



RICHARD JONES ASSOCIATES LTD.
CHARTERED ARCHITECTS

N 1092/1750/21

Horns Cottage, Poor's End, Grainthorpe, LN11 7JB

**PROPOSED NEW ORANGERY EXTENSION
SUBMISSION FOR FULL PLANNING CONSENT
DESIGN NOTES**

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The proposal is for a well-designed orangery added to the listed cottage and located at the space between the main body of the cottage and the more recent kitchen wing.

Currently the occupants of the dwelling are unable to enjoy views of the garden to the rear of the property and wish to integrate that space into the living experience of the building by adding a partly glazed extension in the 'dead space' in the elbow behind the building.

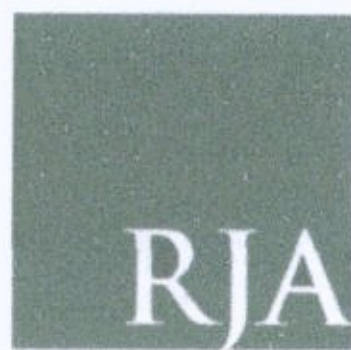
They are very conscious of the importance of this cottage as an ancient building asset and do not wish to harm the fabric in any way and properly to conserve the old building. (See *Statement of Significance*).

There is currently a more recent wing to the rear of the property housing the kitchen. This has been built in a style that approximates to the main old part of the building. It has raised coped half-gables and its roof is covered in matching red pantiles.



LOCATION OF PROPOSED EXTENSION

A proposal, which was for a different, more modern design, was the subject of a submission [REDACTED] Because this building is Grade a grade II listed building, Neville Burnet, the planning officer who provided the advice, focussed his comments regarding the proposed orangery on planning policies that relate to conserving and enhancing the historic environment.



After discussing comments made by the Council's Historic Environment Officer, Emilie Wales, he drew the following conclusion:

I consider and based on what Emilie has said your client may consider a fully glazed extension with a sloping roof with matching reclaimed bricks to dpc and timber posts and supports rather than the modern contemporary examples submitted.

In my view the proposed extension and based on these comments that the form and style should be a more natural addition to the form and character of the parent building.

The clients were indeed happy with the planning officer's suggestion, and we have tried to design an extension that closely matches his suggestion.

The extension now proposed, therefore, forms a continuation of the existing kitchen wing using tiles and brickwork matching the parent building. The roof line exactly continues the existing, into which a glazed panel has been inserted covering about half of the width of the extension, sufficiently limited to allow the form to be recognizably a contiguous part of the older building. The new walls also continue the existing building lines, and the half-gable replicates the existing raised copings with the same pitch as the other extended parts.

Into this extended north-west elevation are two timber posts on which are hung glazed timber double doors. Symmetrically placed timber windows are set on the other sides of the posts; all is centred on the roof glazing. The windows sit on a plinth wall which, together with the two walls abutting the windows, continue with the contiguity of the extension.

A new door or opening between the orangery and the interior of the building will be inserted. The current window at that location will be moved to the south-east elevation in the revised street elevation. The old small window in the north-east of the living-room will be retained unharmed. The existing cast-iron guttering and down pipe will be re-used.

The final massing effect will be indistinguishable from what the form of the building would have been had the rear extension originally covered the full width of the cottage.

[NB: The site is in an area marked on the government's 'Flood Map for Planning' as *FLOOD ZONE 1* – the lowest flood risk.]

Richard Jones, Architect RIBA.
August 2021.

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