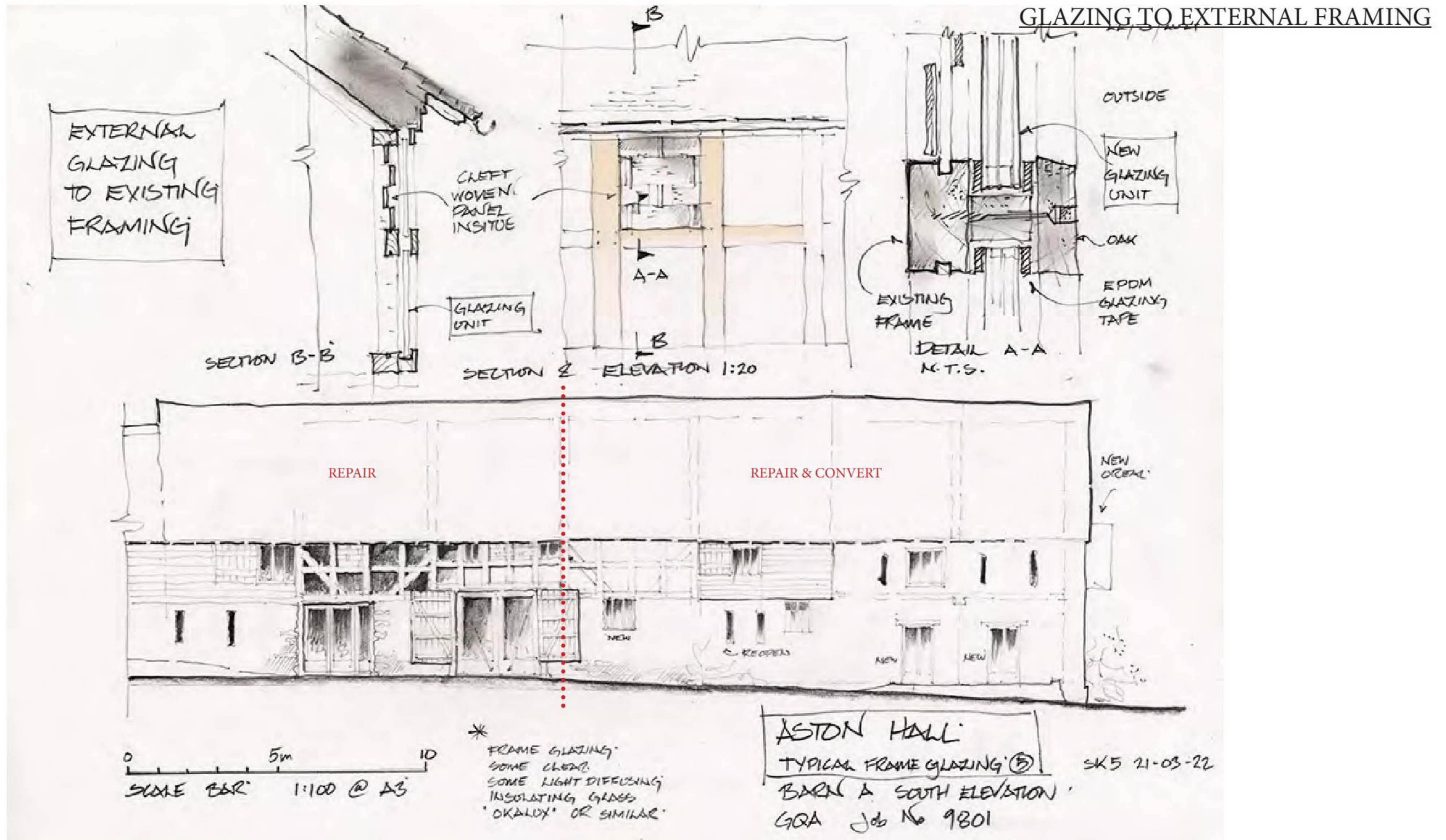


9. Proposals: BARN'S REPAIR

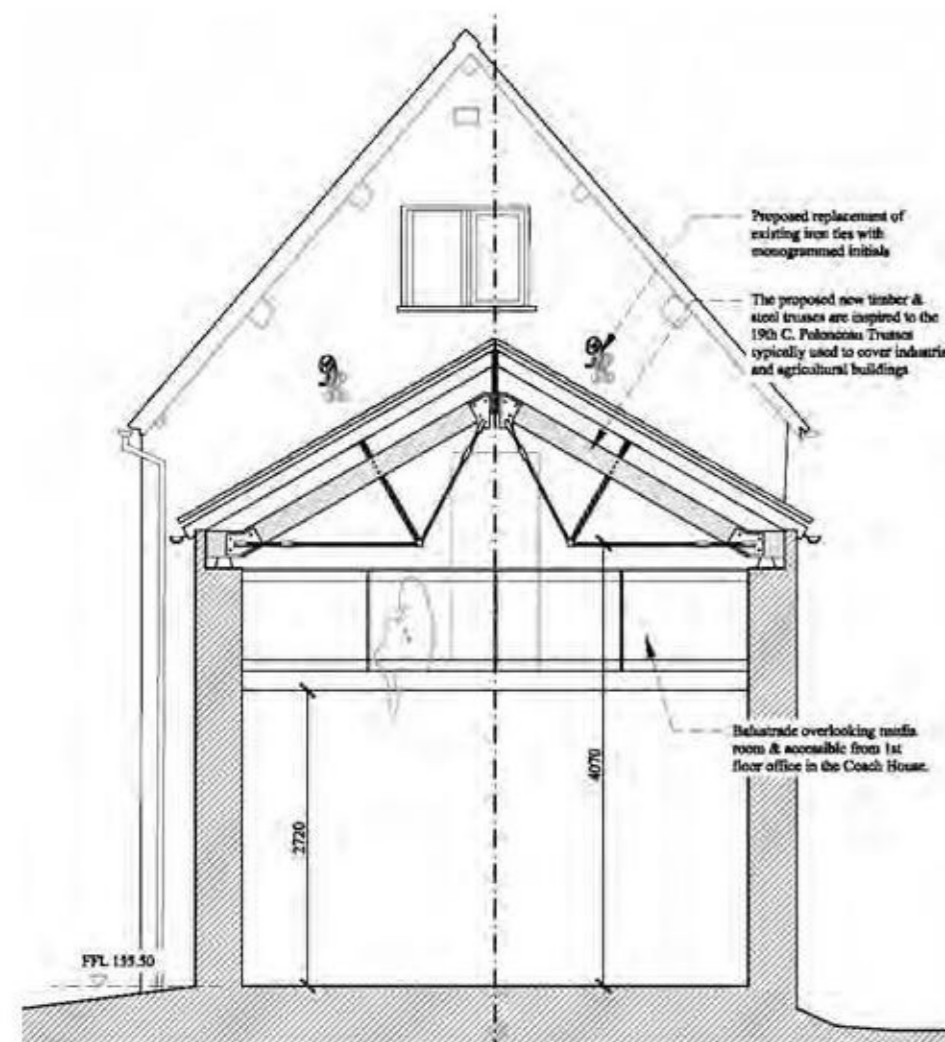




9. Proposals: COACH HOUSE CONVERSION



PROPOSED FAMILY ROOM:
THE PROPOSED NEW TIMBER & STEEL TRUSSES ARE INSPIRED TO THE 19th C. POLONCEAU TRUSSES TYPICALLY USED TO COVER INDUSTRIAL AND AGRICULTURAL BUILDINGS.



PROPOSED FAMILY ROOM:

The North & South side walls and the East elevation are a modern cement blockwork construction with concrete lintels that is proposed to be altered / rebuild in order to erect the new double pitched roof. The single pitch modern roof with steel wall-plate is also proposed to be demolished. Please refer to GQA set of drawings.

9. Proposals: COACH HOUSE CONVERSION



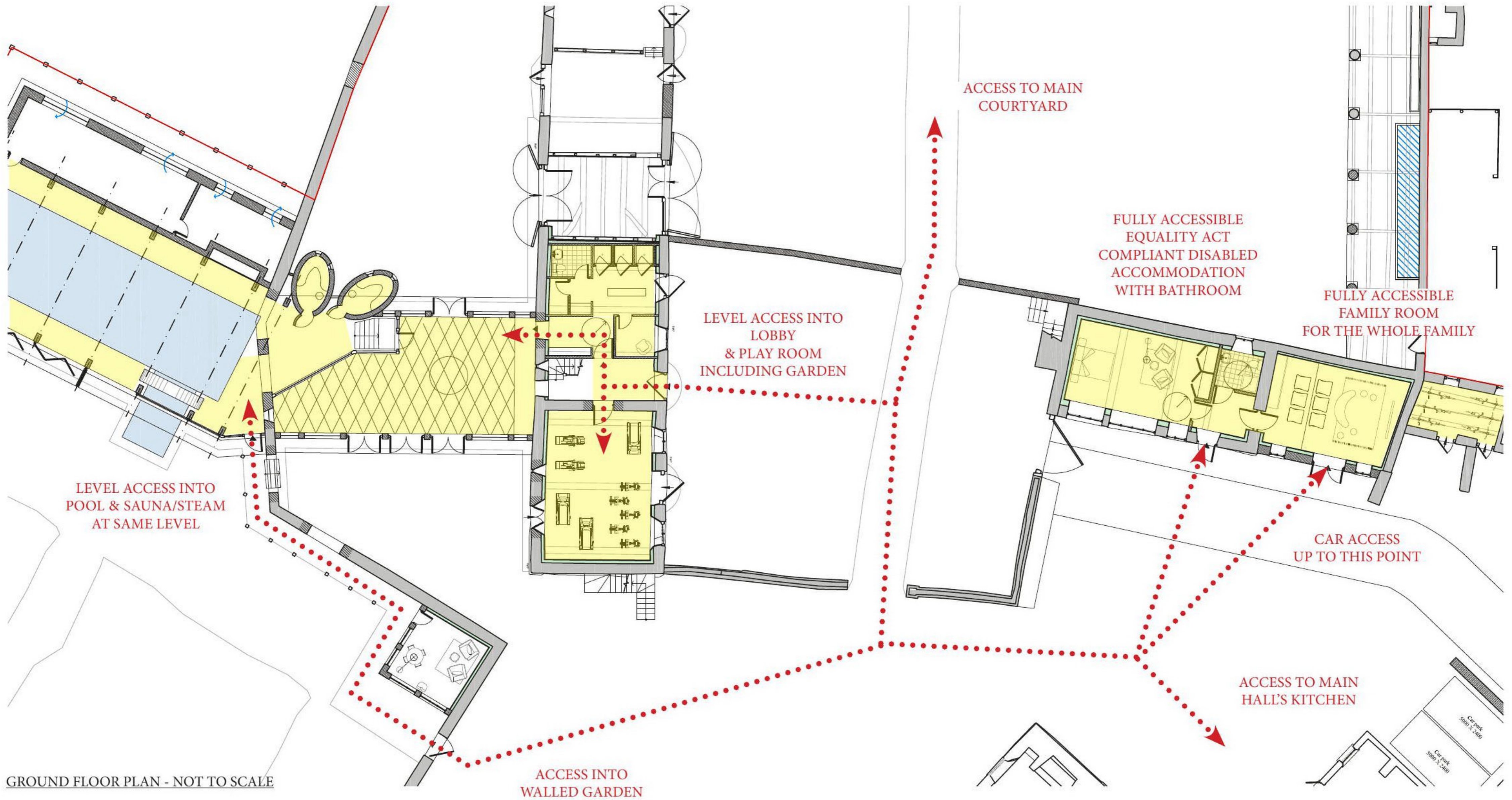
PROPOSED ACCESSIBLE ACCOMMODATION & EXISTING FLAT:

In order to create an accessible accommodation the proposals includes the alteration of the infilling in between the main timber frame and the removal of the internal staircase connecting ground and first floor. Kitchen and bathrooms are also reconfigured keeping the services existing location. The flat at the upper floor includes very few alterations. The accessible accommodation at ground floor is particularly critical given the difficulties for improving accessibility inside the listed main hall.



10. Equality Act

DISABLED ACCESSIBILITY ARRANGEMENTS



11. Historic Building Impact Assessment

GROUND FLOOR DEMOLITIONS & ALTERATIONS

- KEY
- Demolition / Removal
 - Reopening / alteration of existing opening
 - Property boundary
 - Corresponding photograph



SEE NUMBERED PHOTOGRAPHS IN THE FOLLOWING PAGES FOR EXPLANATION OF THE WORKS



GROUND FLOOR PLAN - NOT TO SCALE

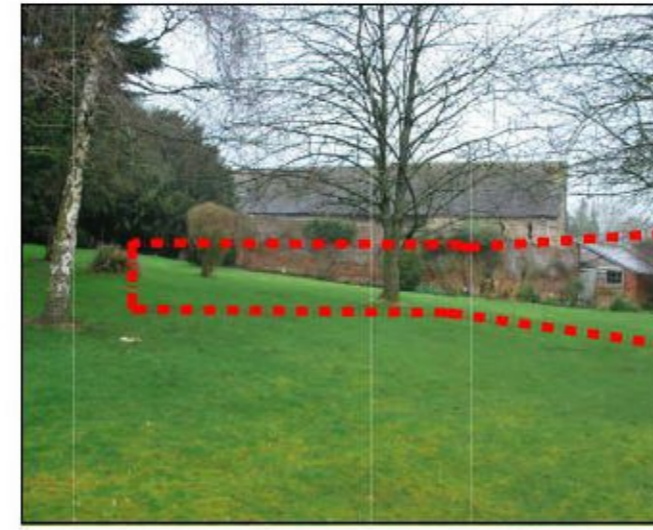


11. Historic Building Impact Assessment

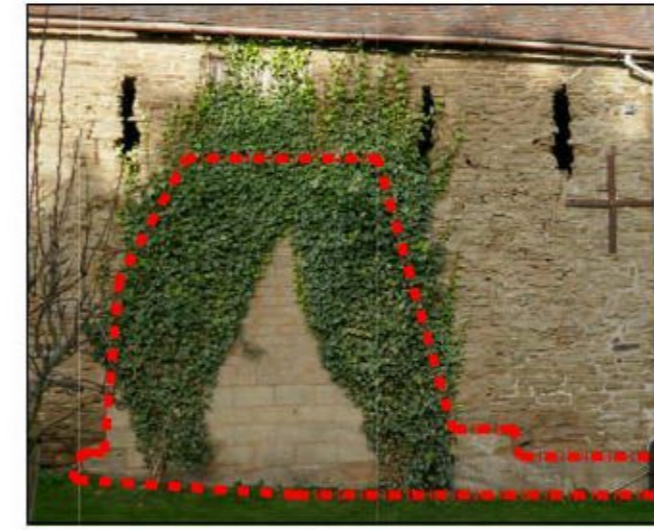
GROUND FLOOR DEMOLITIONS & ALTERATIONS



01 Reconfigure existing potting shed to create tea house.



02 Open up garden wall to catch create link & catch views.



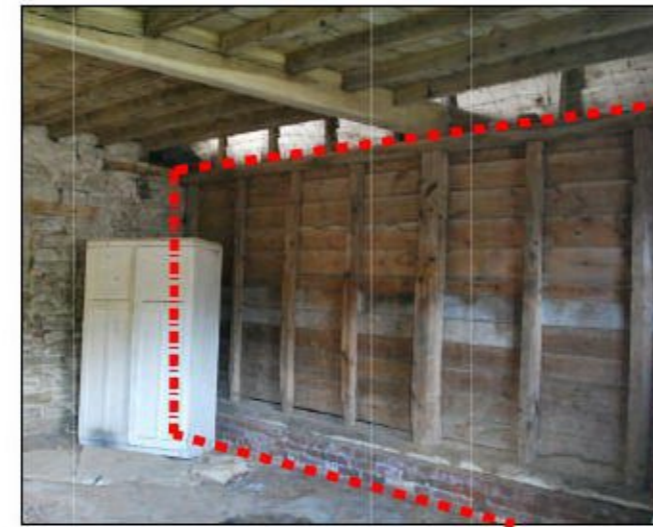
03 Remove detrimental blockwork infilling and create new openings for natural lighting & circulation.



04 Create new opening for circulation at GF between proposed gym & recreational area.



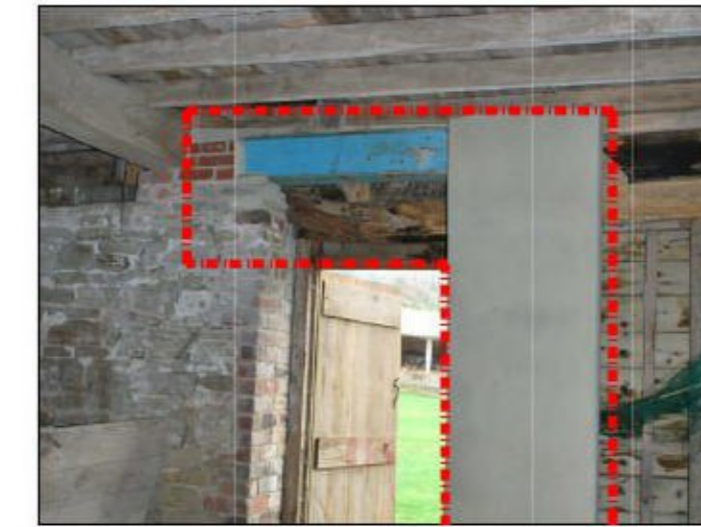
05 Alter/rediscover existing openings to improve GF circulation and natural lighting.



06 Remove modern stud partition & brick plinth.



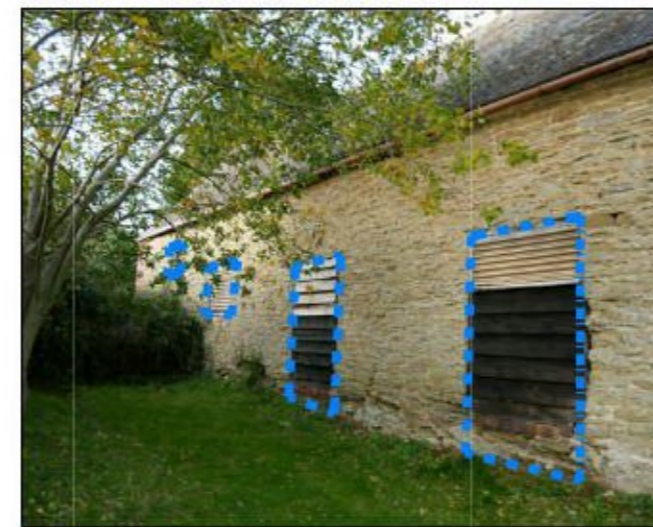
07 Remove modern stud partition & brick/stone plinth.



08 Remove detrimental steel and cement structural repair.



09 Alter/rediscover existing openings to improve GF circulation.



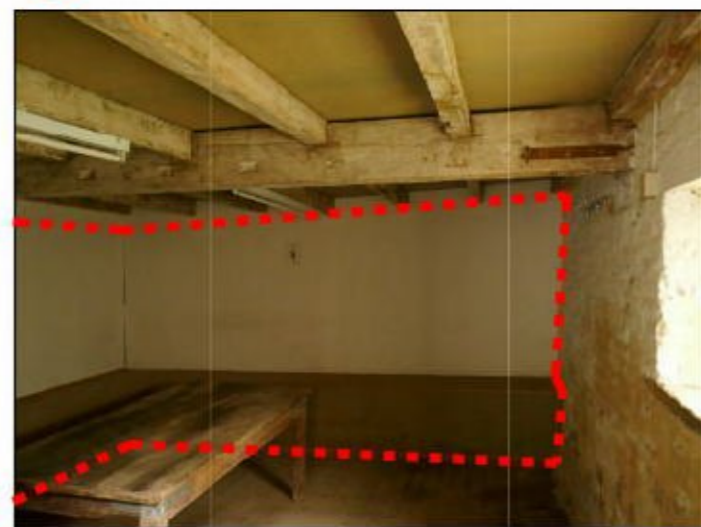
10 Alter/rediscover existing openings to improve GF circulation & natural lighting.



11 Alter/rediscover existing openings to improve GF circulation & natural lighting.



10 11 Remove modern internal lining to rediscover existing openings to North & South elevations.



12 Remove modern partitioning forming office.



13 Remove stalls & modern dry lining to open up plan and allow more flexible use of GF.



14 Remove modern stud partitions to allow usage of room.



15 Remove timber propping to reinstate brick columns.

- PLBC (0) 350:
KEY
- Demolition / Removal
 - Reopening / alteration of existing opening
 - - - Property boundary
 - 07 Corresponding photograph

11. Historic Building Impact Assessment

GROUND FLOOR DEMOLITIONS & ALTERATIONS

PLBC (0) 350:

KEY

- Demolition / Removal
- Reopening / alteration of existing opening
- - - Property boundary
- 07 Corresponding photograph



16 Remove traces of Dutch barn & re-landscape courtyard.



17 Reconfigure openings to create accessible accommodation at GF.



18 Remove staircase to 1st floor to create accessible accommodation at GF.



18 Remove internal partition and strip out kitchen to create accessible accommodation at GF.



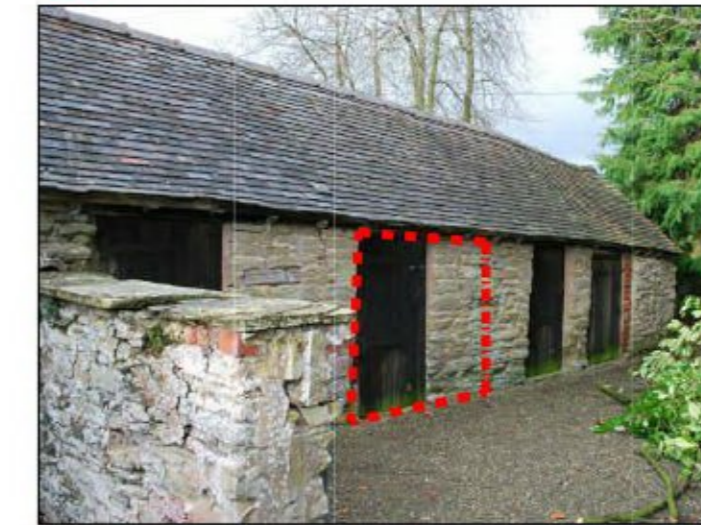
19 Create new opening through blockwork dividing Coach House & garage.



20 Rebuild stone & blockwork elevation to form Media Room.



20 Rebuild stone & blockwork elevation to form Media Room.



21 Widen opening & room to allow parking of gardening vehicles.

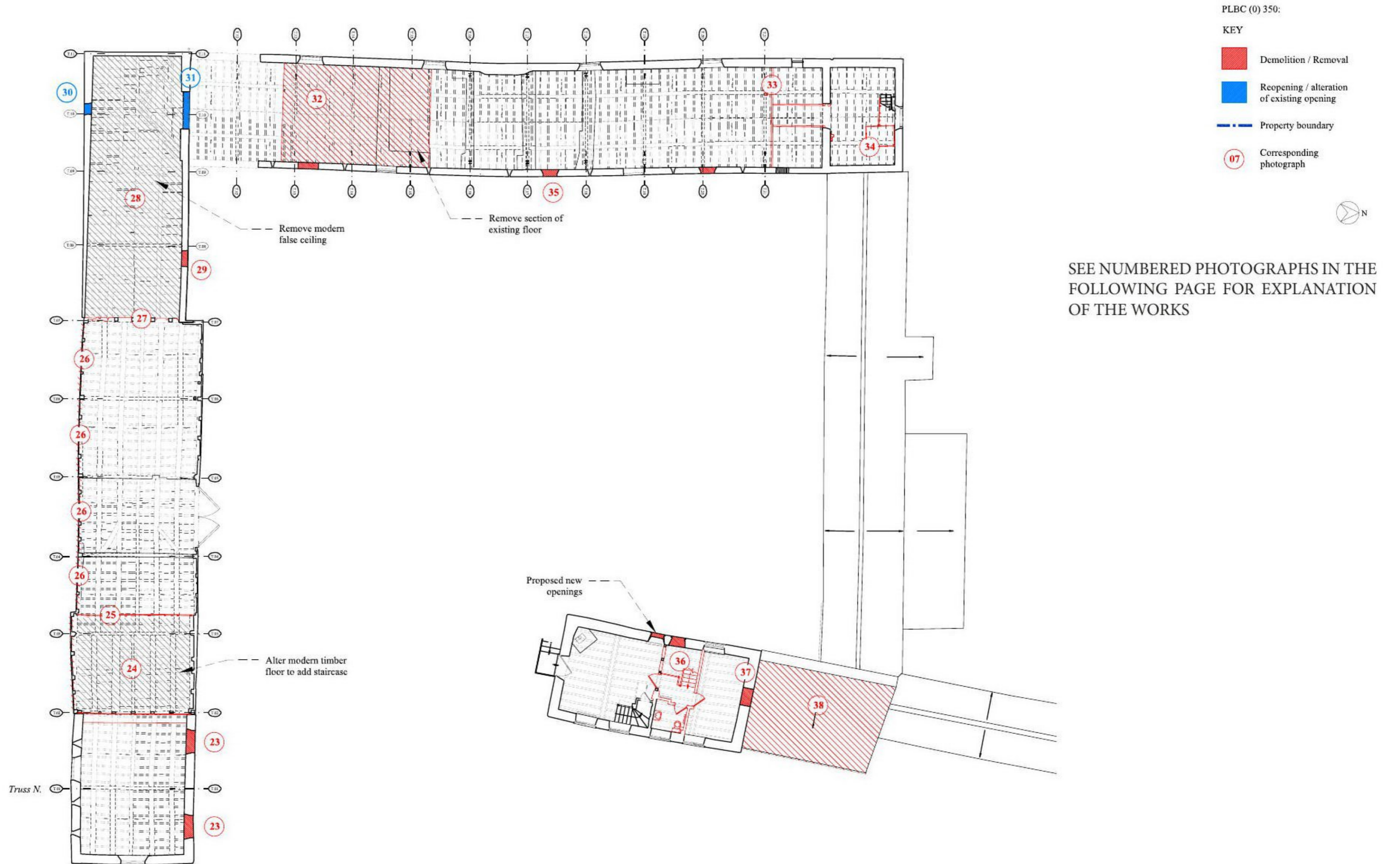


22 Re-landscape area next to modern kitchen extension to improve circulation & parking.



11. Historic Building Impact Assessment

FIRST FLOOR DEMOLITIONS & ALTERATIONS




FIRST FLOOR PLAN - NOT TO SCALE


11. Historic Building Impact Assessment


FIRST FLOOR DEMOLITIONS & ALTERATIONS


PLBC (0) 350:

KEY

 Demolition / Removal

 Reopening / alteration of existing opening

 Property boundary

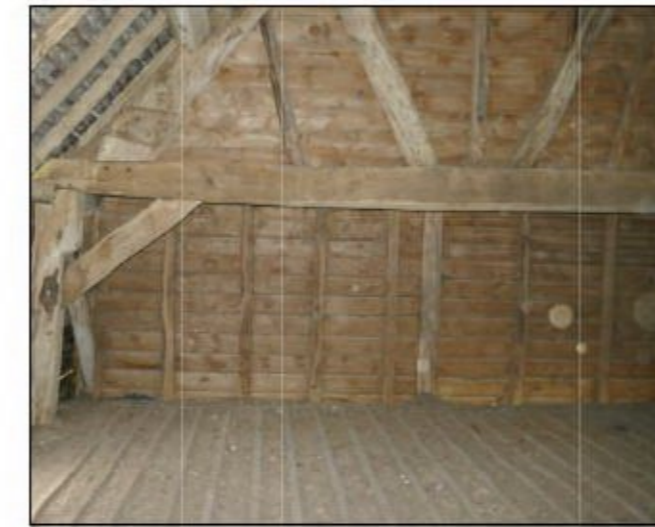
 Corresponding photograph



23 Proposed new openings to 1st floor.



24 Rebuild modern timber floor.



25 Remove modern timber boarding.



26 Remove modern timber boarding to reinstate woven panels within the existing timber framing.



27 Remove modern lining to rediscover main truss & reinstate woven panels within the existing timber framing.



28 Remove modern false ceiling to rediscover double height and visible main trusses.



29 Proposed new opening matching GF.



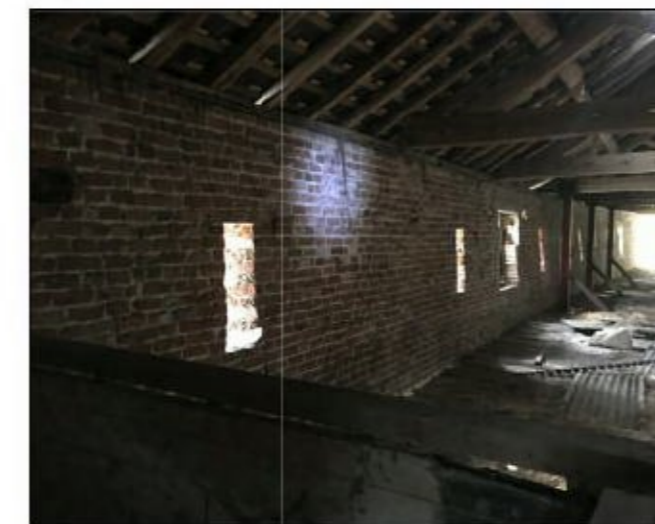
30 Rediscover existing window.



31 Remove modern lining to rediscover existing opening to be provided with new glazed joinery.



32 Remove section of existing floor to install new staircase to access loft.



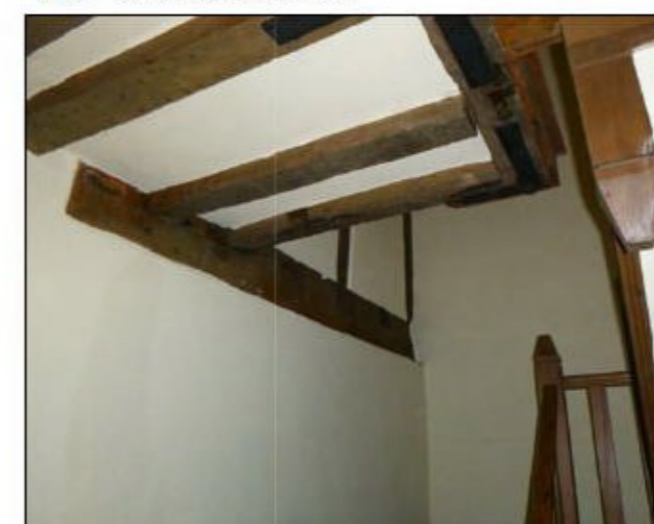
33 Remove timber partitioning.



34 Remove timber partitioning.



35 Proposed new opening matching adjacent to increase natural lighting.



36 Remove staircase to 1st floor and reconfigure partitions to install kitchen & bathroom.



37 New opening to connect Coach House & proposed new Media Room.



38 Remove existing garage roof to build new double pitched roof to accommodate Media Room.





12. Conclusions

Giles Quarme Architects and their team of consultants have produced proposals for the repair and restoration of the Aston Hall Estate for Ros and David Cleevely.

Those works involve the following:

- The repair of the curtilage listed barns;
- The repair and conversion of the East end of barn A into ancillary recreational accommodation;
- The construction of a new barn and link building containing a swimming pool;
- The construction of a new access road to the rear of Aston Hall;
- The provision of GSHP and an array of PVs in a suitably landscaped manner to protect the AONB;
- Extensive landscaping and tree planting to preserve the setting of the Grade II listed building and its ancillary curtilage listed barns.

We consider that the proposals submitted for planning and listed building consent will:

- Preserve the character and appearance of the AONB;
- Enhance the setting of the Grade II listed hall and its ancillary listed barns;
- Provide a sustainable building that will be as carbon neutral as possible;
- Be environmentally sustainable in terms of the preservation of the existing flora and fauna and the natural habitat of the local wildlife.

We very much hope that you will be able to approve these proposals that have been supported by the previously submitted pre-applications.

