

BDM

Blenheim Design and Management.

The Gables, South End, Preston Bissett MK18 4LR.

SCHEDULE OF DESIGN ADJUSTMENTS TO CONSENT REF 18/00598/APP FORMING THE BASIS OF THIS RESTROSPECTIVE PLANNING APPLICATION.

Following our inspection of the completed works, we would confirm the following Details/Assumptions, which have been checked as part of our measured survey following discussions on site with the Enforcement officer;

1. The original structure of Barns 5 and 6 have been retained and repaired in their original locations.
2. The North east wall of Barn 2 has been retained and repaired in its original location.
3. The boundary to the North west of the site has been retained and not adjusted at any point.
4. The ridge height of the Barn 1 has been retained at the original height (checked on site).
5. Minor adjustments have been made to the final ground levels, but they largely follow the levels shown on the approved drawings.
6. The glass roof to the link between Barns 1 and 6 was a later amendment to the original approved scheme.

Retrospective consent is therefore sort for the following items;

BARN 1.

1. Following post consent inspection, the extent of timber repair required was more extensive than first thought and set out in the structural engineers supporting statement.
2. Although the report did note "subject to inspection ". The Roof structure was temporarily supported whilst the repairs to the wall studs and primary truss supports were completed, most being replaced with timber of a similar size and cross section. The primary roof trusses were retained and the building constructed around their existing dimensions, span, pitch and details.

Concern has been raised that the building is now bigger than before, but this cannot be the case as it still fits in the space defined by the boundary, Barn 6 and the North East wall still aligns with the North East wall of Barn 2 (as it always has done).

The ridge height matches that of the approved drawings.

We suspect the eaves height/ground levels shown on the original survey information may be incorrect as the only physical discrepancy we can identify is the lower eaves to Barn 1.

3. Addition of a chimney stack in lieu of steel flue.
4. High level gable windows reduced in size.

BARN 2

1. Additional window facing courtyard, NE Elevation.
2. Window design to SW Elevation altered following discussion/agreement with neighbours.
3. Boundary fence proposed in lieu of Brick wall – not constructed, windows obscured temporarily whilst options considered.

BARN 3

Does not form part of this application.

BARN 4

Does not form part of this application.

BARN 5

1. Minor adjustments to windows on NE Elevation

BARN 6

1. The facing brickwork to the SE Elevation was beyond economic repair and would have resulted in the wall losing its historic detail. To preserve this the wall was timber clad to match Barns 1, 2 and 5, retaining the original facing brick behind the cladding.
2. Windows added to NW Elevation and timber clad plant room added to provide space for plant serving round Source Heat Pump.