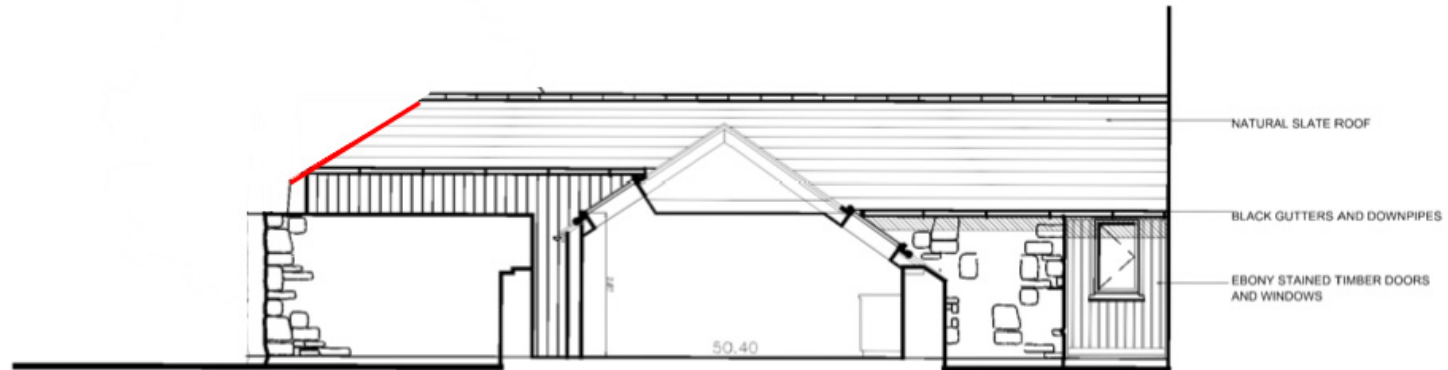


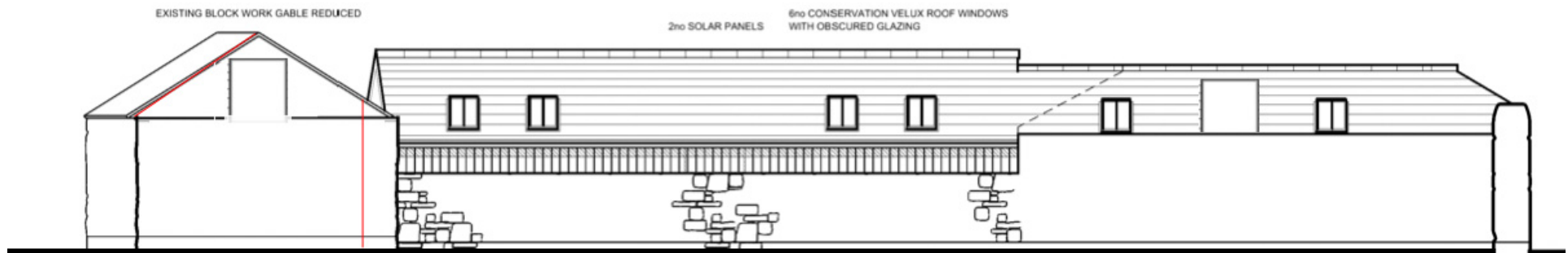
Items of Importance to Lemon Hall	Objective	Result
<ul style="list-style-type: none"> The gate for the service corridor should be moved to be flush with the southern wall and styled to match the timber wall so that it blends in. Condition that the gate be locked shut except for access for building maintenance. 	<ul style="list-style-type: none"> Improve privacy, security and aesthetics 	<ul style="list-style-type: none"> Mitigates privacy and security concerns Residents can use covered area without opening gate Better looking South Elevation No cost impact
<ul style="list-style-type: none"> Condition that skylights in south elevation to be non opening and obscured glass 	<ul style="list-style-type: none"> Improve privacy and reduces noise transfer 	<ul style="list-style-type: none"> Mitigates privacy concerns All rooms have alternative ventilation, so no impact on residents. No cost impact
<ul style="list-style-type: none"> Introduce hip on West Gable and move solar panels as shown in figure 1 	<ul style="list-style-type: none"> Improve effectiveness of solar panels Reduce visual intrusiveness of solar panels, Reduce visual intrusiveness of asymmetrical gable. 	<ul style="list-style-type: none"> Moving the panels away from the centre of Lemon Hall means they would be more effective, as the side areas are single storey. The panels are closer to the bathrooms reducing installation costs Location is less obtrusive for Lemon Hall's garden. Probable cost saving.
<ul style="list-style-type: none"> All works to preserve the listed boundary wall, including the block section to be carried out re-using surplus granite that is onsite 	<ul style="list-style-type: none"> Work to wall is necessary for safety of new homes. Enhance the listed setting of Lemon Hall 	<ul style="list-style-type: none"> The applicant recognises that construction work to the wall is needed as part of this proposal. Cost saving by reusing materials onsite.

Figure 1. Illustration of hipped roof, solar panels and gate:

EAST ELEVATION



EAST SECTION/ ELEVATION



SOUTH ELEVATION

Other Improvements	Objective	Result
North Elevation: Use 3 dormers instead of skylights and recessed entrance.	<ul style="list-style-type: none"> • Improve privacy for residents of Well Cross Yard and The Strand flats. • Improve headroom in kitchen area. • Allows possibility of full height entrance hall, which increases the living area in the 2-bedroom property of Well Cross Yard. 	<ul style="list-style-type: none"> • There would be no direct line of sight between The Strand flats and the Well Cross Yard homes • The rooms inside the new homes would be more user friendly. • Slight cost increase.
East Elevation: Move maintenance access to be alongside East perimeter wall rather than between dwellings.	<ul style="list-style-type: none"> • Significant increase to living rooms floor area at Well Cross Yard. • Create a better maintenance access to the back of the Well Cross Yard houses. 	<ul style="list-style-type: none"> • Allows central passageway between flats to be removed so that they can benefit from the 100cm wide passageway being incorporated into the living room of one or both properties. • The bedroom in the one-bedroom property is large enough to cope with this 50cm reduction in width. • Allows simpler gable end on east side. Fewer slate tiles required. • Likely cost saving.

Figure 2. Illustration of 3 dormers and maintenance passageway:

