

Subject: FAO Steven Archer - Woodbine Cottage, Vale of Health

Date: Monday, October 13, 2008 11:52

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To: <studio@archerarchitects.com>

Conversation: FAO Steven Archer - Woodbine Cottage, Vale of Health

Dear Mr Archer

Further to our site visit of this morning I write to summarise the points discussed. My comments are based purely on the impact on the listed building and on the conservation area. I cannot comment on other planning issues such as amenity etc.

The principle of a conservatory extension to the rear of the property could be acceptable. In terms of design a more contemporary and minimal design could work in this location. You indicated that the construction would be largely independent from the main building and boundary wall. Flashing would be required at the junction with the timber boarding but otherwise the structure would be supported on a "goal post" frame.

I would say that this is the correct approach to take as it mean the works would be more easily reversible and would limit the physical alterations the building itself.

My main concern was the depth of the conservatory and its height. I would advise that it is reduced in depth so that it is less visible from the street. I reduction in height may help also to achieve this. The point discussed was the junction of the brickwork and the timber weather boarding.

In terms of submitting an application I think it would be useful to include section details of the joint/flashing between the conservatory and main building and detailed drawing of the "goal post" framing and joints in the glazing.

I hope that this advice is of use to you but if you have any further question please feel free to contact me.

Regards

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