

Design Statement

Thomas Cottage Wepham - Planning Application

Thomas Cottage is a Grade II Listed, thatched roof, timber framed building with brick and flint elevations within the Conservation Area of Wepham. It is situated perpendicular to Splash Lane and is raised slightly on a bank in line with the front flint boundary wall. It has several small ancillary buildings, sheds and out houses to the south and to the east, including an open timber framed double car-port to the rear of the dwelling. The cottage experienced significant damage due to a fire at the property, including loss of the original thatched roof, and as part of its reinstatement a 1.5m rear extension was added to the rear of the dwelling.

Following the recent fire in the original cottage (*Photos A, B & C*), it was completely restored following planning/listed building consents in 2014 (SDNP/13.05734/HOUSE), which included some amendments and a short extension of the full width of the cottage (*Photo D*) at the rear of the property, which has been carried out sympathetically in relation to the original structure.

Development Proposals

This Design Statement relates to the applicant's proposals to :

- i) convert the existing detached 'barn styled' Car Port (located towards the rear of the property) into two bedrooms and a shower room.
- ii) erect a new glazed link, providing protected access between the existing cottage and the converted car port.

Planning Permission is therefore sought for both i) & ii), as well as Listed Building Consent, for the proposed amendments to the existing cottage and the impact of the changes to the car port in its context as a Grade 2 listed building.

Reasons for Development

The internal character of the cottage, following its restoration, retains an internal environment, which is light and open, allowing the oak frame to be viewed in its original glory, especially at first floor level, where the space is generally open plan, with exposed roof timbers.

At present the bedroom accommodation of the existing cottage includes, the main bedroom suite at first floor level and a double bedroom at ground floor level, which is at present shared by their young son and daughter

The applicants are keen to maintain the internal character of the property, but also wish to expand the bedroom accommodation of the property, especially in order to provide separate bedrooms for their two children.

The cottage is located within a curtilage of a site (of approximately 0.4 acre or 0.16 Ha), that also contains three further outbuildings:

- 1 a small shed of approximately 16m² that houses a home office (*Photo E*).
- 2 a detached timber clad building that houses ancillary accommodation to the main cottage, for which planning consent was granted in 2002 (B/5/02/) and which is used primarily by visiting grandparents, relatives and friends (*Photos F & G*).
- 3 a detached timber clad open car port (2007 planning consent B/28/02/), for two cars, which is currently used for random storage of bikes, play equipment etc: (*Photos H & J*) and therefore not used for parking vehicles.

Given the young age of the children, the applicants feel that the remote positions of the existing outbuildings, described above under '1' and '2', do not lend themselves to be used as an additional bedroom, or bedrooms for the children and they are therefore minded to seek consent to convert the existing car port, described above, under '3', which is positioned approximately 3.5m to the rear of the cottage. Whilst they are not seeking to build an extension to the cottage, as such, they are keen to provide a secure link between the cottage and the converted car port. The attached drawings illustrate therefore proposals for a glazed link, which would use the alignment of the existing left hand window opening (*Photo K*), to the shower room at the rear of the cottage, to provide a secure access to two new bedrooms from the ground floor accommodation of the main house.

Proposals in Detail

It is proposed that the size of the link be kept within the approximate width of the existing 1.4m wide window opening and that its height (2.0 m internally) be designed so as to limit the impact on the existing overhanging thatched eaves, which forms part of the works associated with the extended cottage (approved in 2014). Part of the existing thatched overhanging eaves will therefore be professionally trimmed, reducing its depth and scale locally, to enable the introduction of the seamed metal flat roof of the link, which will fall gently to both sides of the roof. The external wall construction below the

cill of the window, which formed part of the recently approved extension, would need to be removed and three steps introduced down to the floor level of the new link, removing part of the recently (post 2014) established shower room tiled floor. The existing shower room would therefore become an extension of the link, forming an open corridor used also to store coats. The existing shower cubicle would be converted to a separate small wc and wash hand basin, accessed off this new corridor link to the converted bedroom wing, with a new solid timber door and lightweight partition.

Within the curtilage of the existing car port, a new shower room would be introduced on the left hand side, under a new dormer window, where the roof currently slopes down to a low level gutter. The new dormer would be erected within the plane of this sloping roof, to allow sufficient space and headroom for the shower room, retaining small sections of the sloping roof, both to its rear (southern) and bottom (eastern) edges.

The leading northern edge of this dormer window would abut an extension of the existing sloping left hand section of the front timber clad elevation (*Photo L*), through which access would be provided, with a single step, from the glass link into a corridor, serving the two separate bedrooms and the shower room. The whole of the front northern elevation of the car port, facing the cottage, would be clad in dark stained tapered edge boarding, to match the existing structure, with a new stable door and window introduced. A Velux window is proposed in the rear roof slope of the left of two bedrooms. The existing structure would be retained and thermally insulated throughout, with a raised level of internal finished floor, over the existing concrete slab.

The lowered floor level of the glazed link, which contains an existing manhole cover, would cut into the existing general external bound gravel surface, between the cottage and the car port, providing a route for a new drainage run to be added, serving the new shower room.

The roof of the link will be supported by dark stained mullions to the glazed panels on either side. The timber and lead details will be compatible with the existing porches and construction generally on this listed building, whereas the tall panels of glass (clear double glazing proposed), on either side will maintain the transparency of the link and hence visual continuity of the rear elevation of the cottage.

Internal lighting on timers, internal blinds, and/or 'Smart' glass will be used to limit the 'Light Spill' from within the Link.

Pre Application Consultation

Pre application has been sought through the SNDP, resulting in a site visit by both their designated Case Officer and Historic Building Officer and a letter dated 27th July, confirming their verbal consultation comments.

Thursday, 10 August 2017

This letter, which has been appended to the application, has outlined the relevant planning history; the planning context; the national park purposes and assessment.

john wheatley architecture - 10 08 2017