

GREENHILL, THE ORCHARD

NOTES ON DESIGN

The proposal is to repair and refurbish the existing redundant and fire-damaged garages to provide ancillary living accommodation, including a new extension wing following the line of the boundary wall on the western side of the site.

Existing Building

The existing building will be repaired and restored utilising traditional methods:

- The existing polychromatic brickwork will be cleaned, repaired as necessary and repointed in lime mortar.
- The fish-scale roof slates will be carefully removed and re-laid, with additional second-hand slates obtained as necessary to replace those lost or damaged in the recent fire.
- The existing stone water table/copings will be removed, cleaned and re-laid in their current positions. On the western edge of the front elevation, where the existing gutter is to be removed to allow the abutment of the extension, the gable coping will be extended in matching materials to form a low parapet, with a new gutter formed in lead behind.
- The front door will be replaced with new to match the form and detailing of the existing, including the overlight.
- The existing garage doors will be replaced with new timber panels, incorporating windows to the bedrooms, the pattern and proportions of which reflect the former (now fire-damaged) doors.
- The eastern gable wall will be retained and, repaired with materials to match existing and restored with matching materials.
- Rainwater goods will be renewed in cast iron.

Internally, there are no significant features to the existing garage, as demonstrated by the photographic survey.

Extension

The extension is designed to be subordinate to the existing building in height and complexity, yet to reflect the materials, scale and proportions of the existing building in a more contemporary manner:

- The external walls will be in brickwork with integrated coloured banding to reflect that on the existing building.
- The windows will be tall and with similar panel proportions to the existing garage doors, though with a simplified glazing pattern.
- The link between the extension and the existing building will be in frameless glass to allow the form and full extent of the existing elevation still to be revealed, as well as providing a clear visual separation between the old and the new.
- The roof will be clad in lightweight single ply roof membrane, in mid-grey.
- Rainwater goods to the extension will be in cast aluminium, profiles to match the existing building.

Landscaping to External Areas

- The parking courtyard will generally be resurfaced in a new permeable surface (details to be agreed with LPA).
- The borders between the courtyard and the buildings will be in block paviours adjacent to doors and planted borders with block paviour edgings elsewhere (details to be agreed with LPA).
- Existing planted borders will be maintained with existing shrub planting supplemented to include biodiverse ornamental mix planting (details to be agreed with LPA).