

## **Birch House Farm**

### **ALTERATIONS TO DWELLING HOUSE**

See plans PW/001

PW/002

PW/003

PW/003A

PW/003B



The existing buildings are attached to the main farmhouse. The buildings were converted to domestic use over 10 years ago by the previous owners.

### **Change in roof pitch and removal of old Velux roof lights to single storey buildings**

See plan PW/001 and PW/002

1. The pitch of the lower building is below that of the existing store causing dampness between the two pitches.

a) Pre planning advice was to raise the pitch of the lower building so the store roof could hip into the existing store.

b) The appearance of the original building has been maintained and the development will reinstate the stepped roof style common to buildings in the area.

### **Removal of velux windows and the addition of 2 conservation roofs lights.**

See plan PW/001 AND PW/002

2. The old existing Velux windows were considered not to be in keeping and detracted from the buildings original character.

a) It is proposed that all 4 Velux windows on the lower building (marked sitting room on the plans) be removed and the roof re-felted and tiled in the existing pantile. This will restore the original feel of the building.

b) There are 2 other Velux style windows in the longer building. It is proposed that both these are removed and replaced and re-sited with 2 conservation roof lights of a similar size.

c) Windows are required at this location due to there being a second floor room. This room will also lose its window in the gable end due to the roof being raised in the lower building. However, it is felt that this only adds to restoring the original feel of the building.

d) The flue to the existing wood-burner will also be removed as it is no longer required in that room.

### **Change to roof and windows of existing porch area**

#### **See plan PW/001 and PW/002**

3. The porch is currently constructed of stone walls, single glazed picture windows and a low plastic pitched roof. It is of a non- traditional form, design and construction.

a) We propose to raise the existing pitch and add pantiles to the roof so it blends into the existing building and surrounding's more effectively. It is also proposed that the windows be replaced with sliding Yorkshire Sash in keeping with the existing windows of the main dwelling.

### **Double bay open store**

#### **See plan PW/002**

4. It is proposed that a two bay open store be built along the existing building line to form an extension to the utility/store area.

a) The building would be on the same site as the old outbuilding which was previously demolished but the size of which can still be seen on the house outline on the OS map and extract as provided.

b) The new building would act as a store for existing garden machinery and a valuable log store. The front of the store would face the wood and family garden for ease of access to the two areas.

c) It will be built in wood and have Yorkshire boarding at the rear. It would be left to 'silver' overtime. The boards will have a 25mm gap between each board.

b) The roof will be constructed to hold pantiles. The pantiles will be pre-aged so they are in keeping with existing roof materials



c) The existing mature Hawthorn and Rosehip hedge along the old building line will be retained. Keeping this hedgerow will provide a natural screen on the side elevation so that the new wood boarding will be approximately 80% obscured.

The picture below shows the existing hedgerow that will be retained to provide a back drop for the rear of the store.



The picture below shows the hedge from the garden side.



NYMNP  
17 JAN 2017

## Addition of a first floor window to the rear aspect of the main dwelling

See plan PW/002

5. It is proposed that a window of the same size, proportions and appearance of the current windows on the first floor be added. This is to allow for the bathroom of the main house to have adequate ventilation and light for everyday family life. Currently ventilation is dealt with by an extractor fan.

- a) The addition of this window will provide a better visual and architectural balance to the rear of the property.
- b) The stone work will be dressed and a purpose made dressed stonework projecting cill will be added to match the existing two windows.

