

Farmhouse Planning Permission

Building front - north facing elevation

Please refer to the image of the kitchen building titled: September 2019 (01), for reference of what the original kitchen building looked like at the point the property was purchased in September 2019.

Building rear - south facing elevation

Please refer to the image of the kitchen building titled: September 2019 (02), for reference of what the original kitchen building patio looked like at the point the property was purchased in September 2019.

Building condition

At the time of the property purchase, the kitchen building was in a dilapidated state with damp on all of the interior floors and walls. The original kitchen building had been poorly constructed and lacked any form of insulation in the floors, walls and ceilings.

The original kitchen building lacked any form of central heating and only had an open fireplace as the sole source of heating for the entire building.

It was evident this building was no longer suitable for residential use as a result and had to be rebuilt.

A decision was also taken to demolish the rear extension building (conservatory), as this building was also in a dilapidated state and was not suitable for residential use.

Decision to rebuild the kitchen building

The decision to rebuilding the kitchen building was based on these factors:

1. The dilapidated state of the kitchen building and the poor standard of the original construction of the building.
2. The damp set into the building floors and walls and absence of an appropriate modern heating system in the kitchen building.
3. The decision to remove the rear conservatory due to the poor standard of the original construction of the building (see attached image: rear extension building 2019)
4. The new kitchen building would be widened to ensure the newly constructed roof ridge height did not in any way interfere with the visual flow of the building when viewed from key vantage points around the property.
5. The new kitchen building would require more living space than the original kitchen building as the remainder of the property was being developed for short stay furnished holiday lets. The owners would require additional living space in the residential dwelling as a result of the remaining property being dedicated to commercial use.

New construction

Construction of the new kitchen building began in July 2020. The new building used the existing footprint to mark the rear gable end footings of the building. As stated previously, the building was widened to ensure the new roof ridge height was kept to an appropriate height.

See attached image of the kitchen building titled: September 2020, for reference of how the new building was constructed.

The building was constructed using traditional block and stone method. The building was insulated as per the architects specification (Davenport Architects). Traditional and locally sourced coarse stone was used to ensure the building remained in keeping with the surrounding buildings. See attached image of the kitchen building titled: November 2020, for reference of how the new building roof was constructed.

A full underfloor heating system was installed in the kitchen building.

Rear Patio

A two tier rear patio was constructed by September 2021.

See attached image of the two tier patio titled: June 2021 and September 2021 for reference of how the new patio was constructed.

The rear gardens have been carefully landscaped.