

**20-21 Snow Street, Roydon IP225SB. Application to remove beam and to add two kitchen windows.**

**05-06-2022**

**Applicant: Mark Sheppard**

**06-06-2022**

We seek permission to add two kitchen windows to the westerly aspect of the ground floor, kitchen extension. Also to remove a bridging beam that supports ceiling joists in westerly extension built onto the original property.

The kitchen windows are to add light to an otherwise poorly lit kitchen. The new apertures would overlook nobody and will not be viewable from the road or front aspect of the property. It is proposed to add timber frame windows of 600mm x 600mm dimension to match the only other window viewable of that side of the property. Photograph of current westerly aspect uploaded as "kitchen window photograph.pdf". Position of the windows is also indicated on the floor plan.

The beam is a modern addition and currently gives impractically low head clearance of 1600mm or 5'3" in this room. The joists themselves are of varying dimensions, materials and ages. The ceiling directly intersects original studs in an unnatural way. It is not in the period of the original house, is architecturally insignificant and is a major obstruction. Photographs uploaded as "beam removal photographs.pdf".

Evidence from investigation and a supporting report from Edwin Rose in 1994 (also uploaded as "Architectural report highlighted.pdf"), indicate that the original westerly extension was single storey. When the first floor was added, the joist supporting beam was placed on a horizontal timber over a window at one end and onto a chimney stack at the other. Joists were supported at their ends on horizontal timbers pinned to the original vertical studs. The chimney stack was subsequently removed and a replacement beam of regularised softwood inserted to span the increased distance.

The room depth is only 3100mm and can easily be spanned by single length joists, removal of the offending beam would increase potential head clearance to 1830mm or 6'. It would make a practical ground floor room in which to create a guest room. Thanks to re-marriage, we have 6 elderly parents that could stay without them having to negotiate the winding stairs and low door heads upstairs.

The easterly section is clearly a later addition to the main, listed property. There have been many alteration since construction to raise the roof, add a second storey, remove chimney breast, to close off doors and add windows. Also recent replacement of the beam itself with a softwood substitute. It is our position that replacement of this ceiling with single span joists will add functionality to an otherwise unusable room and will not detract from the architectural value of the original, main part of the house. All original wall timbers will remain exposed, the proposed new ceiling would be of regularised C24 joists of sufficient section to span the 3100mm. It is likely that they will be painted and plastered between to lighten the room and retain some of the look of an older ceiling without trying to replicate a 18<sup>th</sup> century ceiling.