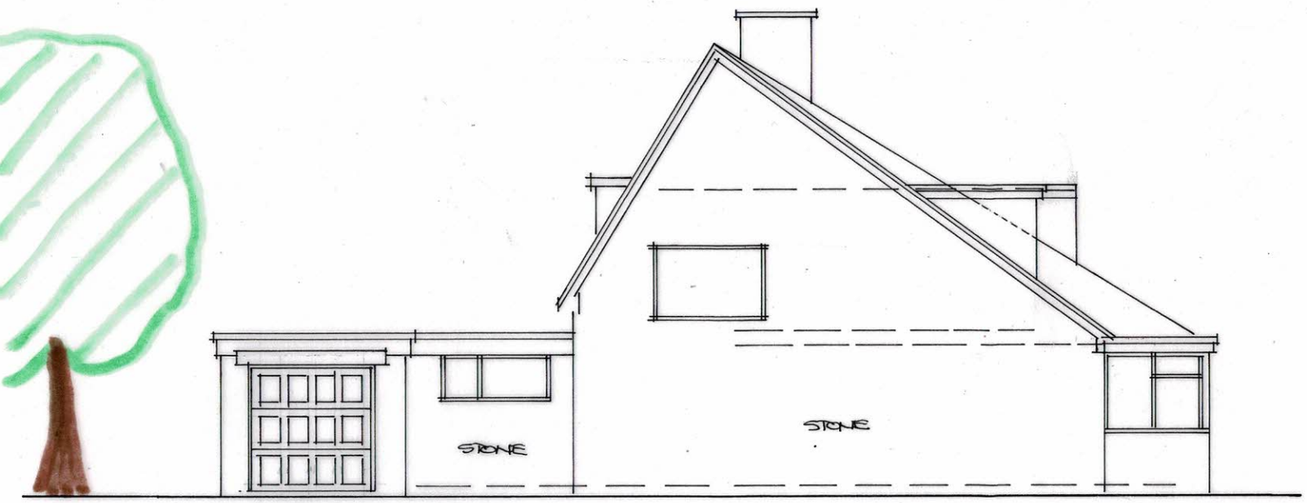


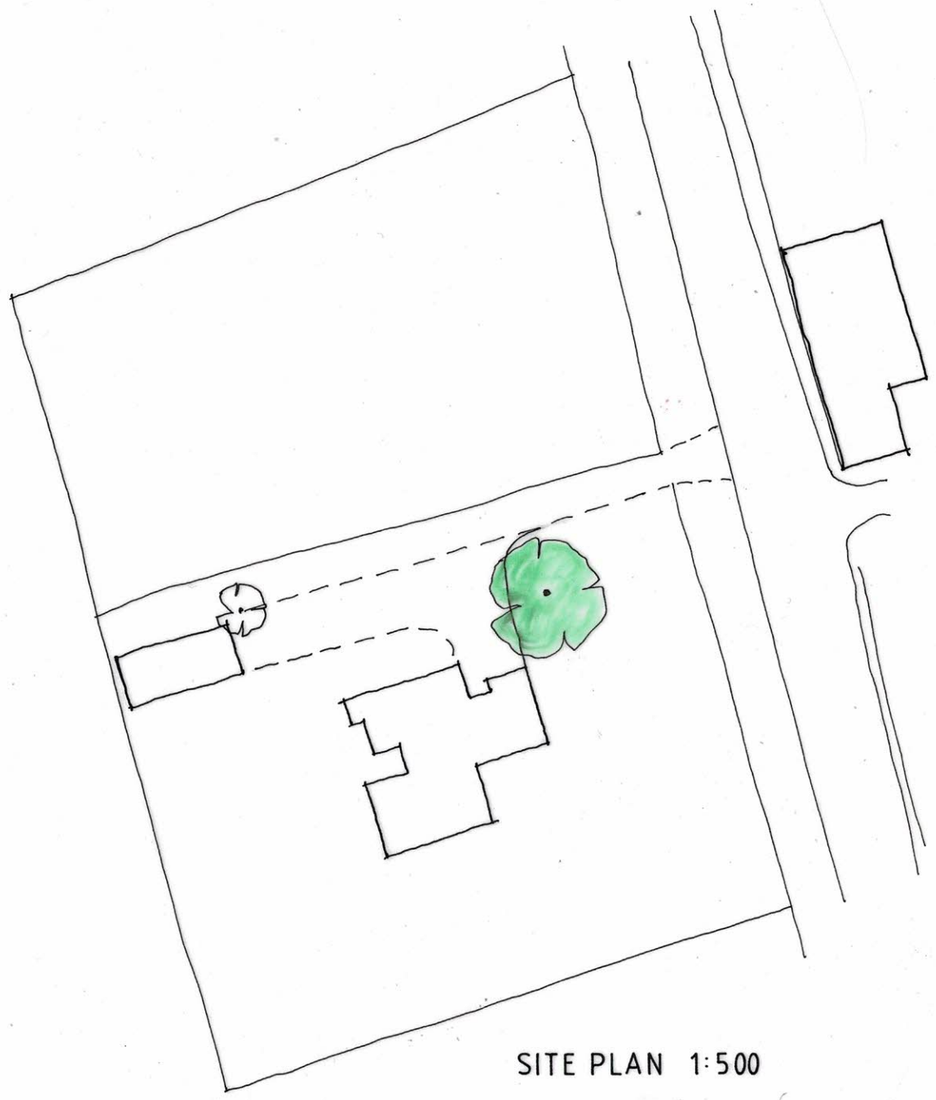
NORTH

THE COMMONS FARM, SUTTON VENY.

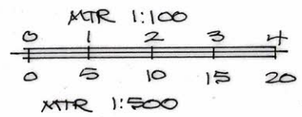
EXISTING HOUSE – built in the 1970's and extended some time later, to provide a four bedroom detached property with a large living room with kitchen/diner. The design appeared contemporary when it was built but, unfortunately, the accommodation is not balanced and the first floor space is restricted by the sloping roofs and dormer windows. The building has very little in the way of insulation and is very expensive to run.

PROPOSAL – the applicant was minded to consider demolition and the construction of a new replacement house but preliminary investigations revealed that, financially, the figures really did not stack up. The applicant would have built a new farmhouse which would have been more sympathetic with the surrounding area and take advantage of the wonderful plot.
Therefore it was decided to demolish the obtrusive and out of place garage and utility room in order to open up the front of the house to provide a traditional front entrance. Then remove the existing roof structure completely including the first floor balcony, retain all existing walls and chimney above first floor level and extend/infill the walls up to a new wall plate position. The majority of these will be constructed using salvaged reconstructed from the demolished and removed areas and indicated on the drawings as stone. A new hipped roof will then be constructed and covered with the salvaged Redland renown tiles set aside from the original roof. A new entrance porch and utility room together with the in-filled balcony would then be constructed using rendering and brickwork to contrast the large areas of reconstructed stone.
The proposal also includes the construction of a new three bay detached garage with storeroom above located to the front of the property to formalise the entrance driveway. The proposals will now provide a mixture of external finishes of reconstructed stone, rendering, reclaimed brick and horizontal board cladding.

These building works will be incorporating sustainable elements which will reduce the overall carbon footprint of the property and significantly improve its overall thermal efficiency while providing a more traditional farmhouse appearance.



SITE PLAN 1:500



PROPOSED ROOF ALTERATIONS,
EXTENSIONS AND DETACHED
GARAGE.
THE COMMONS FARM, SUTTON VENY.
JUN 2023 1:100