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Pond House, Victoria, for Mr and Mrs Barker - approval dated 05/12/07 - application 2007/1594.

Design Statement to accompany the application, dated 19.01.12, to remove or vary a condition following the granting of planning permission.

There are several minor changes we would like to put in place, some out of necessity and some out of practicality, and we hope that these can be agreed by you as minor modifications. We believe that all the proposed changes will enhance, rather than detract from the spirit of the scheme.

Condition 2 – There have been slight adjustments to the window and door arrangements on the elevations following minor adjustments to the internal layout of the rooms. The lantern has also been removed from the central roof-light.

Condition 6 and 7 - The stone boundary wall and the hawthorn hedge. The 1m high dry stone wall is fine but this condition requires the wall to be set 2.5m back from the road to "provide a natural boundary consistent with the locality" and be "round topped". The reason behind this condition is difficult to understand as the rest of the site, and indeed Hog Close Lane itself has dry stone walling set back about 600mm from the roadside and with hedging behind. The site levels (the house it tucked down lower than the road level) also make it impossible to construct this wall alongside the house without some major structural shoring of the wall and road. Finally, the "round topped" coping is inconsistent with the area where the adjacent walls are square topped or castellated.

For condition 6 and 7 therefore we propose to build a dry stone wall, 600mm back from the road edge, 1m high, with square topped copings and with a hawthorn hedge set behind the wall as this proposal reflects the rest of the site and is, in our view, wholly consistent with the locality.

Condition 13 - The garage door to be timber with a dark wood stain. This house is environmental and modern and has aluminium doors and windows. We thus feel that a wooden stained door to be wholly inconsistent with the design. Also, as noted above, the difference in level between the house and the road (the road being above the house and banking is required to stabilise the road and stone wall) makes it impossible to access a garage on the western end of the house facing the road.

For condition 13 therefore we propose to move the garage door around the corner to the end of the southern, driveway elevation, make it 4m wide and not 5m as shown on the approved drawings and install a sectional aluminium door to match the aluminium windows and aluminium external doors. We consider this proposal to be consistent with the overall elevational treatment.

Rainwater pipes. The original design shows chains for downpipes. We feel that chains will be a problem in the wind up at Victoria.

We thus propose to use aluminium box section downpipes, coloured as the aluminium windows and doors. We feel this will not detract in any way from the design and will be a more practical solution for the location.

Supporting Drawings

01 rev 1 Site Plan 1:500
01A rev 1 Site Plan 1:200
02 rev 2 Floor Plan LHS 1:50
03 rev 2 Floor Plan RHS 1:50
04 rev 4 Elevations 1:100

JGY 19.01.12