

SUPPORTING STATEMENT

Project: Harford Gate Cottage, Spalding

Project No: 21.053

Issue Date: 02.02.22

Read
in conjunction
with

21.053 External finishes schedule

21.053.L0101_A - Location Plan
21.053.S0001_A - Site Plan As Existing
21.053.S0002_A - Plans As Existing
21.053.S0003_A - Elevations As Existing

21.053.K0001_A - Site Plan As Proposed
21.053.K0002_C - Plans As Proposed
21.053.K0003_B - Elevations As Proposed
21.053.K0004_B - Artists Impressions As Proposed

1. INTRODUCTION / OBJECTIVE

The brief is to renovate and improve the thermal qualities of the existing property

The works proposed is presented through a set of existing and proposed drawings, covering the alteration to the external fabrics, the new external insulation, and windows as well as changes to the the current flat roof over the garage area.

2. SITE LOCATION

The site is located to the South of Gedney along Harford Gate road.

The site is shown outlined in red on the graphic below.

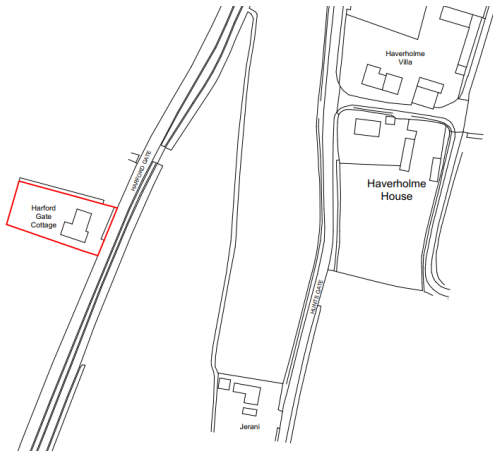


Fig 1. Location Plan



Fig 2. Site Location Pin – ref: google earth

2. AS EXISTING



Fig 3. Front Elevation As Existing – painted white brick / white UPVC windows & doors



Fig 4. Rear Elevation As Existing



Fig 5. Side Elevation As Existing

3. PRE APPLICATION ADVICE

Officer Name: David Grant

Reference: Telephone Enquiry

Date: 17/11/2021

Details of advice received:

Conversation with duty officer, who confirmed that they would wish to see an application for the work.

The authority treat the application of materials to the outside of a building as an extension, albeit this is very slight.

In order to process this they will require drawings of the works intended. They will use these, in conjunction with photos and perhaps a site visit, to judge whether the change in appearance is significant etc.

It was not considered that the proposals should be a problem.

4. DESIGN PROPOSALS

Alterations are proposed to the existing house to improve the overall aesthetics and thermal performance.

The existing brick walls are to be externally insulated with an applied render finish. This will slightly increase the external envelope of the property by approx. 150mm. This will require the roof to be slightly extended to cover the new external fabric.

The existing windows and doors are to be replaced with new ones, again to improve the thermal performance and overall appearance.

A new mansard roof is proposed to replace the flat garage roof which currently exists. This should create a better coherence between the single storey and double storey forms, and relate better to the existing vernacular.

Sun pipes are proposed to the flat roof element to improve light levels inside the dining and bathroom room areas.

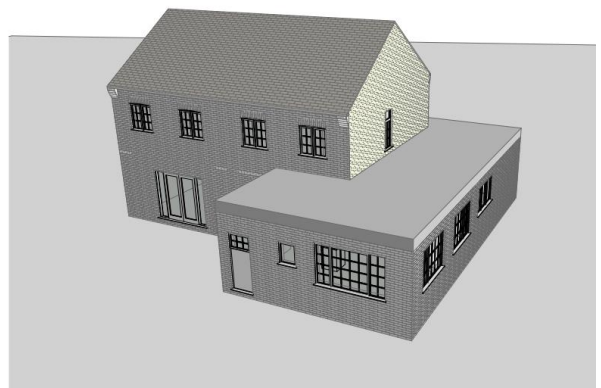


Fig 6. Existing Form

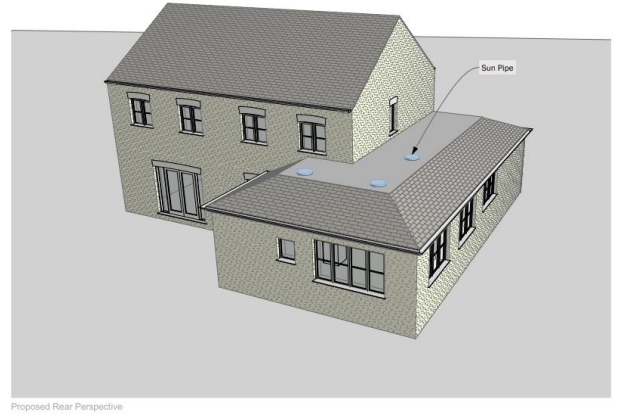
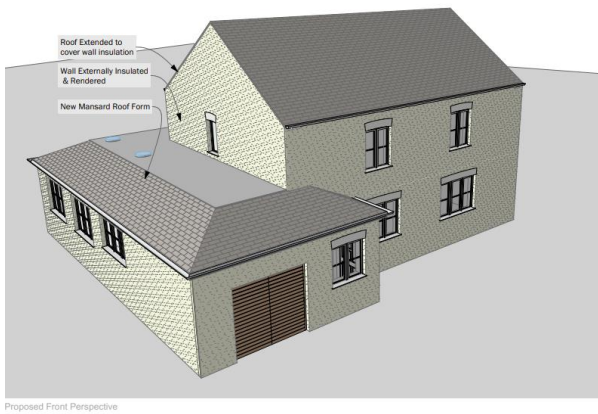


Fig 7. Proposed Form