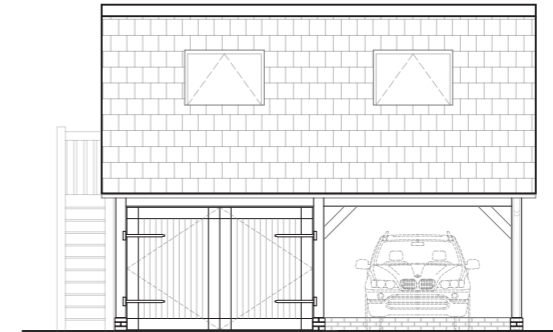


**IANCHIN  
ARCHITECTS**



**Revised Planning Proposals - Outbuilding**

Design Statement in Supporting Adjustments to Consented Scheme

at

**Glenlossie, Mill Road**

**Debden, Saffron Walden, Essex CB11 3LB**

for

**Louis Shippen & Natalie Smith**

prepared by

**Ian Chin Architects**

report no.

**2019-RP-005**

revision

-

date

**29<sup>th</sup> January 2024**

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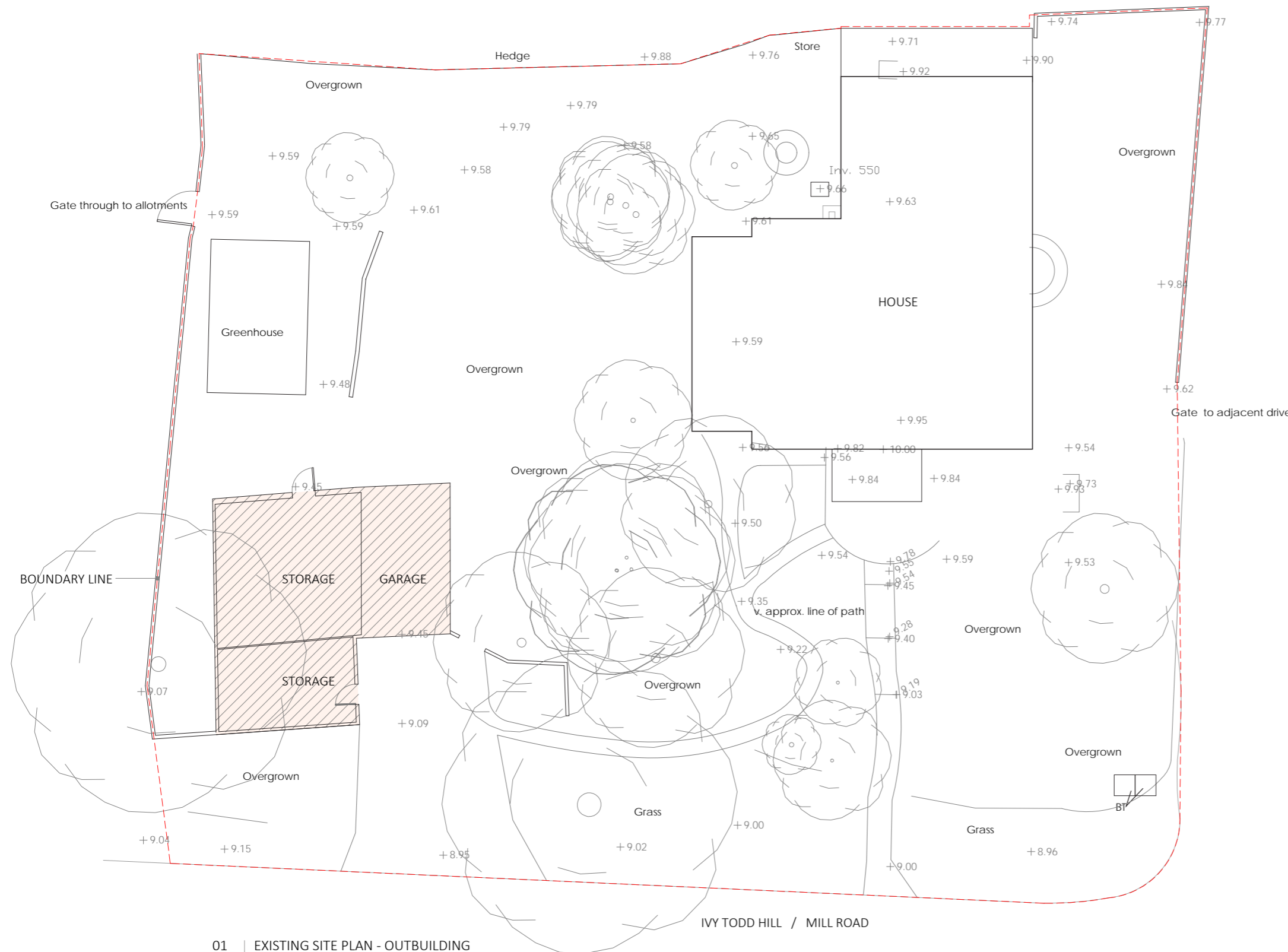
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- 5.1 Ground Floor, Upper Floor and Roof Plans
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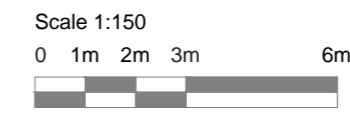
**1.0 Site Plan**

1.1 Existing Site Plan

1.2 Site Plan



01 | EXISTING SITE PLAN - OUTBUILDING  
07-001 | SCALE 1:150 @A3



Notes

Rev	Date	Details	IC	Authorised
-	22.01.24	issued for planning.	IC	

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**Mr. & Mrs. Shippen**

Project  
**Glenlossie, Mill Road,  
Debden, Saffron Walden,  
Essex CB11 3LB**

Title  
**Existing Site Plan  
Outbuilding (Garage)**

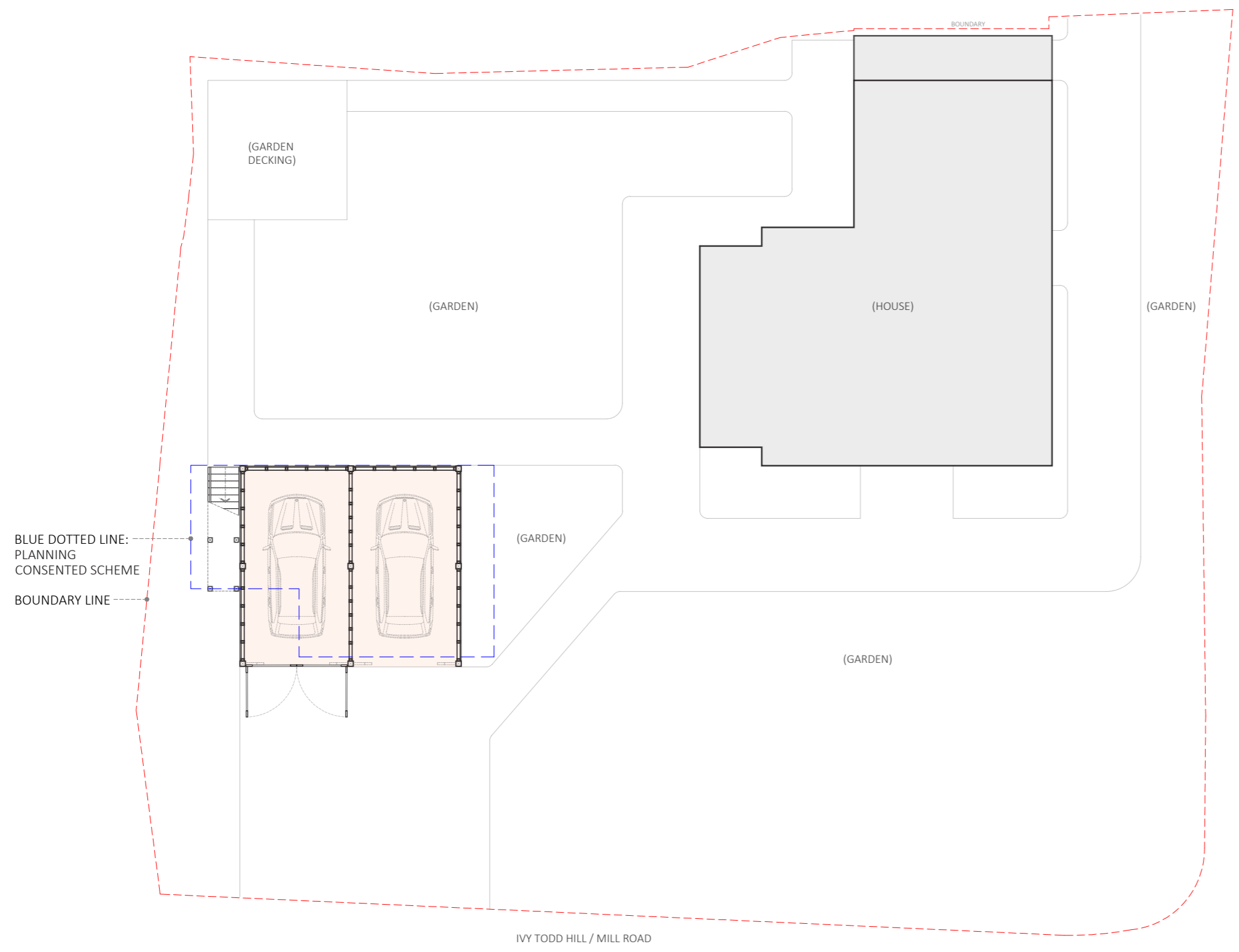
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01.06.2022	-	-	IC

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Issue Status

**FOR PLANNING**

Drawing No	Rev
2019-AR-07-001	-



BLUE DOTTED LINE:  
 PLANNING  
 CONSENTED SCHEME  
 BOUNDARY LINE

**01 | SITE PLAN - OUTBUILDING**  
 03-005 | SCALE 1:150 @A3

Notes

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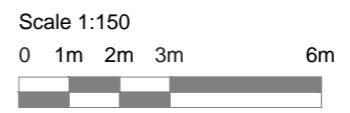
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**Site Plan  
 Outbuilding (Garage)**

Date	Drawn	Checked	Authorised
01.06.2022	-	-	IC

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Issue Status  
**FOR PLANNING**

Drawing No	Rev
2019-AR-07-002	-



**2.0 Consented Scheme Drawing**

2.1 Outbuilding Building (Plan, Roof and Elevations)



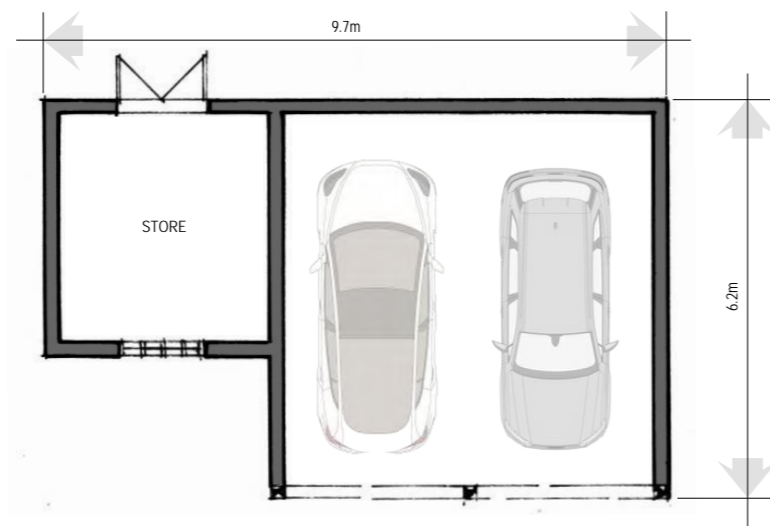
PROPOSED FRONT ELEVATION

PROPOSED RIGHT SIDE ELEVATION

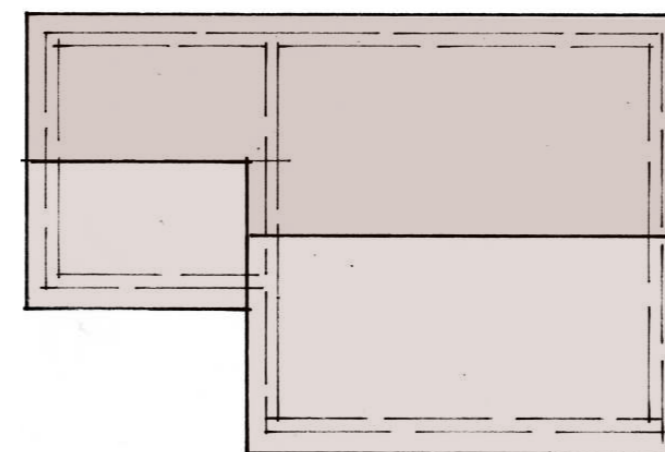


PROPOSED REAR ELEVATION

PROPOSED LEFT SIDE ELEVATION



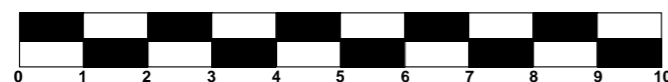
PROPOSED FLOOR PLAN



PROPOSED ROOF PLAN

Metres @ 1:100

For reference only - Do not scale from this drawing

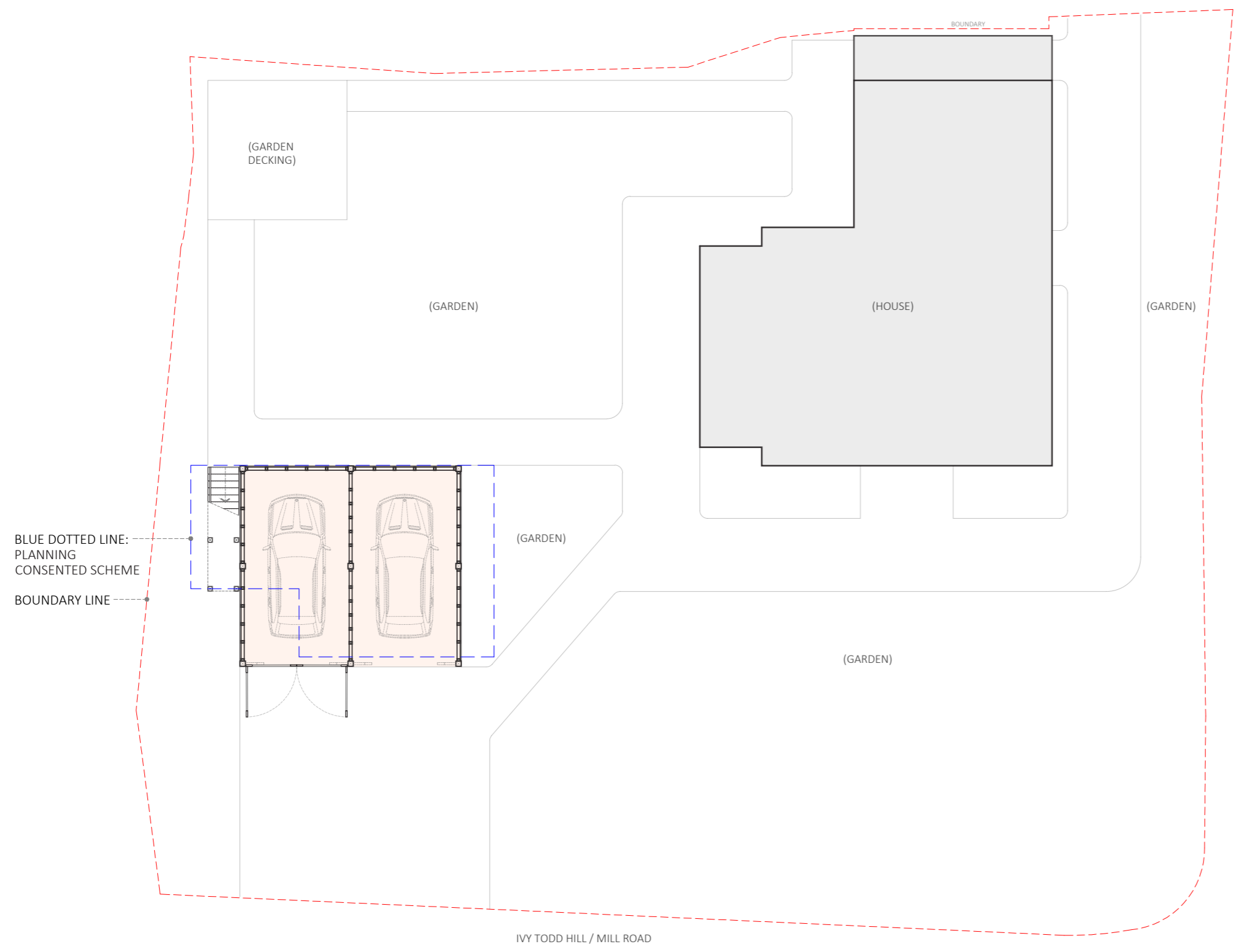


 PJT Design Ltd Waterside Splash Lane Wylton Huntingdon Cambs PE28 2AF	Studio 01480 464954 Mobile 07977 474682 Email pete@pjtdesign.co.uk Web www.pjtdesign.co.uk Designed by PJT Design Ltd Copyright PJT Design Ltd 2022	<b>PROPOSED EXTENSION AND REMODEL</b>		SCALE 1:100 @ A3	DRAWING NUMBER <b>LTD175.012</b>
		GLENLOSSIE MILL ROAD DEBDEN SAFFRON WALDEN ESSEX CB11 3LB MR AND MRS SHIPPEN		DATE 28.01.22	DRAWN PJT
				TITLE <b>PROPOSED OUTBUILDING - PLAN, ROOF PLAN AND ELEVATIONS</b>	

### **3.0 Proposed Drawings**

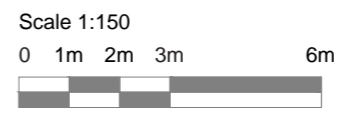
- 3.1 Site Plan
- 3.2 Proposed Ground Floor, Upper Floor and Roof Plans
- 3.3 Proposed Elevations
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BLUE DOTTED LINE:  
 PLANNING  
 CONSENTED SCHEME  
 BOUNDARY LINE

**01 | SITE PLAN - OUTBUILDING**  
 03-005 | SCALE 1:150 @A3



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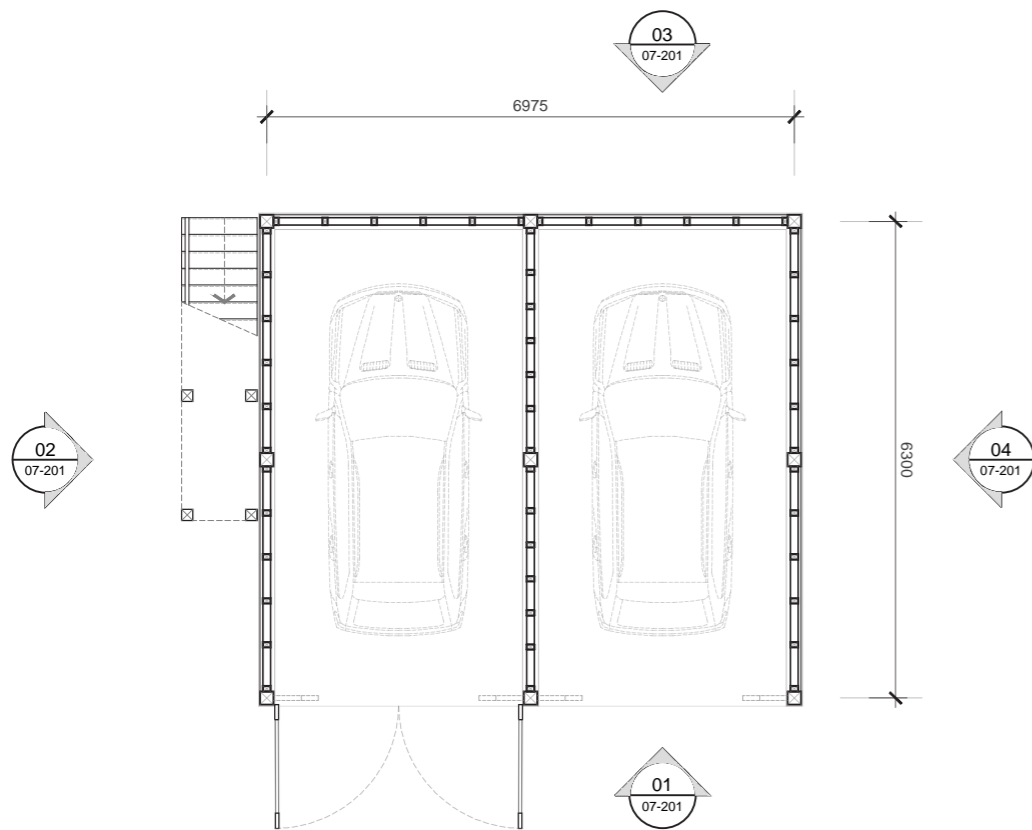
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**Site Plan  
 Outbuilding (Garage)**

Date	Drawn	Checked	Authorised
01.06.2022	-	-	IC

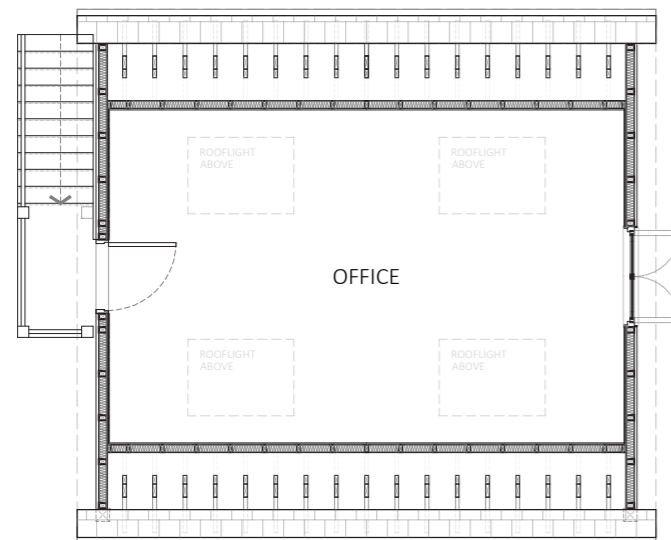
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Issue Status  
**FOR PLANNING**

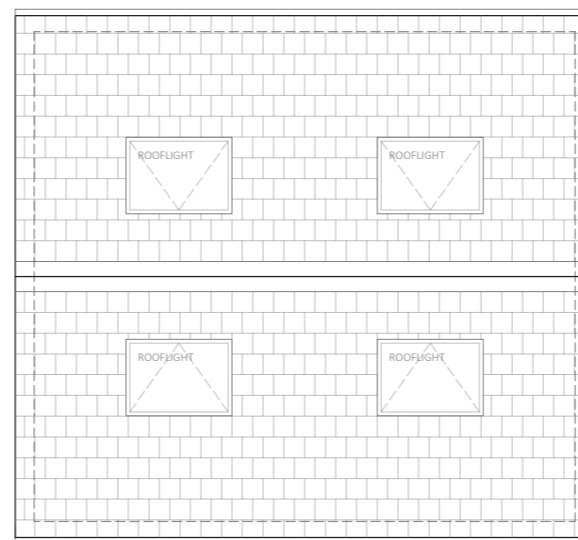
Drawing No	Rev
2019-AR-07-002	-



**01 | PROPOSED GROUND FLOOR PLAN**  
07-200 | SCALE 1:100 @A3



**02 | PROPOSED UPPER FLOOR PLAN**  
07-200 | SCALE 1:100 @A3



**03 | PROPOSED ROOF**  
07-200 | SCALE 1:100 @A3



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Title  
**Outbuilding (Garage)  
Proposed Ground, Upper Floor & Roof**

Date	Drawn	Checked	Authorised
01.06.2022	-	-	IC

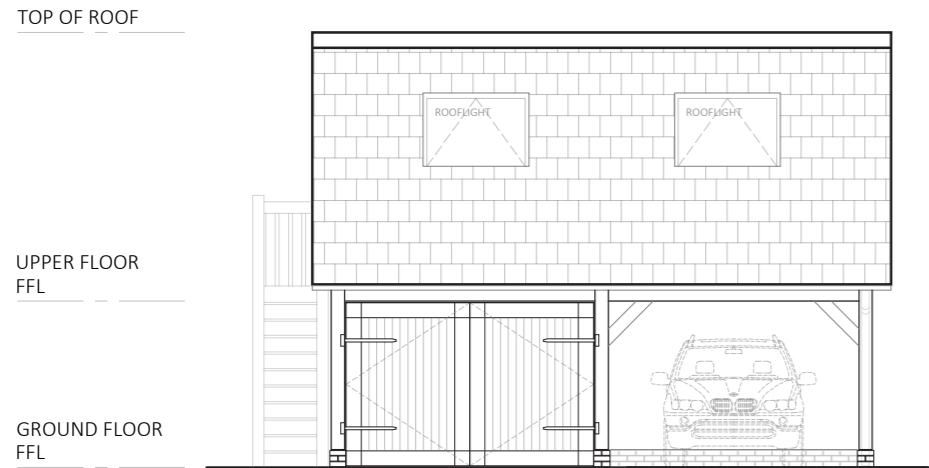
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Issue Status

**FOR PLANNING**

Drawing No	Rev
2019-AR-07-200	-

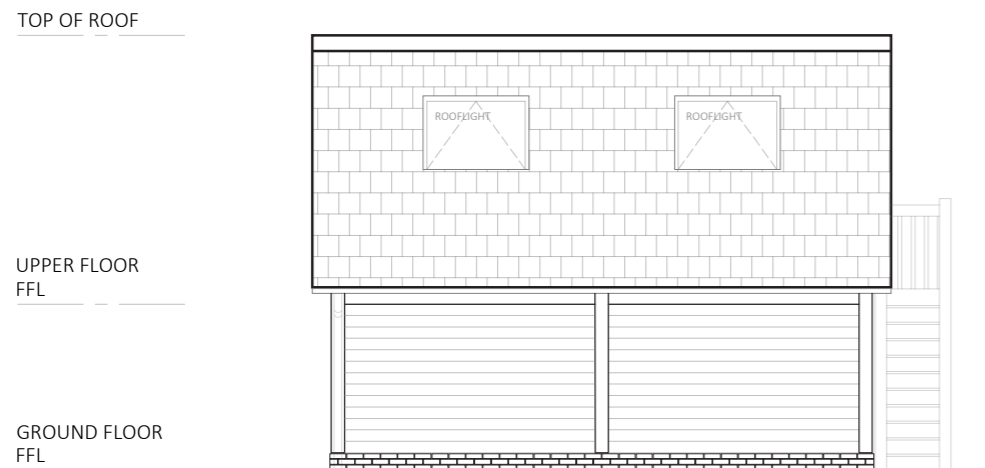
Notes



01 | PROPOSED WEST ELEVATION  
07-201 | SCALE 1:100 @A3



02 | PROPOSED NORTH ELEVATION  
07-201 | SCALE 1:100 @A3



03 | PROPOSED EAST ELEVATION  
07-201 | SCALE 1:100 @A3



04 | PROPOSED SOUTH ELEVATION  
07-201 | SCALE 1:100 @A3

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Title  
**Outbuilding (Garage)  
North, East, South & West Elevations**

Date	Drawn	Checked	Authorised
01.06.2022	-	-	IC

Scale  
**1:100 @A3**

Issue Status

**FOR PLANNING**

Drawing No	Rev
2019-AR-07-201	-





#### **4.0 Revised Planning Proposals**

- 4.1 Design Statement in Supporting Adjustments to Consented Scheme

Project Name: Glenlossie, Mill Road Debden,  
Saffron Walden, Essex CB11 3LB  
Planning Ref.: UTT/22/0342/HHF  
Subject: Revised Planning Proposals - Outbuilding

## 1. Introduction

The redevelopment of an existing, but distressed garage block formed part of the Planning Permission granted in respect of application Reference UTT/22/0342/HHF. The documentation associated with the Proposed Outbuilding was shown on drawing reference LDT175.012 (see page 7).

The proposal incorporated an open enclosure double garage with adjacent storage. The enclosure included a pitched roof over timber clad walls raised off a facing brick plinth. The bulk of the building was reduced over the storage component as a consequence of its reduced footprint.

The home owners of Glenlossie are closed to moving in the main house, and have requested that we review the usage of the Outbuilding, and in particular the potential for using the roof space to provide a part time office/studio space to assist balancing work and family commitments. The result of our discussions and revised employers requirements are the subject of this proposal for which an amendment to the original planning consent is sought.

## 2. Variations Proposed

The footprint of the existing and somewhat derelict garage/outbuilding on the Glenlossie site is shown on Site Plan drawing reference 2019-AR-07-001 (see page 4). The overall area of the various enclosures is 53.6 m<sup>2</sup>.

The original proposal (see page 7) showed an overall footprint of 53.4 m<sup>2</sup> and a height to the upper ridge of 5.0 m.

Revisions to the original consented proposal are shown on drawing numbers 2019-AR-07-200 (see page 16) and 2019-AR-07-201 (see page 17). Red lining on both drawings shows an overall reduction in the footprint of the garage block with a slight increased ridge level (750 mm) over that of the original proposal. The increase in ridge level is designed to facilitate the introduction of a home office/studio space, which will be accessed by an open stair on the north side of the building.

The original roof void was insufficient in height to support a capillary usage other than storage (assuming that roof joists would have been installed to support a storage facility).

While the proposed ridge level increases by 750 mm the overall bulk of the outbuilding has decreased by 5%.

The originally proposed materials for walls and roof remain unaltered. The main adjustment at roof level centres on the incorporation of 4No Velux or equal roof lights. Given the location and size of trees surrounding the Garage/Outbuilding Block, there will be no overlooking issues associated with these roof lights on the east and west elevation.

Originally a window was incorporated on the east elevation to provide natural light to the storage building. It is proposed that this window be removed, and a new window installed on the south side gable to provide a visual link with the residential home at Glenlossie.

Access to the upper floor is via an external stair on the north elevation, which will be constructed in timber.

## 3. Access

Draft a section on access being from the road and re-using the original garage access from the residential property.

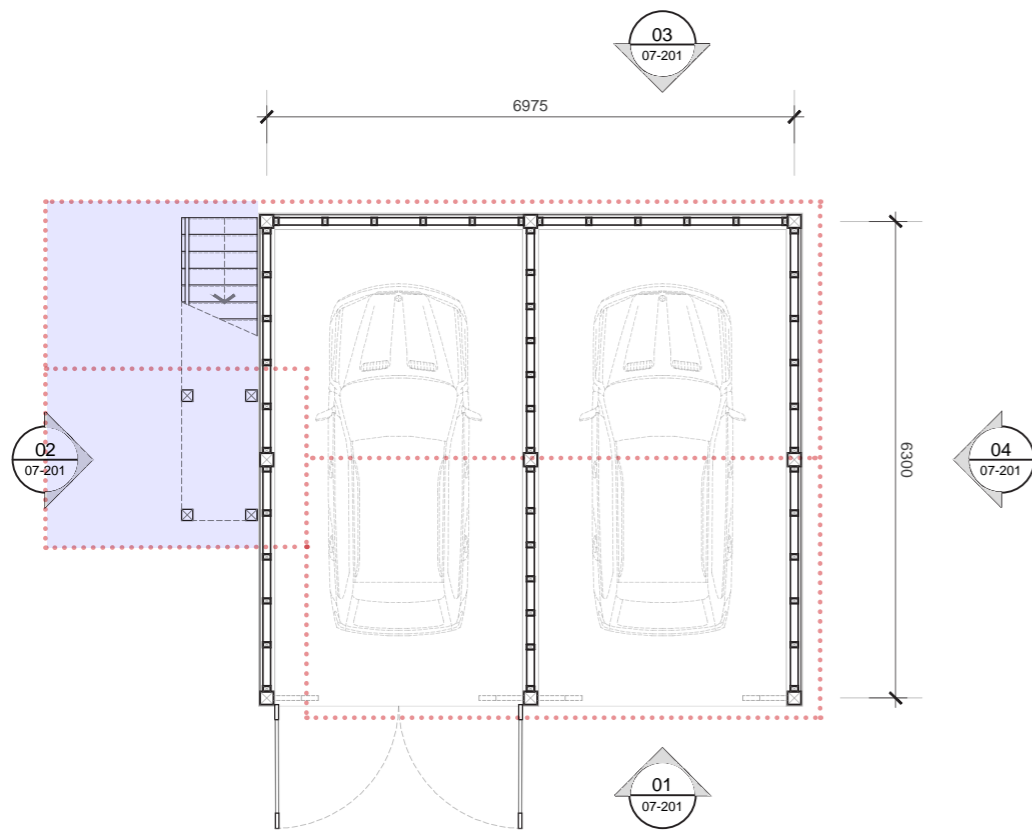
## 4. Exclusions

The usage will be restricted to study/office.

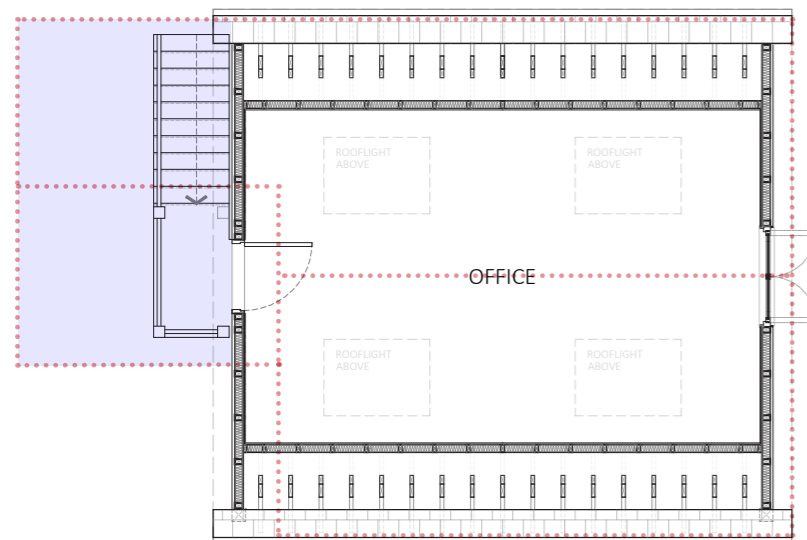
**5.0 Revised Scheme vs Approval Planning Layout**

5.1 Ground Floor, Upper Floor and Roof Plans

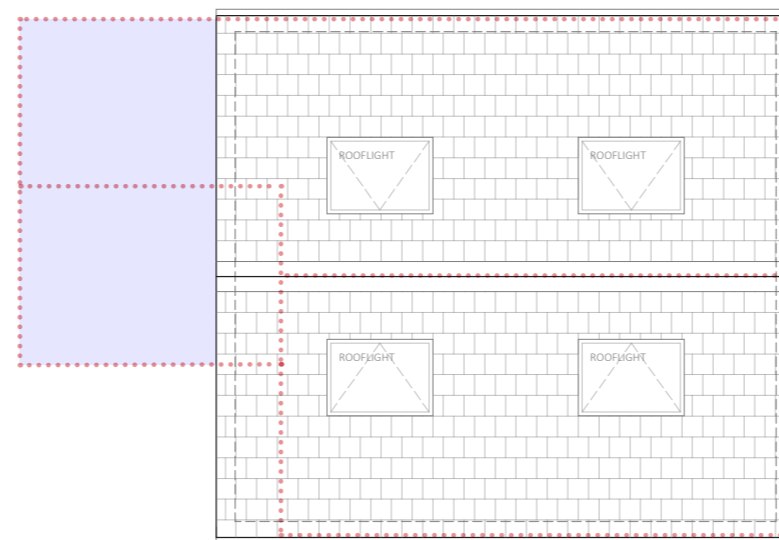
5.2 Elevations



**01 | PROPOSED GROUND FLOOR PLAN**  
07-200 | SCALE 1:100 @A3



**02 | PROPOSED UPPER FLOOR PLAN**  
07-200 | SCALE 1:100 @A3



**03 | PROPOSED ROOF**  
07-200 | SCALE 1:100 @A3



Notes

- ..... red dotted lines indicate the approved planning.
- areas indicates the differences between approved planning and revised scheme.

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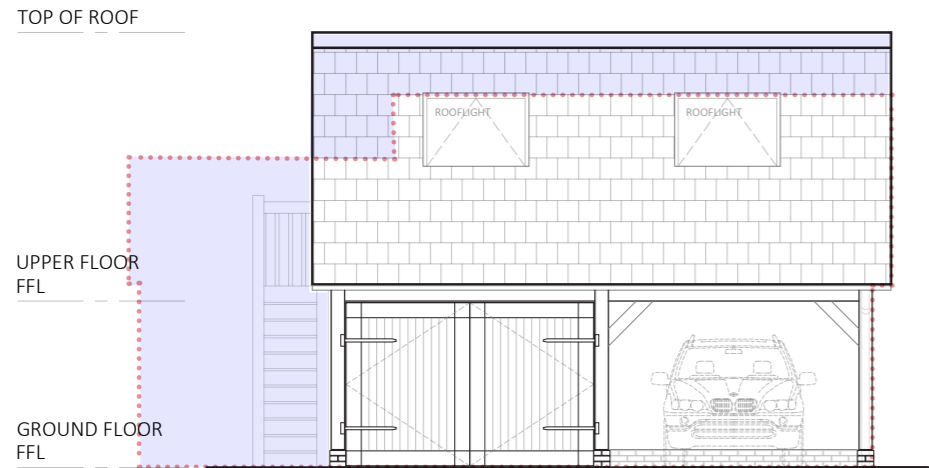
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Issue Status

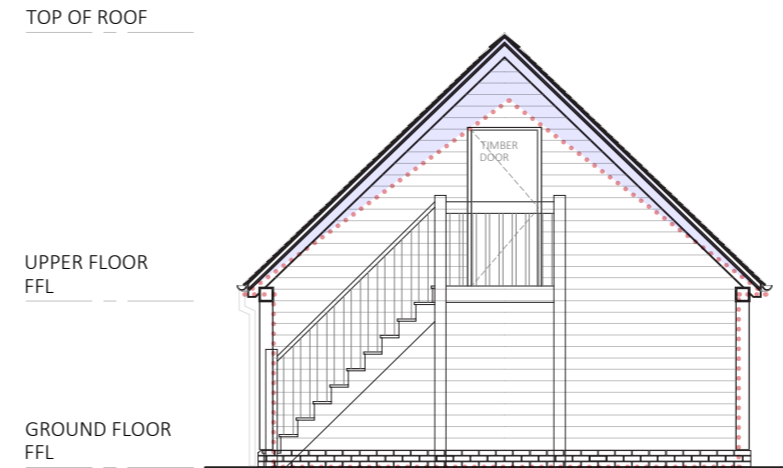
**FOR PLANNING**

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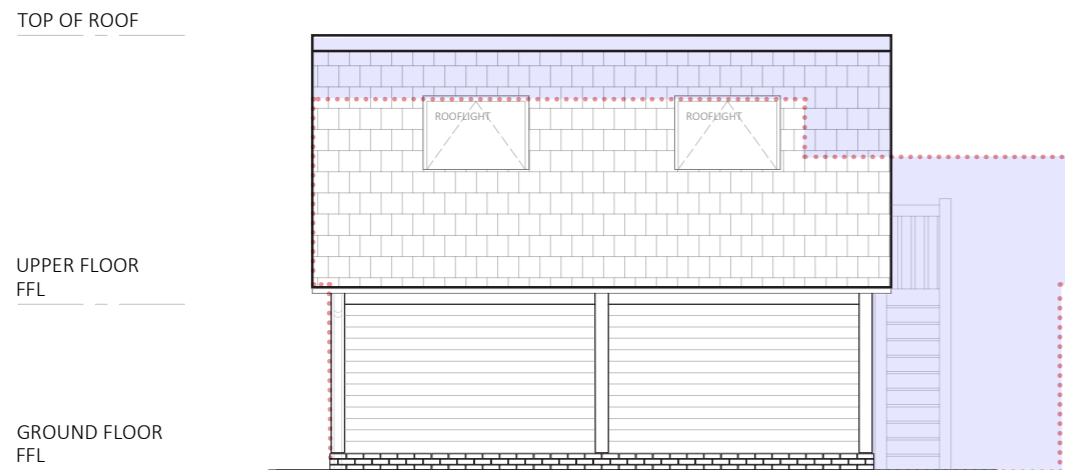




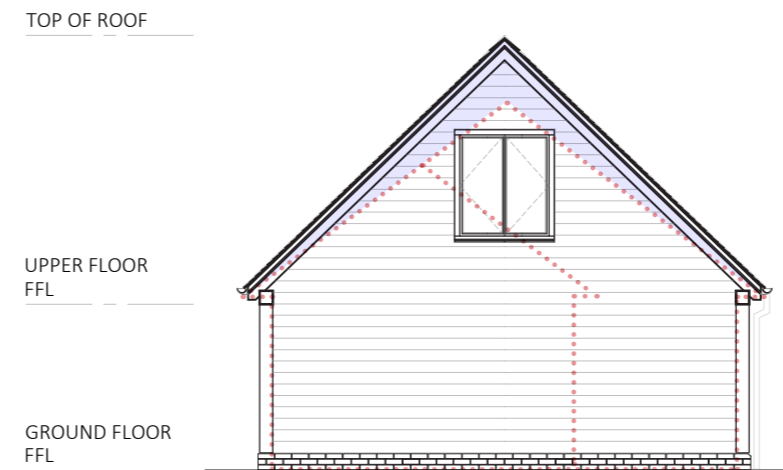
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