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**Ms C Townley  
Planning Department  
Gloucester City Council  
PO Box 3252  
Gloucester  
GL1 9FW**

28 July 2022

Dear Caroline,

**Application references 22/00427/LBC & 22/00428/FUL: Alterations and extension to Manor House to create 3 x 2 bedroom and 1 x 3 bedroom apartments, community activity space with kitchen, WCs and office at 162 Barnwood Road, Gloucester, Gloucestershire GL4 3JX**

I refer to your email of 22 June 2022 and to the attached comments from the case officer.

We have now considered the comments made and I have pleasure in enclosing a set of amended plans. These plans respond positively to the comments made, wherever that is practical and reasonable. To assist, we have set out (attached sheet) a table explaining the amendments and responses, referenced against the conservation officer's (CO) comments.

Yours sincerely,

[REDACTED]

Philip Staddon BSc, Dip, MBA (Distinction), MRTPI.

Director - PJS Development Solutions Ltd.

Enclosures

Drawing Nos: 2049 Rev E; 2051 Rev E; 2054 Rev C; 2055 Rev C; 2058 Rev B

<b>CO comment</b>	<b>Applicant's response / amendment</b>
Flat 1 – loss of wall to make kitchen/ diner	The gap between the kitchen diner has been reduced and designed as a square arch so that the line of the original wall will be readily perceived. The change has been highlighted on plan on drawings 20151E and 2058B.
Flat 1 – loss of historic fabric and openings	Unfortunately, all of the openings are required. It is not possible to relocate the bedroom to the bathroom location, as suggested, due to the lack of light and ventilation to that part of the plan and Stonewater require 3 bedrooms for this apartment. We looked at relocating the openings for the bedroom however this is the only way to gain access to both bedrooms.
Flat 1 – new doorway for fire exit.	There is a need for a fire exit and this cannot be through another building. The suggestion to use the existing opening for the fire escape would result in an unattractive space and loss of communal area. Instead, we propose that the original opening will be expressed internally. A note has been added on the plan to state that the opening will be expressed internally.
Flat 2	The wall/screen is a response to fire regulations/multiple occupancy compliance. Details of how this work will be undertaken to accommodate the historic detailing in this part of the house and can be provided as part of clearing the planning conditions.
Windows para 1	Where windows are serviceable there is no intention to replace them. The attic is not considered to be part of this scheme and there is no intention/budget to replace the attic windows.
Windows para 2	Window F9-W2 is a new window in the location of the former lift shaft. It is seen as an enhancement to the principal elevation.
Windows para 3	Details for the windows can be conditioned and agreed in due course. Existing note on the drawing applies.
Window para 4	A method statement/schedule of works identifying each window and the works to be undertaken can be submitted for consideration as part of the clearance of planning conditions.
Doors para 1	The majority of the doors have been updated to be more domestic and respond to the historic building. Changes highlighted on elevation.
Door	We are happy to provide details of new and upgraded internal doors as part of the clearance of conditions.
Rooflight	The roof lights are in a modern extension and of no historic importance. We are happy for the details to be conditioned.
Other details/ issues – terrace/ ramp	Details of the terrace can be provided as part of the clearance of planning conditions.
Other details – method statement for attic	Details of the repair works to the attic can be provided as part of the clearance of planning conditions.









