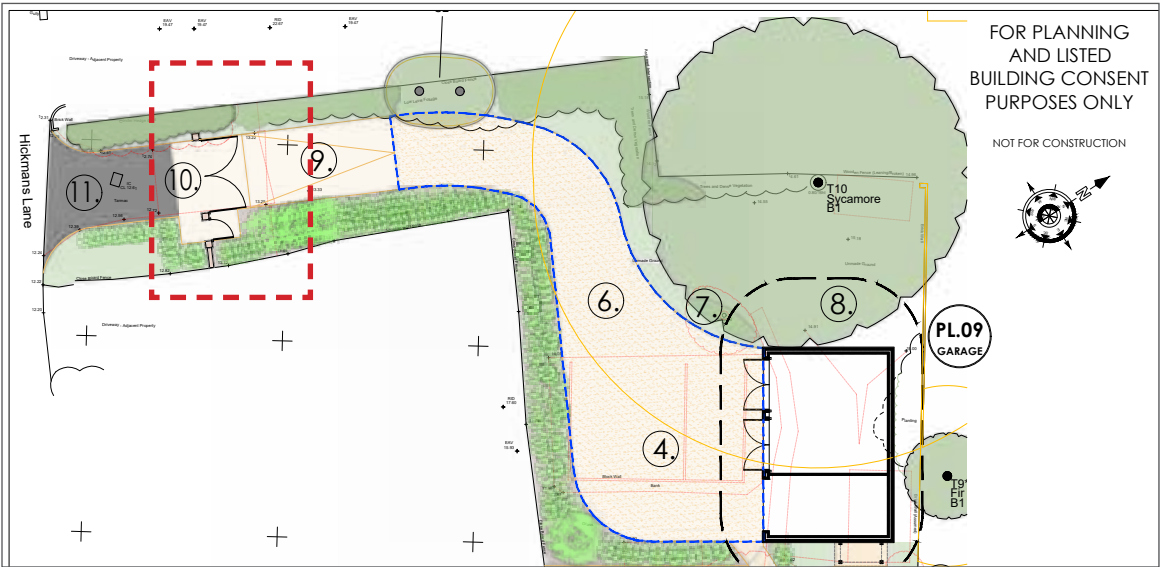
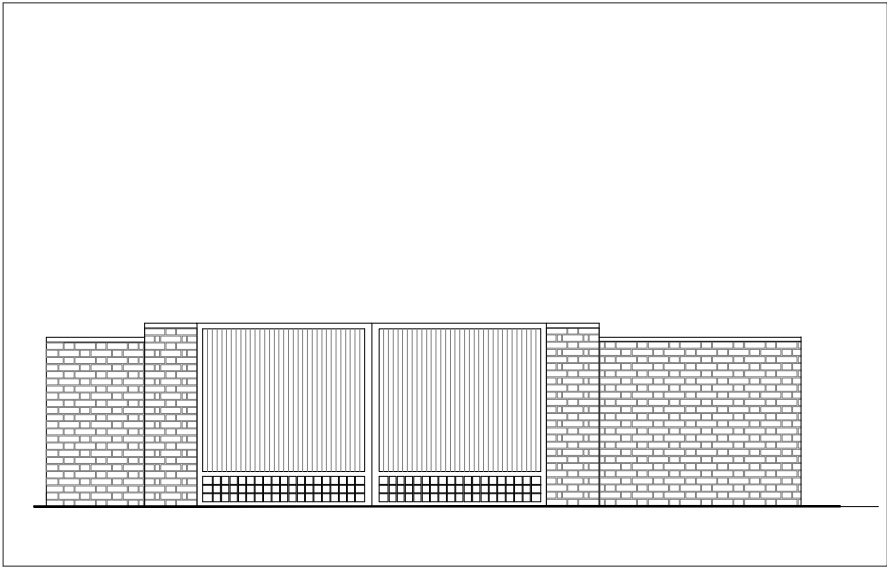
There is a lack of local planning guidance on vehicular gates and the high-quality materials and style are befitting of their setting, particularly as they are set back from the highway and flanked by vegetation that forms a visual break in Hickmans lane. Ultimately, they are metal gates with timber infill panels, a modern interpretation of traditional applications of these materials. As noted, the contemporary nature of these gates in the context of the approved contemporary extension and garage, both constructed using the same material palette, provides visual consistency across the site, underpinning the established discourse throughout the scheme of modern additions juxtaposed with the tactile characteristics of historic fabric, that has been painstakingly and sympathetically restored by expert craftsman.



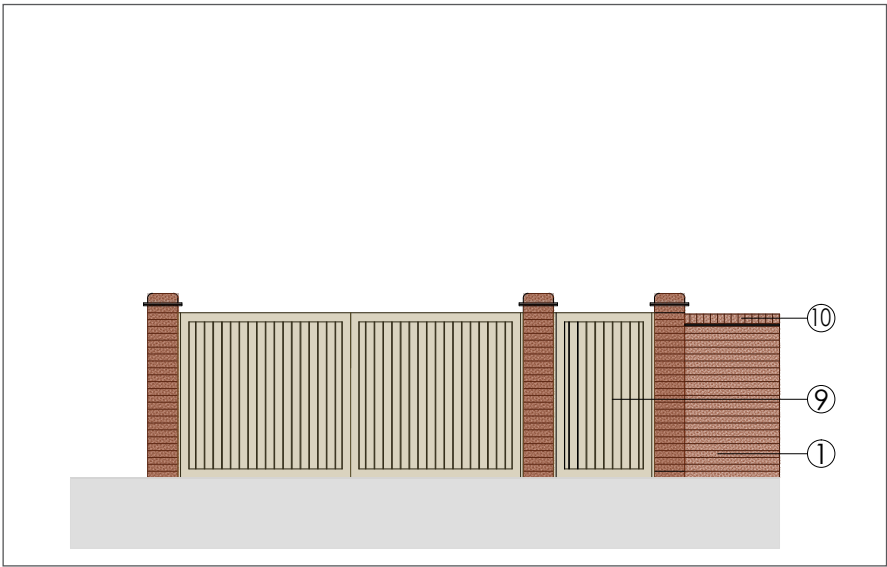
Current photograph- driveway gates



2. Proposed driveway gates



1. Approved driveway gates design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



KEY:
 Highlighted area of deviation

JUSTIFICATION
LANDSCAPING

The hard and soft landscaping to the rear garden deviates from the approved scheme. However, it still enhances the setting of the building and protect the character and integrity of the Conservation Area, as outlined in the supporting HCUK heritage statement.

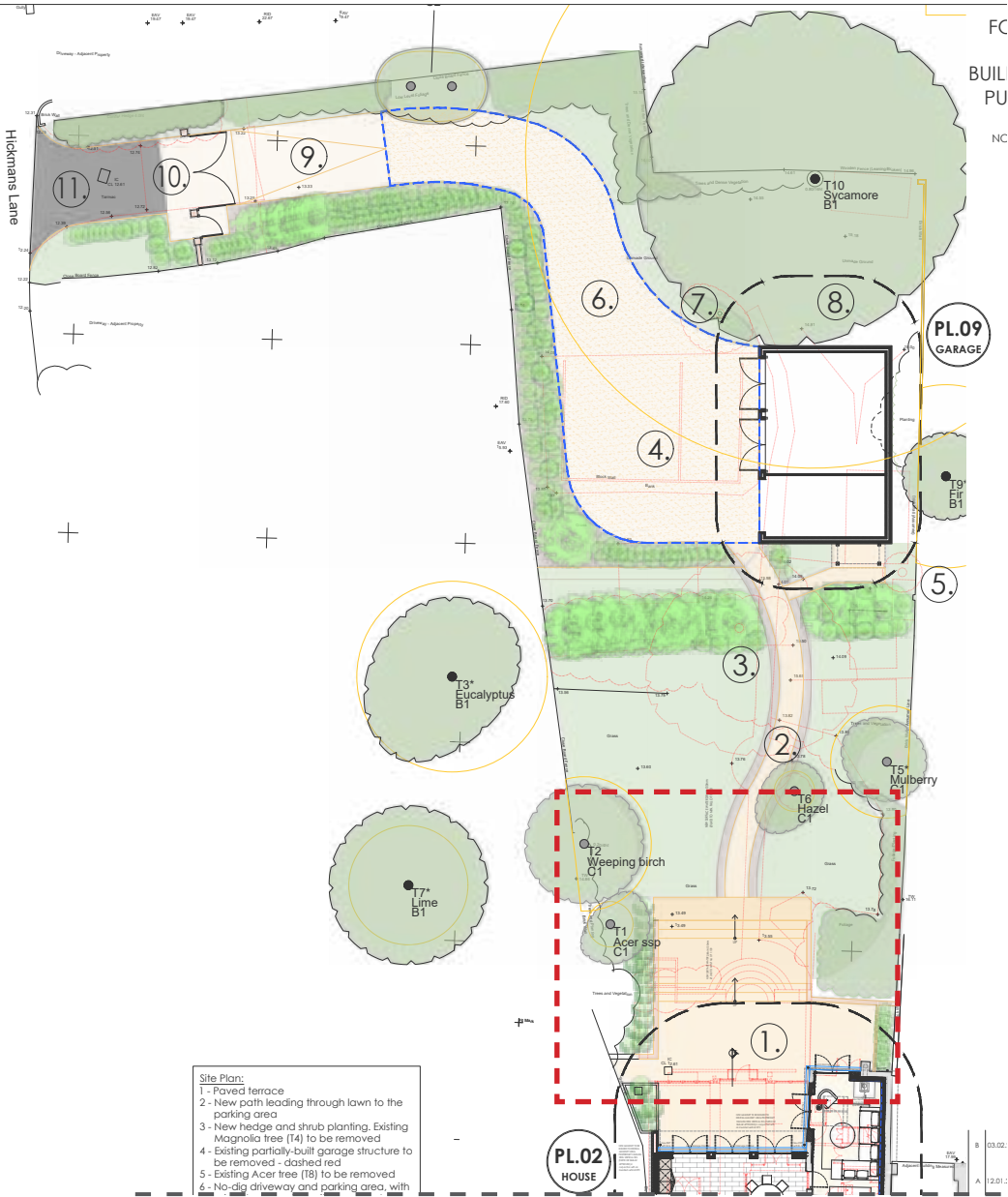
Refer to supplemented drawing D8 Rev B by Rachel Goozee Garden & Planting Design for further details on current hard and soft landscape design.

KEY:

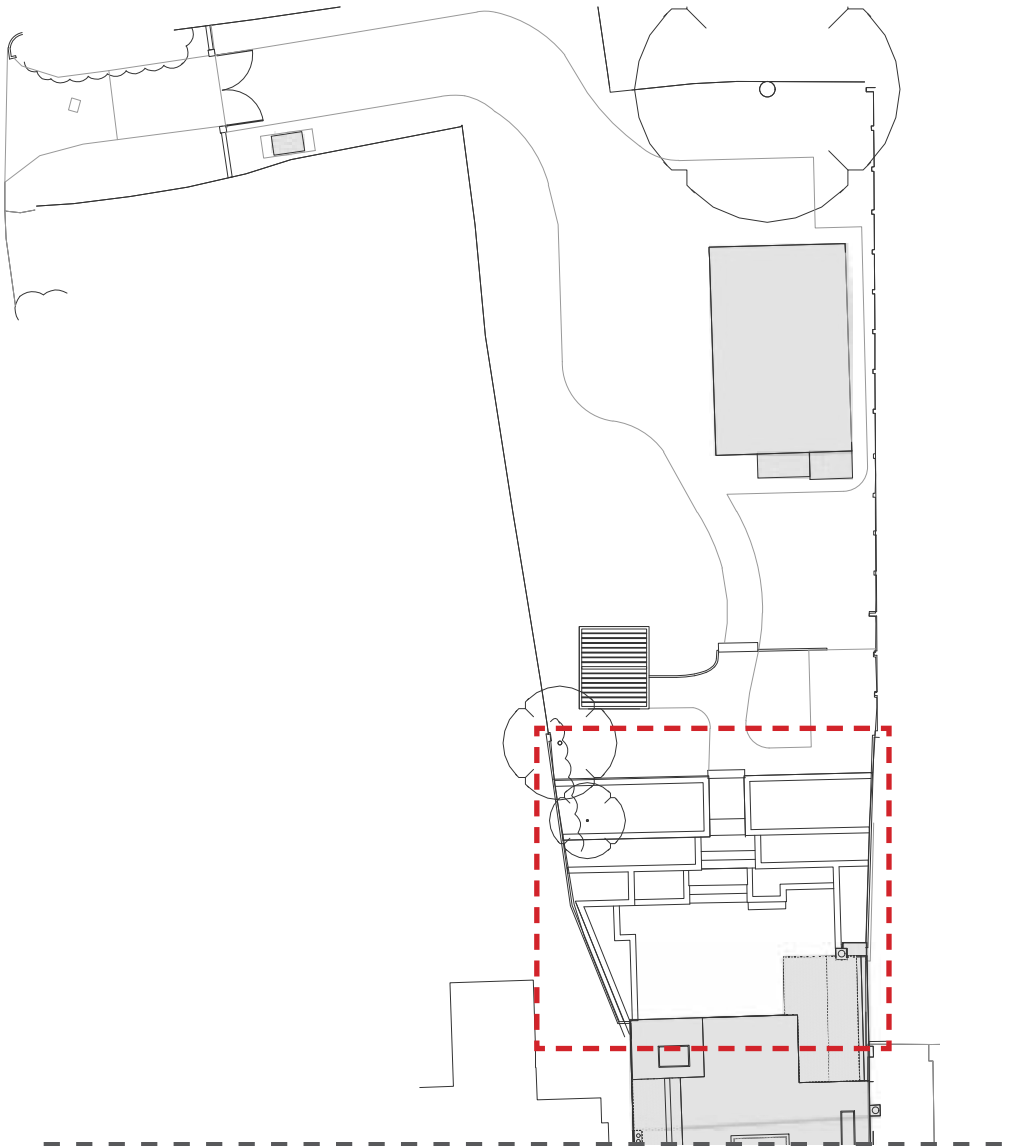
 Highlighted area of deviation



Recent photograph of hard landscaping, view looking west towards the garage.



1. Approved hard landscaping design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed hard landscaping



The new extension achieves the highest level of sustainability that is feasible, with low energy consumption during operation. The following measures are incorporated:

- The thermal performance of the new extension is designed to exceed the standards required by Building Regulations Part L. This is achieved through adoption of careful insulation detailing, leading to reductions in air permeability and thermal bridging.
- The thermal performance of the existing building fabric is improved through the installation of a new insulated limecrete slab to part of the existing ground floor, with the existing floor over the Cellar that received insulation between the ground floor timber joists.
- The existing pitched roof structure over the front portion of the building received thermal insulation, applied at rafter level to the vaulted sections and at ceiling level to the retained attic space. The insulation is of the breathable type to ensure the continued preservation of the existing roof timbers;

- High performance double-glazed windows and doors to the proposed rear extension and Bakehouse, with gas-filled cavities and thermally-broken metal frames;

- Water usage is reduced through the installation of flow reducing / aerating taps, and low-flush cisterns. Recycled grey water from the garage is collected for plant irrigation / watering;

- The replacement space heating and hot water system will operate with high efficiency owing to the higher levels of thermal insulation and airtightness present in the proposed extension. This ‘fabric first’ approach significantly reduces the pressures placed upon the primary heating system.

- The provision of an electric car charging point within the open bay of the detached garage building.

Section AA prepared by Gould Baxton as part of Building Regulations package