

Heritage Aspects:

In summary, the Heritage Officer's concern were related to the extent of loss of historical walling to the rear and side of the gable, removal of chimney breasts and chimney brickwork in both levels, removal of sash windows to a different fenestration detailing to the existing, all of which would amount to less than substantial harm to its significance. The Officer was in favour of the replacement of the existing cementitious rough-cast render of the property with the proposed lime render. Additionally, the replacement of the later addition flat roof for a pitched roof to rear would lead to a more visually appearance to the existing house, with no objections to the single story extension.

SMA's response:

We understand the concerns raised and we would like to emphasize the importance of extending the rear gable end to improve the living space for the homeowner, who is currently struggling with limited room.

We have carefully considered the feedback and made significant revisions to minimize the loss of original historic walling. Instead of extending out and merging the new wall with the old, we are now proposing to maintain the integrity of the original structure by creating three small openings in the rear bay. This will ensure that the historic fabric of the building is preserved as much as possible. The extension will feature materials and finishes that match the existing building, and the two original sash windows will be retained, refurbished, and reinstalled as part of the new gable end, helping achieve a "like-for-like" extension.

Internally, we will create minimal openings that highlight the original structure and will approach the construction process with care, using methods and appropriate materials to preserve the building's character.

To address the Heritage Officer's concerns, we would like to suggest the following adjustments:

1. Extension of the Gable End Wall:

*“Demolish the existing gable end wall to allow the end of the range extended out further, a by approximately 1.53m in the same brickworks form albeit with a different fenestration detailing to the existing sash windows.”*

Instead of demolishing the gable end wall and extending out by 1.53m, we propose to extend the gable end using the same form, maintaining the historical wall as much as possible and making openings which clearly express the original structure into the design. The existing sash windows will be preserved and reinstalled, keeping the new extension in keeping with the original design. (See figure 1,2 and 3)

2. Chimney Breast Retention:

*“Removal of the first-floor fireplace and chimney breast brickwork, along with removal of the chimney brick brickwork below in the kitchen. Whilst it appears that the brick chimney stack of this rear range is to be retained.”*

Rather than removing the chimney breast and stack at the rear range, we propose to retain the chimney breast on all levels. (See figure 2 and 3)

3. Retaining the Internal Wall:

*“Removal at ground floor level of the now internalised side wall of the rear range, in order to create an open kitchen/garden room area.”*

In response to the concern about removing the internal side wall of the rear range, we propose to reduce the size of the opening and retain more of the historic wall, ensuring a clearer preservation of the original elements while still creating the necessary space for the kitchen and garden room. (See figure 2 and 3)

By making these adjustments in preserving significant elements of the original structure, reducing the harm to the building's historic form and sensitively expressing them into the new extension, that it will be viewed as an acceptable way forward.

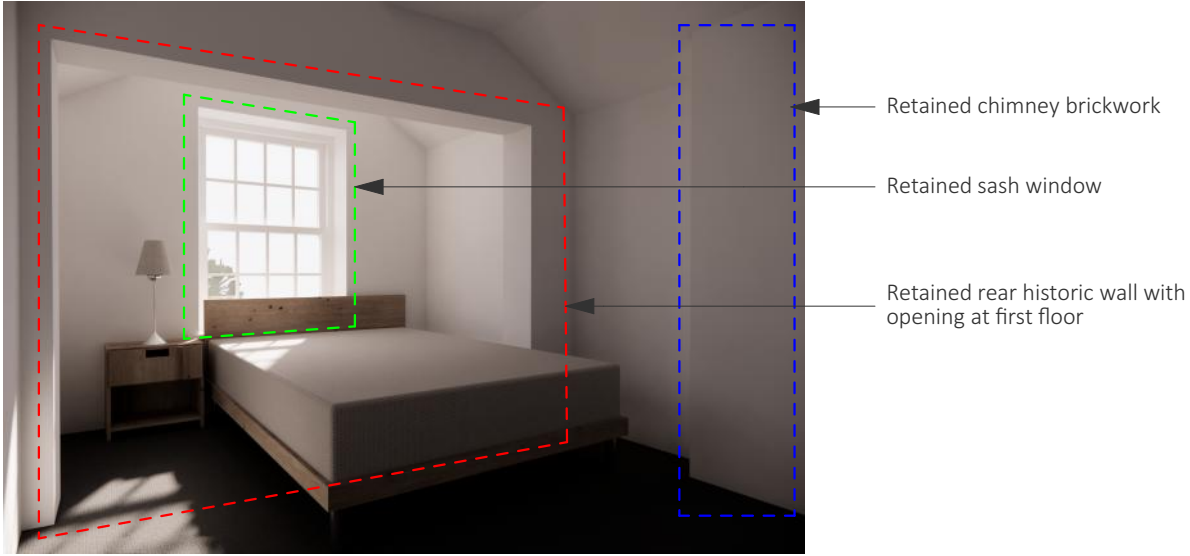


Figure 1.0 (first floor rear bedroom)

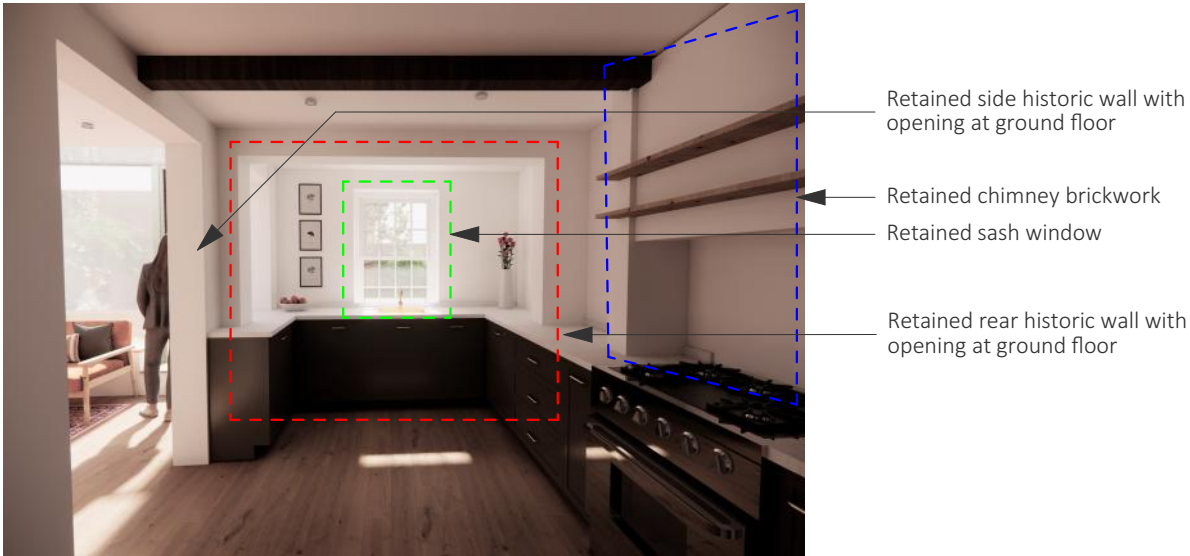


Figure 2.0 (ground floor rear gable end internal view)

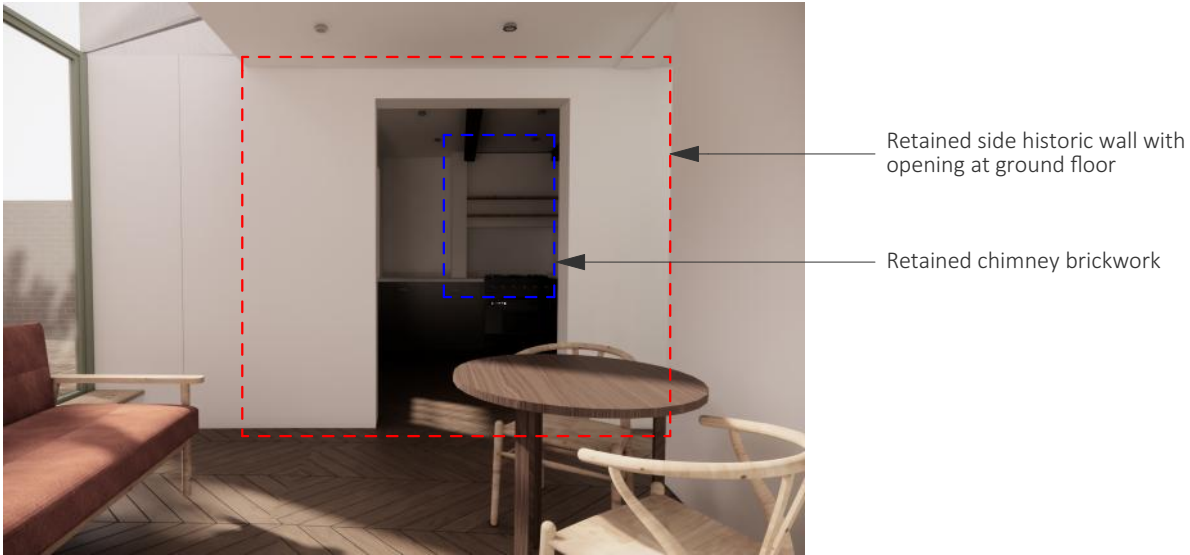


Figure 3.0 (view to kitchen from garden room)