

Kiln House.

Knowlegate, Ludlow, Shropshire, SY8 3AJ.

SUPPORTING STATEMENT.

15th October 2021.

INTRODUCTION & BACKGROUND

This Statement has been prepared by Manley Design & Construction on behalf of Mr & Mrs Briggs in support of proposed non material amendment application to an existing planning permission 20/05233/VAR.

In addition to this Statement, the application is supported by the following information:

- Location Plan from application 20/05233/VAR
- Proposed Plans and Elevations.
- Proposed elevations with external finishes information.

REASONS for AMENDMENTS.

Existing & proposed levels / ridge heights.

Some of the level dimensions relating to the existing / retained parts of the building shown on the submitted & approved Base Drg PL-007 are incorrect.

- The 1st floor level of the retained 3 storey section of the house is stated at 5290mm yet the existing height is 285mm higher – Corrected to 5575mm.
- The ridge height of the remodeled mid section of the building was drawn at 8850mm (but not stated) yet exists 400mm higher – Corrected to 9250mm.

Obviously these existing levels cannot be altered, so the correct existing heights are now shown on the submitted drgs.

These levels carry through the rest of the building dictating the external appearance of the remodelled buildings & in turn alters the ridge heights of the new build pool house to maintain the proportions & arrangement approved in 20/05233/VAR.

In addition to the incorrect levels, several elements of the approved design & layout had been given little consideration in the design process. Therefore we seek to obtain the following amendments:-

- 1. Plant room / Pool changing room to NW elevation** - The space allocation for the plant room to the rear of the pool house on the approved drg's is under sized – In reality twice the amount of space required. Therefore the plan going forward was to increase the footprint of the approved plant room.
However through subsequent detail design process for the pool itself, the air handling system needed to be positioned closer to the SW elevation rather than NE due to issues with duct routes with the structure & reduce inefficiency of long ductwork lengths.
The pool plant has therefore been relocated to a SW facing position abutting the middle of the pool house within the undercroft area of the retained mid section of the building.
The requirement for a small pool changing & showering facility was overlooked in the approved scheme, so it is proposed to make use of what would have been the enlarged plant room for this function.
- 2. External Terrace to the south west elevation** - The layout of the external terrace was generally not well considered especially with the oddly slanted front line restricting sitting out area in front of the morning room. Therefore it is proposed to reposition the stairs perpendicular & closer to the building to creating usable seating spaces either side. The front line of the terrace is the same as approved.
In turn the new stair position relates & feeds onto a revised lwr ground patio area below which now projects partially onto the outlined amenity / patio area indicated on the approved plan.
- 3. Morning room to the south west elevation** - The approved drgs of the morning room appearance was vague on detail & portrayed a frameless curved glass wall. This design is cost prohibitive & a different style to the rest of the building. Therefore the footprint of the morning room as been squared off & same spec sliding door sets used throughout the scheme shown with a roof lantern introduced.
- 4. SE elevation** - Positions & size of the approved windows to southeast elevation have been tweaked to suit the 1st floor level corrections, vertically ordered & the portrait window moved to the 1st floor landing rather than squeezed up against the large glass box.
- 5. NW elevation** - The existing windows shown on the approved Drg to the mid section of the NW elevation were rather random & the proposed better suits the fact this is a circulation space from bedrooms. Additionally is a matching window to provide further natural light & view from this end of the kitchen. Also added an access door (which currently exists) to exterior for functional purposes rather than walking to either end of the building with rubbish etc.
- 6. Existing Dormer window** - The dormer window to the NW elevation of the master bedroom was shown on the approved plan but missing on elevations – Now shown.

Whilst dealing with the various amendments we take the opportunity to accompany these drgs with the proposed finishes due to be submitted to discharge condition 7.

CONCLUSION. Although there are a number of amendments sought, Due to inheriting the approved drg set with incorrect level / ridge heights which don't corollate with the existing / retained buildings, with vague design detail etc, we as design & build contractor have tuned the approved design so that the appearance is now well considered & overall displays very little change externally when taken as a whole.