

Design Statement

Replacement Conservatory (Orangery Style) & New Portico

Goviley Major Farmhouse, Tregony, Truro, TR2 5TT

1. Outline Proposal:

- Remove existing uPVC double glazed, polycarbonate roofed conservatory (floor area 12.7 square metres) attached to the N elevation.
- Build a replacement single storey conservatory in an orangery style (flat roof at 3.3 metres with roof lanterns) on an extended footprint that extends 3.1 metres beyond the W elevation and wraps around it for 2.9 metres (floor area 28.2 square metres, net increase in floor area 15.5 square metres).
- Add a 2.2m x 1.2m portico onto the west elevation to cover existing double doors from the living room into the garden.

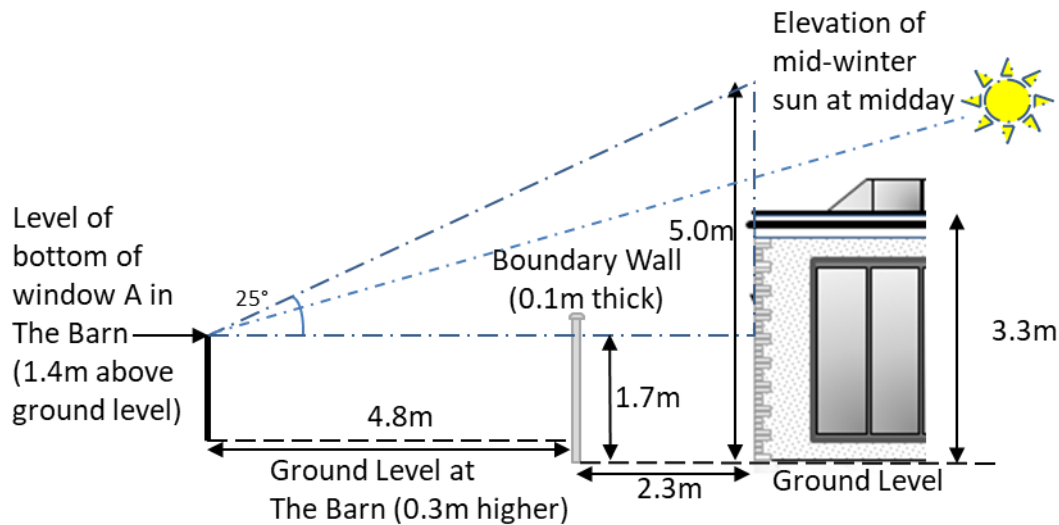
2. Background. Goviley Major Farmhouse was built around 1900 in stone and lime mortar. Brick quoins have been used for corners and around door and window reveals. The east and west elevations have long since been rendered and painted. The chimneys were replaced like for like in 2007 using bricks that are a close match to the originals (replacement was necessary to enable lead trays to be installed to remove source of damp). Most windows were replaced in 2007 (with traditional sash windows constructed in painted hardwood with double glazed units). A replacement porch was added in 2009 (C1/PA06/1992/08/R) using matching stone and lime mortar with brick quoins (bricks recovered from chimney replacements), timber framing with double glazing and flat roof finished in lead with aluminium guttering.

3. Design Rationale. It is proposed to build the new orangery style conservatory using modern building materials/methods, yet sympathetic to the existing farmhouse, which no longer has agricultural associations.

- The proposed design provides a balance between glazing and painted, rendered walls matching the existing east and west elevations with brick quoins that closely match those of the main building (using identical bricks to those used on the chimney replacement, please see later below). The walls will be built using thermal block work with cavity insulation balanced with a large area of low u glazing to maximise thermal efficiency. The result will be a comfortable space usable for much of the year (unlike the existing conservatory).

- The roof will be flat with a GRP finish to replicate a lead roof (to closely match that of the front porch) and, so, unattractive to lead thieves. It will be a warm roof construction with thermal insulation. The orangery style will be achieved through the use of roof lanterns of aluminium construction with low u glazing to match the extensive glazing proposed on the N and W conservatory elevations. Decorative fascia and guttering will be aluminium.
 - The internal floor to ceiling height will enable the provision of some original architectural features and carry through the ceiling heights from the house.
4. Visibility from the Highway. Visibility of the conservatory from the highway will be limited:
- a. It would nominally only be visible from less than a 30 metre length of the highway and then only along the road centreline that inclines increasingly from an horizontal 45 degree angle to the W elevation of the house.
 - b. Only to top of the conservatory would be briefly visible from the S end of this length as it would be masked by an existing stone wall and hedge.
 - c. The remaining length is masked by a tree and a mature privet hedge (fully masked in summer and partially in winter).
 - d. The ground level of the highway at the north end is one metre higher than the ground level at the building thus reducing the apparent height of the conservatory by a metre.
 - e. The distance to the highway is never less than 13 metres. This means that, together with the ground height difference, even if there is any visibility through the hedge the roof would not be at an elevation of more than 3 degrees at eye level and would certainly appear subservient to the farmhouse.
5. Impact on The Barn:
- a. The neighbouring property, The Barn, was developed in 2008 as a barn conversion. It shares a common alignment with Goviley Major Farmhouse at a horizontal distance of 7.2 metres. The ground level on The Barn's side of the boundary is 0.3 metres higher than the ground level of the proposed conservatory (see diagram below).
 - b. Only the 3.1 metres of the proposed conservatory extending beyond the line of the W elevation of Goviley Major Farmhouse is relevant regarding light. Only Window A (as marked on the Site Plan) on the S elevation of the Barn need be considered. Light to the other two windows on the S elevation of The Barn are unaffected.

- c. A conservatory height of 5.0 metres would break the “25 degree rule”:



The proposed conservatory will be 3.3 metres high and, therefore, there should be no concern over light to Window A; indeed, the proposed conservatory will not reduce direct sunlight at any time (note: this window does not currently enjoy the benefit of direct sunlight before around 11am GMT each day).

6. Portico.

- The proposed portico is to fulfil two functions. Firstly, to provide a covering for access to and from the sitting room into the W garden area. Secondly, to enhance the ability to use the door immediately above it; this acts as a secondary fire escape (from the top floor).
- The roof element will follow the same design as the proposed conservatory roof in terms of height, roof finish and fascia.
- It will be formed from timber posts encapsulated at the lower levels by matching bricks capped by slate.

7. Brick Sample. Below is picture of the brick to be used on quoins and portico shown against the existing painted render:

