

## Christie Burns

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**From:** Leah Coe  
**Sent:** 19 July 2023 11:43  
**To:** Christie Burns  
**Subject:** Ghyll Farm - Additional Information 4/23/2140/0F1 4/23/2141/0L1  
**Attachments:** PastedGraphic-3.tiff; 5838 Design Access and Heritage St [Rev B1].pdf; SKM\_C450i23071911270.pdf; 5838-01B Ex & Prop Plans and Elevations [FA] .pdf

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Christie,

PROPOSED ALTERATIONS AND REFURBISHMENT  
GHYLL FARM, Nr EGREMONT

Further to our correspondence last month regarding the above scheme, please find attached the following;

Revised drawing 5838-01B Existing and Proposed Plans and Elevations  
Revised Design access and heritage statement. 5838 (Rev B1)

Both have been revised to provide additional information requested by yourself and the conservation officer.

With regards to the specific points raised in your emails we note the following;

Application:

- Generally the cottage reference is used because that is how it was described as in the Historic listing. As noted in the revised design and access statement the 'cottage' area is used currently as a utility space / store and was used by the previous owners (before 2019/20) as a utility / play room, all part of the main house accommodation. Being part of the main house we understand a Householder application is applicable.

Application Titles:

If additional description information is required the title could be

- Application Ti4/23/2140/0F1:
  - ALTERATIONS AND REFURBISHMENT, INCLUDING INCREASED HEIGHT OF EXISTING GROUND FLOOR STORE, & INSTALLATION OF NEW DOORS, WINDOW OPENINGS AND PROPOSED ACCESS RAMP
- 4/23/2141/0L1:
  - LISTED BUILDING CONSENT FOR ALTERATIONS TO FORM ENSUITE BATHROOM WITHIN MAIN HOUSE; RE-PROVISION OF BEDROOM ACCOMMODATION AND ALTERATIONS, INCLUDING INCREASED HEIGHT OF EXISTING GROUND FLOOR STORE, INSTALLATION OF NEW DOORS, WINDOW OPENINGS, ROOFLIGHTS, REPLACEMENT WINDOWS, PROPOSED ACCESS RAMP; EXTERNAL ALTERATIONS TO HISTORIC EXTENSION AND REPAIRS TO EXISTING CHIMNEY

Conservation Officers Comments:

- Additional photos have been included within the D, A & H Statement showing the existing bedroom door and wall where proposed opening is to be formed. Generally no original features remain in the room.

- Sketch of proposed window attached. This had been provided by the same manufacturer of the windows approved for the main house however, the detail has been adapted to match those being replaced in the 'cottage' (without horns).

New timber sliding sash windows to cottage front and side elevations.

- As noted above a sketch of proposed window detailing attached.

New uPVC windows/patio doors to rear elevations

- Although the windows/door to the rear elevation are timber they are very apparently 20th century additions reflecting the age of the extension to which they are inserted.
- As the main house now has UPVC windows to the rear elevation we believe simple uPVC replacements will be appropriate for the application and not be detrimental to the historic nature of the building.
- The intention of increasing the glazing to the rear infill is to enhance the separation between the two buildings as it is understood it would have been originally. If preferred this could be changed to a sliding patio door two panes wide (no side lights) which would increase the amount of glazing and reduce the amount of frame (only the perimeter frame and central overlap).

New Conservation Style roof lights.

- Missing rooflights shown on revised drawing.
- Rooflight sizes are based on Velux heritage/Conservation ranges.

Service penetrations/additional materials information.

- The 'cottage' is already supplied with M&E services as part of the main house supply.
- Proposed drainage connections are to be made through the western gable of the cottage and eastern gable of the main house, to connect into the existing drains running below the link extension floor. The proposal will see the use of air admittance valves to keep any vertical stacks internal.
- The proposed handrail/balustrade is to be a simple black, wrought iron design, to provide the necessary guarding to comply with the building regulations but be in keeping with the historic nature of the building.
- External paving to be stone slabs.
- The impact on the rear elevation/gutter line of the existing 20th century extension has been altered on the proposed elevations, to allow for the proposed external insulation.

We understand that the conservation officer is supportive of the development and trust the additional information provided is sufficient for the application to be processed, with conditions where necessary, however, should you wish to discuss the above further, please do not hesitate to contact us.

Regards

Leah

L. C. S. Coe

BA(Hons), B(Arch), RIBA  
Architect

for and on behalf of

Day Cummins Limited - Chartered Architects - Chartered Surveyors - Corporate Members of APS

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