

## **CONSERVATION CONSULTATION RESPONSE**

**To:** Joe Richardson  
**Ref:** 18/00162/LBC  
**Location:** Reddish House, South Street, Broadchalke, SP5 5DH  
**Proposal:** replacement winter garden, minor external and internal alterations and landscaping  
**Comments by:** Jocelyn Sage  
**Date:** 9 February 2018

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Joe

The application is supported by a comprehensive heritage statement and detailed list of proposed works. I have no objection to any of the proposals except the proposed alterations to the wooden pens at the attic level as it is not entirely clear what they were used for and therefore their level of interest (the story is that they were used to house fighting cocks). The proposals are presented, show an adjustment to the pens but I cannot see that the changes are necessary and so the architect has confirmed that they will leave the pens alone, in which case we need an amended drawing (6091/p11) which I have requested (I have no objection to matching boarding being installed on the inside of the pens providing that it can be easily removed without damage to the pens).

The big area of work is the demolition of the existing conservatory and its replacement with an enlarged conservatory/garden room. The current conservatory dates from changes made by Cecil Beaton. It is rather ungainly and in poor condition (see Andrew Waring's report). It diminishes the appearance of Reddish House from the rear. I have no objection to its removal and replacement.

I would recommend conditions requiring us to:

approve a sample of the roof tiles;

a sample panel of the wall to be constructed;

Whilst we have lots of drawings, we don't have detailed drawings so we probably need new window and door details (including an elevational detail for the new double doors to the drawing room) at a scale of no less than 1:5 including horizontal and vertical sections. I would expect single glazed timber windows in the historic buildings but would accept slim double-glazed in relation to the proposed new conservatory/glazed doors;

Any new rooflights should be conservation style ones (for us to approve);

A detailed drawing of the new stone canopy for the new door (seen side-on north elevation).

Regarding the setting issues, I consider that removing parking from the front of the house would enhance its setting and there appears to be a generous space for parking already in front of the converted stable block. I understand the parking on the other side of the road is emergency overspill parking for visitors so will only be used occasionally. I note the intention to construct two cob walls to semi-enclose this

parking area. This is welcomed but I would ask for a condition that requires a detailed drawing (including a vertical section) so that we may be confident that it is a proper cob wall.