

EXTERNAL DESIGN AMENDMENTS TO GATE HOUSE LODGE (FORMER COACH HOUSE) THE VICARAGE HAILE CA22 2PB

Omission and relocation of rooflights

One rooflight (MK04) omitted from bedroom on front face of roof facing highway.NE side.

Reason- Adequate natural light provided in to bedroom with two existing windows.

One rooflight omitted from South East roof face (facing field) of extension.

Reason- Adequate light provided in roof space with one rooflight facing courtyard on NW side.

Design changes to windows and doors

Vertical boarded door omitted from NE elevation facing road at ground floor level. Add back window.

Reason- More natural light was required into Kitchen/Dining area to comply with Building Regulations.

Full height glazed window omitted from NE elevation facing road at ground floor level.Add back window only 1050mm high.

Reason- Kitchen units are to be located on this wall which require a solid wall and not glazing, to be fitted to.

Full height glazed window omitted to right of front door, NW elevation. Add back wall and windows.

Reason- Design the window and solid wall is the preferred design option.

Omit full glazed front door NW elevation. Add back vertically boarded door.

Reason- It looks better and will match side door (SW elevation) into Kitchen.

Omit window to Kitchen/Utility on SW elevation.Add back vertically boarded door.

Reason- Provides a second entrance door in to dwelling, vertically boarded door matches the front door on NW elevation.

Height of extension

The new extension height to eaves has been raised by 500mm from 2.7m to 3.2m.

Reason- To provide a roof storage area, (not a habitable room), providing much needed storage space in the dwelling.

Conclusion

The reasons for all the minor design changes are valid and all will improve the overall design concept, of the conversion, in particular the small change in the height of the new extension, which now allows for roof storage instead of a full open vaulted ceiling in the Living Room.