

10 Dowry Square, Hotwells

Addendum to Design and Access / Heritage
Statement setting out proposed changes to
22/01475/H and 22/01620/LA

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1.0 Introduction & Summary

This application document sets out the revisions proposed to planning application reference 22/01475/H and Listed Building Consent, 22/01620/LA. This document is to be read in conjunction with the accompanying drawings and the Heritage Statement & Design and Access Statement submitted under the original applications.

The application is for the demolition of the existing rear extension and conservatory and erection of a new two storey extension, the replacement of the rear ground floor window and rear staircase window and associated minor remodelling of rear facade.

In developing the proposals and moving towards the construction of the project we have reviewed a number of details and made some changes to the design in order to reduce the impact on the existing building, retain more of the historic fabric, increase the longevity of the materials and adjust the thermal strategy of the building. The massing and form of the proposal remains largely the same as the consented scheme.

This addendum report highlights the proposed changes to the above application, reviews the reasons for the proposed amendments and assesses any changes to the heritage impact status established under the above approved scheme. The main heritage impact assessment and summary of significance are covered within the original Heritage Statement and are not repeated here.

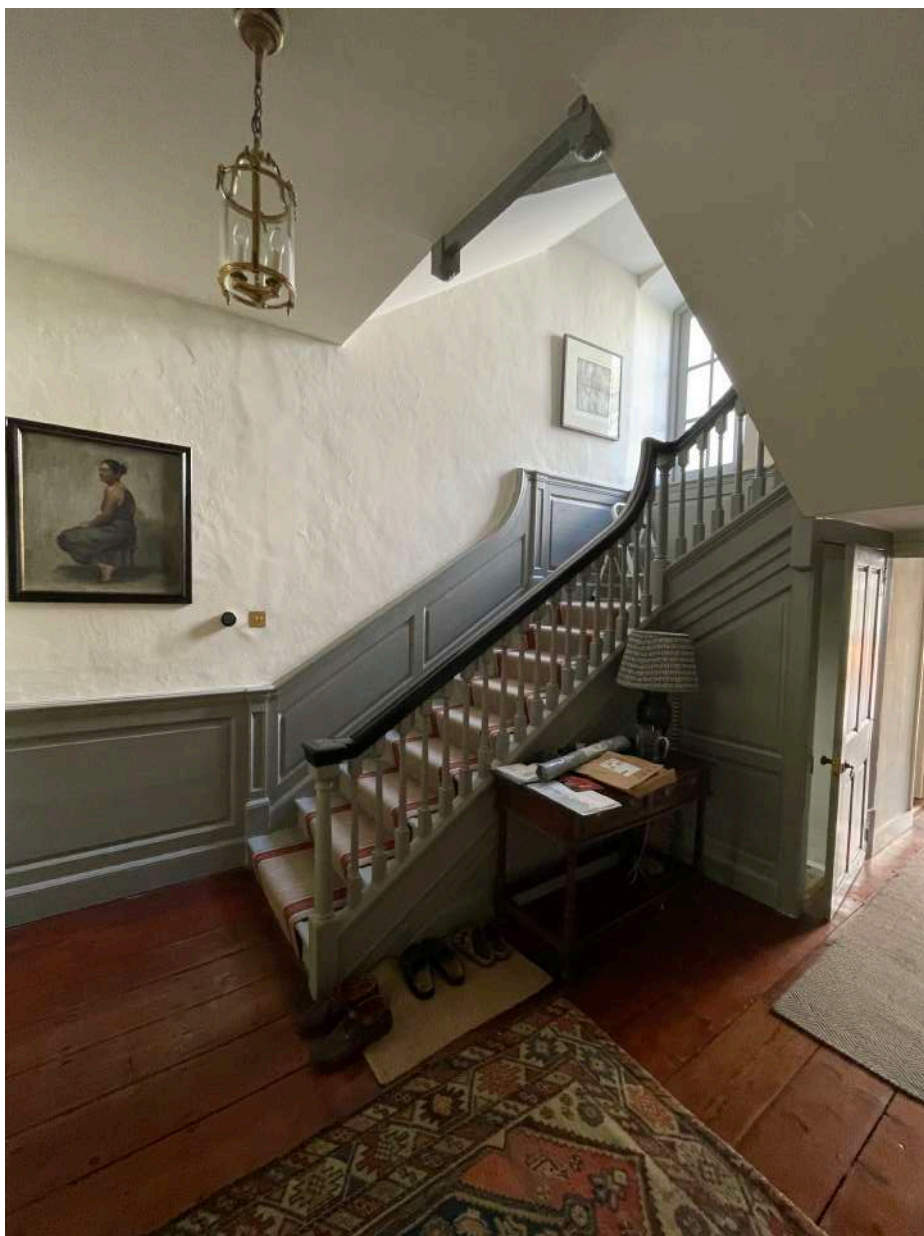


Cut-away perspective of revised proposal

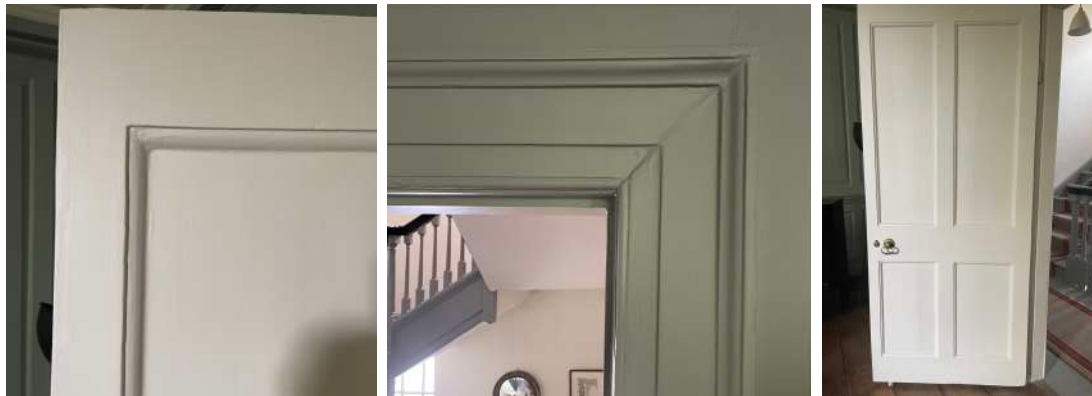
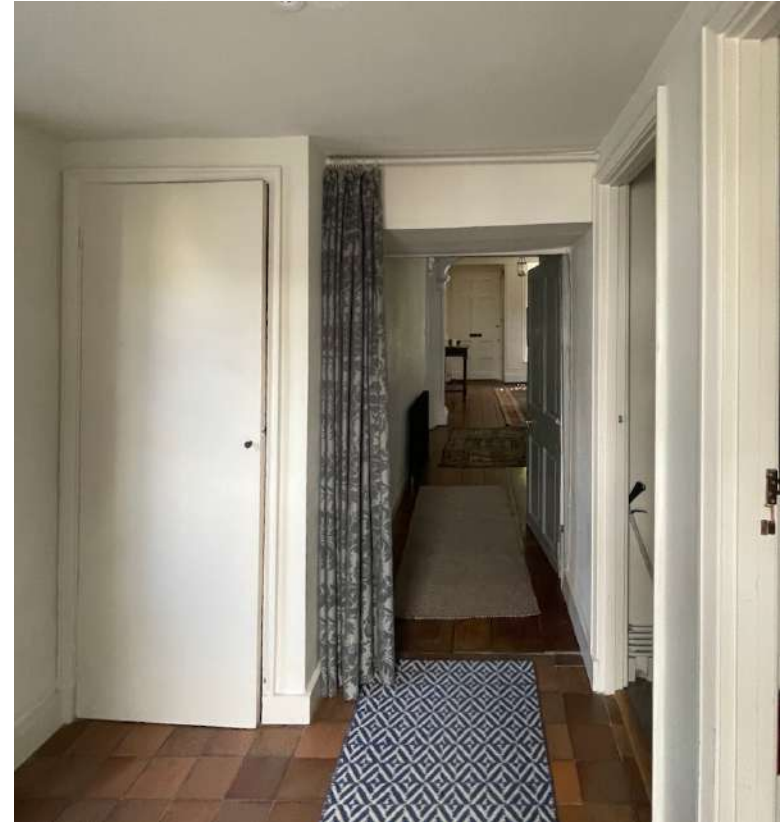
2.0 The Project Site - Views of the existing Conservatory to be replaced



2.1 The Existing House - Views of the hallway and the front elevation



2.2 The Existing House - Views of the kitchen, existing doors and hallway



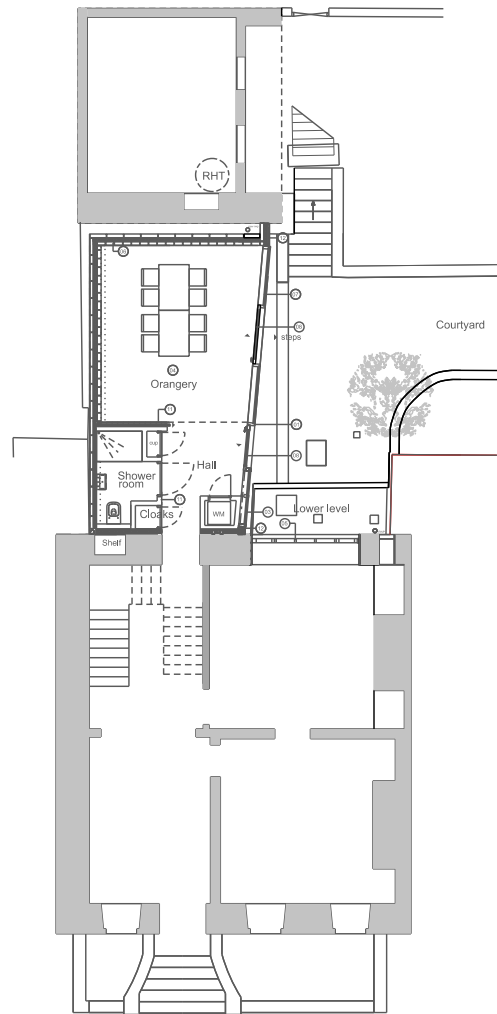
3.0 Schedule of Proposed Amendments

The main proposed changes include:

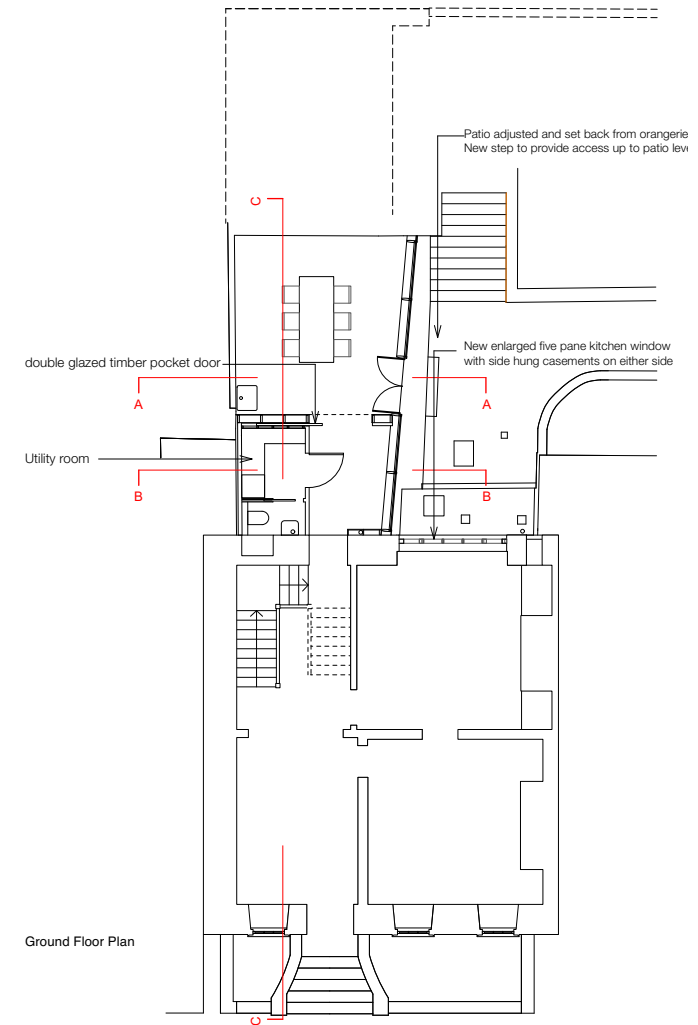
- Changes to the wall construction of the new orangerie /conservatory to retain the existing exposed brick and rubble wall party wall and omit the new cavity wall along the face of the Party Wall.
- Change of the extension roof finish from a single ply membrane to a standing seam zinc roof.
- Changes to the roof lights of the new extension to allow better ventilation.
- Adjustments to the setting out of the facade.

3.1 Changes to the Wall Construction

The currently consented scheme assumes that the whole extension will be a heated space within the thermal envelope of the main house. It therefore includes a new insulated cavity wall around the conservatory space. The revised proposal has a less disruptive approach that retains the existing exposed stone / brick boundary wall within the conservatory space and omits the new cavity wall construction along the boundary. There will also be less ground work and excavations for foundations with this approach. The conservatory is treated as an unheated conservatory space with substantial planting. The new thermal enclosure within the extension is limited to the WC, utility room and study.



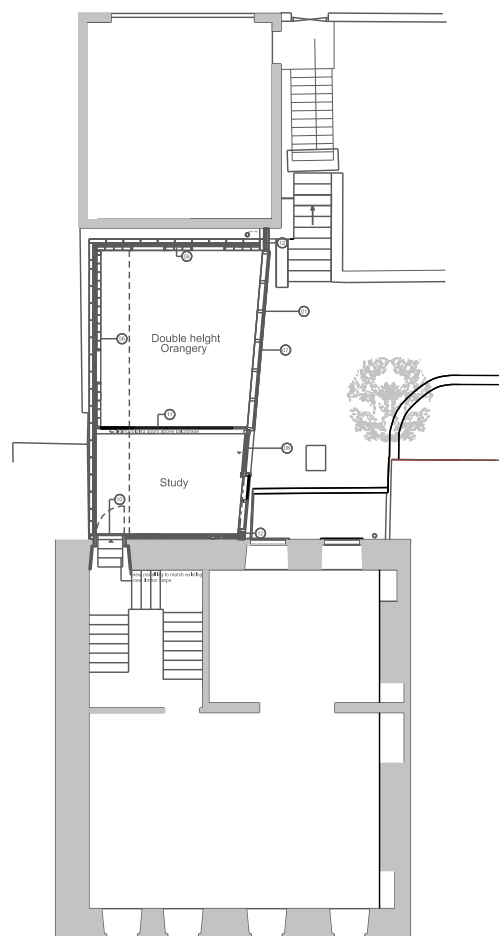
Ground Floor Plan - Consented Scheme



Ground Floor Plan - Revised Scheme

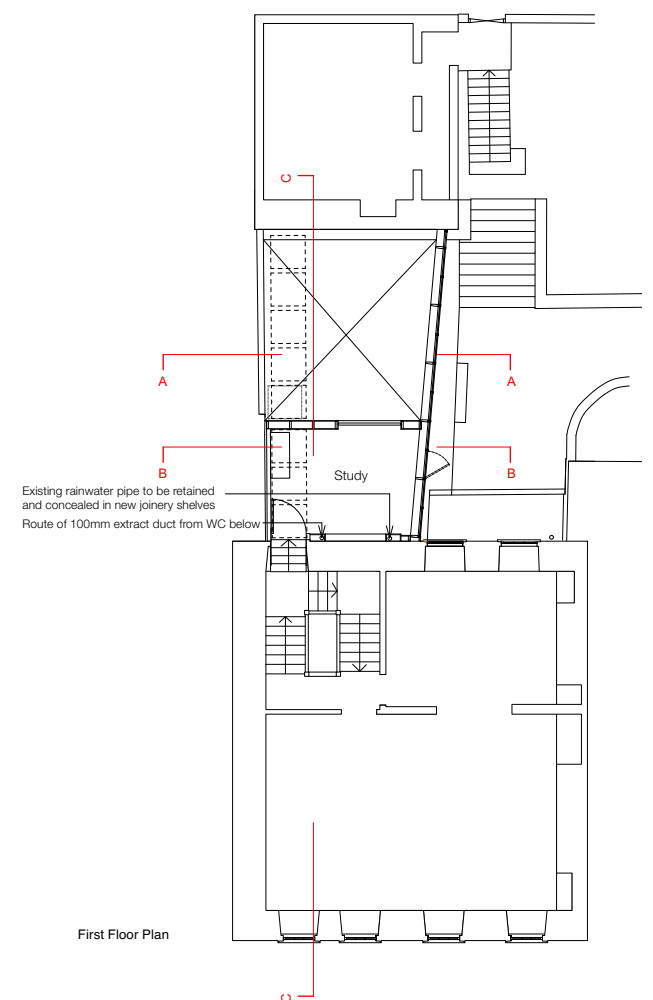
3.1 Changes continued

The first floor plans on this page of the consented scheme and the revised proposal show the omission of the new cavity wall on two sides of the double height orangery space.



Proposed first floor plan

First Floor Plan - Consented Scheme



First Floor Plan

E

First Floor Plan - Revised Scheme

3.1 Contd. Changes to the Wall Construction

The Cross sections on this page compare the currently consented scheme with the revised proposals. The omission of the new cavity wall construction adjacent to the party wall is clear in these cross sections.

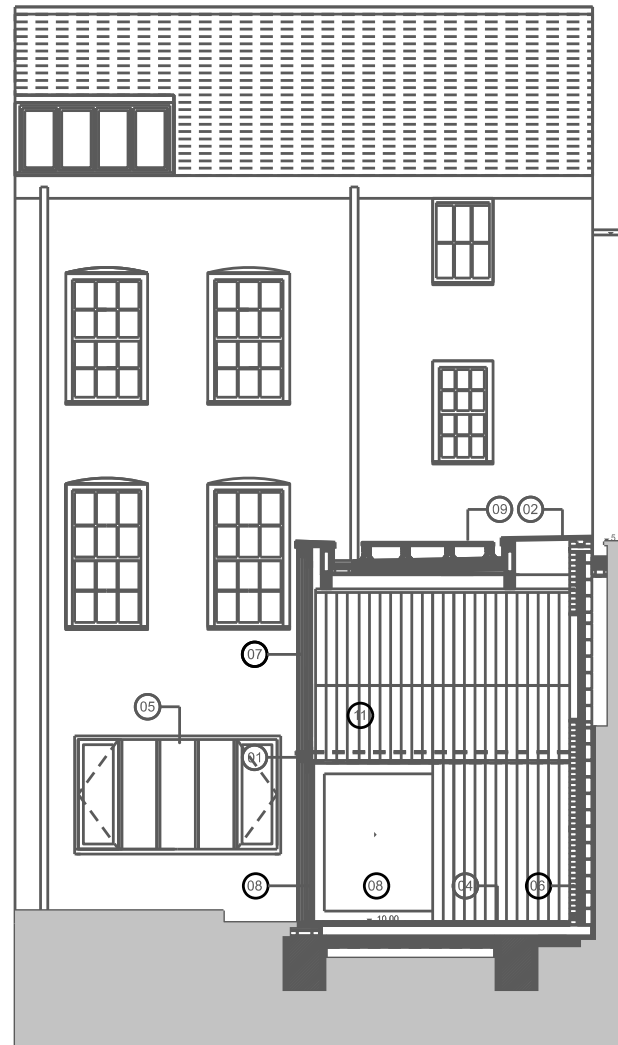
3.2 Changes to the Roof Construction

The currently consented scheme has a single-ply membrane roof membrane with paving slabs suspended above. The revised proposal is for a standing seam zinc roof which is more appropriate for the heritage setting and has a much longer expected life span.

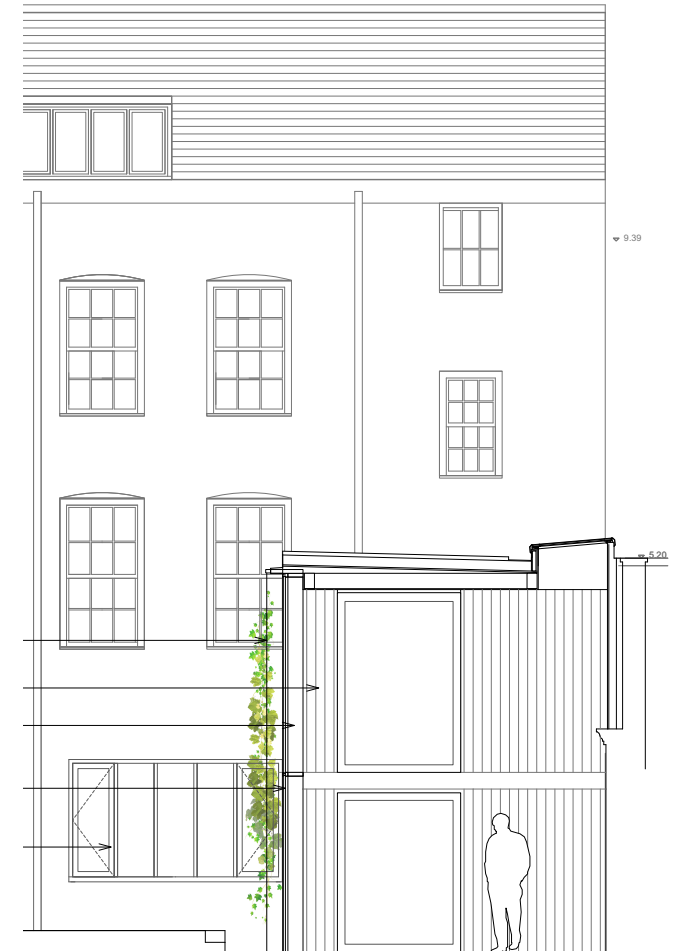
The two cross sections on this page show the difference in form between the original single ply membrane roof and the proposed zinc roof.

3.3 Changes to the Roof Lights

In order to provide sufficient ventilation and avoid overheating in the conservatory space we have proposed a slightly different roof light system - the Velux Modulator roof light system that allows fixed and opening roof lights within the same frame profile.



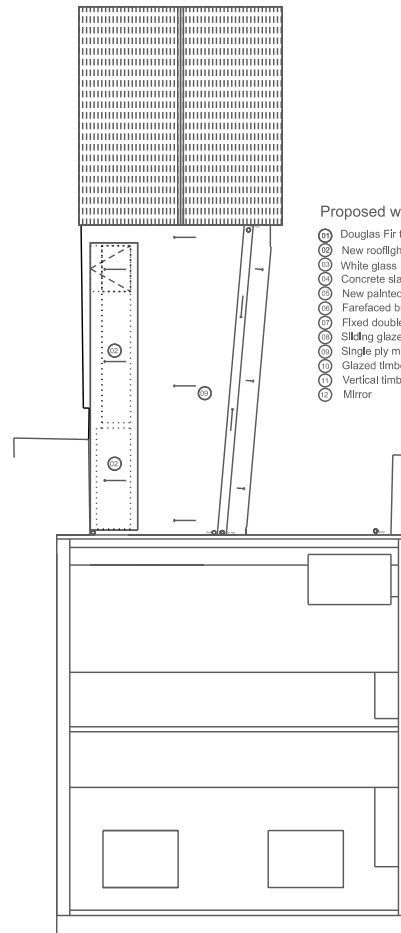
Cross Section - Consented Scheme



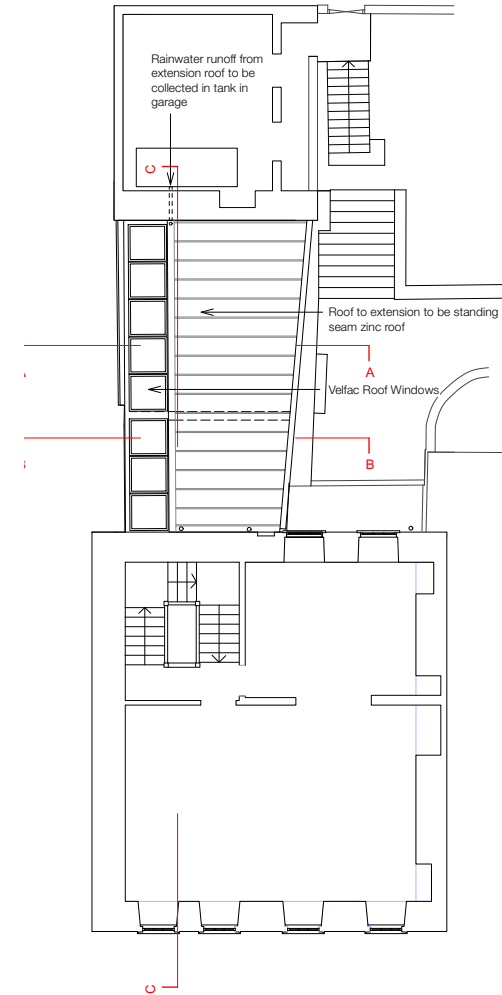
Cross Section - Revised Scheme

3.3 Changes Continued

The roof plans on this page show the consented scheme and the proposed revised scheme. This illustrates the new roof light arrangement and the new standing seam zinc roof.



Roof Plan - Consented Scheme



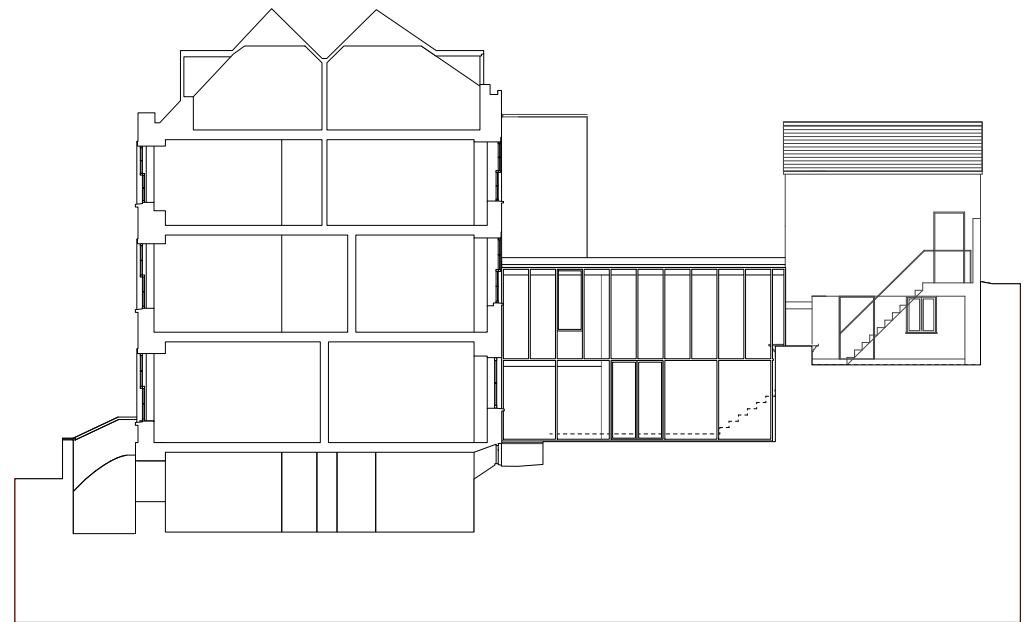
Roof Plan - Revised Scheme

3.4 Elevational Changes

The two drawings on this page show the consented and proposed elevation of the new extension. The changes are relatively minor and only really relate to detailed seeing out.



Section / Elevation - Consented Scheme



Section / Elevation - Revised Proposal

4.0 Heritage Impact of the amendments

As was highlighted in the original Heritage Statement, the area of the proposed extension was occupied by a slightly larger two storey Nineteenth Century extension up until the 1950s. This area of the house was substantially re-modelled by the then owner Peter Ware in 1957, leaving very little of the original fabric of the extension. All of the changes proposed relate to a part of the property - the rear service wing, which is of a relatively low heritage significance as most of the affected fabric dates from the 1950s-1990s.

The changes listed within this document are intended to make improvements to the Heritage Impact of the proposals and the longevity of the components. The omission of the cavity wall on the boundary will preserve the original boundary wall and leave it visible within the conservatory space. It will also significantly reduce the amount of excavation work for foundations and so reduce the impact of the proposals on the historic fabric of the building.

The use of a zinc roof in place of a single ply membrane is in line with Historic England advice that interventions should maximise the life expectancy of building fabric.

4.1 Conclusions

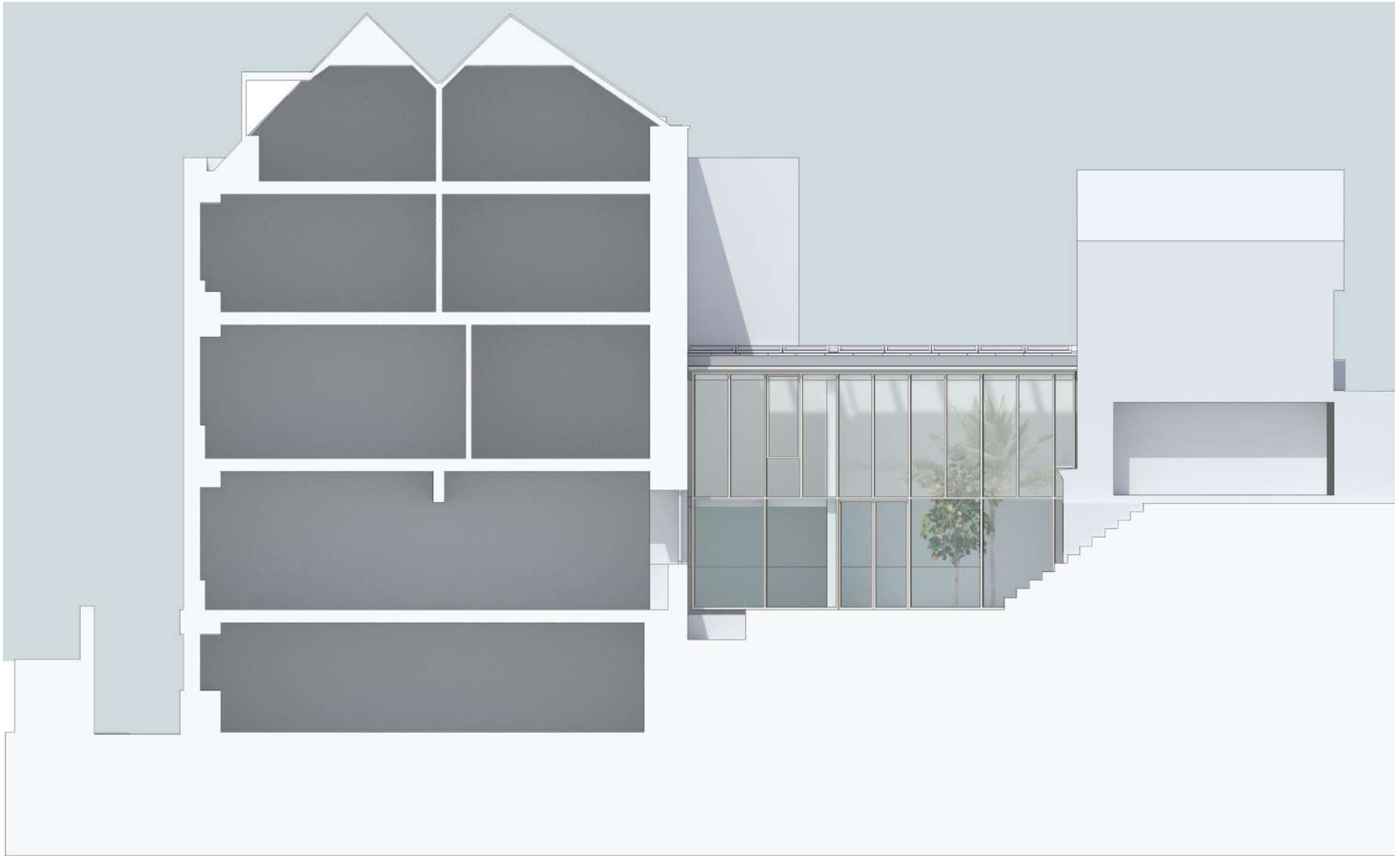
Each of the changes proposed in this application will either reduce the impact of the works on the heritage asset (e.g the omission of the cavity wall) or have a neutral impact (e.g the changes to the roof lights or adjustments to the setting out of the glazing bases in the facade).

The overall design and massing remains close to the principles set out for the previously consented scheme. The analysis and arguments made in the original Heritage Statement / Design and Access Statement remain valid for the revised proposals.

5.0 Illustrative drawings



Sectional Perspective through Conservatory / Orangerie Space



Cross Section through house showing elevation of proposed extension



Cross Section through proposed Conservatory / Orangerie