



DESIGN & HERITAGE STATEMENT

6 Sunnybank Bridport

F. Peterkin & A. Blogg
REF SB06

DESIGN & HERITAGE STATEMENT

OVERVIEW

Site and aspect: An end of terrace (south side) cottage on Sunnybank, Bridport, Dorset. The house faces east with large front garden and patio garden area to the south gable of the house. The terrace sits on a north-south axis off Mount Pleasant, to the west of North Allington, a predominantly residential area of Bridport. Sunnybank sits on the east facing slope of Allington Hill.

Landscape value: The end cottage of a terrace of six, it is a smaller cottage with a lower roof line and of more humble construction than the other cottages.

Historical value: Listed Grade II and therefore of special architectural and historic interest.

Present use: Residential.

Form: No. 6 has local rubble stone walls, lime pointed with red brick lintels, and stone quoins. ; Timber casement windows. Natural slate roof. Red brick chimney stack. Rear also in stone with red brick quoins, south elevation cement rendered. There is a small single storey lean-to extension on the south elevation, constructed in concrete block with a cement render finish and artificial slate roof..

Nos. 1 – 5 Sunnybank are all matching in style and form. Elevations comprise natural stone, with stone lintels and quoins; and all feature porches and dormers to the front elevation, with two storey extensions to the rear.

Condition: Structurally sound and externally well maintained, but previous internal alterations have eroded the legibility of the historic floor plan.

Historic England List Entry:

Details

1. 5191 MOUNT PLEASANT

Sunnybank Nos 1 to 6 (consec) SY 4693 2/301

II GV

2. 1884 (plaque says rebuilt at this date, but No 6 appears to be early C19). Hammer dressed stone. No 6 is rubble with red brick dressings. Pitched slate roof. Red brick stacks. 2 storeys and attics. 5 ranges of casements with glazing bars, segmental heads and keystones. 5 modern attic dormers. 5 modern porches. No 6 has 1 range of casements with glazing bars.

Nos 1 to 6 (consec) Sunnybank form a group.

Listing NGR: SY4608093184

The location of this house within the Bridport Conservation Area and the fact that it is Grade II listed ensures that it is statutorily protected.

When assessing proposals for change, the values of a building can be divided into four categories (English Heritage, 2008):

1. Evidential value: the potential of a place to yield evidence about past human activity.
2. Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
3. Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
4. Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. (English Heritage, 2016)

SIGNIFICANCE and CAPACITY FOR CHANGE

No. 6 Sunnybank is a grade II listed stone terraced house of the early 19th century. The sixth in a row of six, it is listed as part of the group. 1-6 Sunnybank lies within the Bridport Conservation Area.

No. 6 is an attractive, modest terraced house contributing to the historic character of this part of Bridport. It appears that nos 1-5 Sunnybank were rebuilt in 1884, but that no. 6 may have escaped this rebuild and therefore date from an earlier terrace on this site. It is therefore of both aesthetic and historic value, but also of some evidential value as potentially providing an insight into a previous structure on this site.

The front elevation is little changed and retains its architectural quality. However, the interior has been much altered in recent decades. The most major and damaging intervention in recent years is the relocation of the staircase. The associated impact on the traditional scale and proportion of the ground and first floor rooms is considerable. Whilst it is unclear exactly when this alteration was carried out, the historic staircase, as is seen in Nos 1-5 Sunnybank, would have been accessed from the kitchen: a winder style staircase which sits directly below the second floor staircase. The 2nd floor staircase is still present in No. 6 Sunnybank. Evidence within the historic floor boards and ceilings illustrates the exact location of the original staircase. Re-siting the stair in its original location will return the rooms within the cottage to their former proportions and usage.

The addition of a small, subservient extension to the south side, which would be set back from the main frontage, makes good use of this side patio area, as well as replacing the unsightly modern concrete block and cement rendered lean-to. The extension has been sensitively designed in such a way as to sit quietly next to the terrace of historic cottages, with a lower roofline, simple, traditional fenestration and local timber cladding for the elevations. The scale and design of the extension is such that the hierarchy and rhythm of the terrace of cottages will be maintained. This addition would result in only minimal alterations to the internal layout of the original cottage, as described below.

DESCRIPTION OF INTENDED WORK

The current owners, Alice Blogg and Fergus Peterkin, wish to reinstate the internal layout at the ground floor, and return the staircase to its original position. The house is to be extended with a discreet, 1 and a half storey extension to the south side garden patio area. This will replace the modern concrete block and cement rendered lean-to that currently detracts from the visual integrity of the terrace. The extension will result in only minimal modification to the existing building. As designers of period interior architecture and furniture, the owners propose to build from their knowledge and expertise in local materials and historic detailing, using sustainable materials locally procured. Only one window requires minor alteration to the structure of the existing building to create a suitable passage from old to new. This window is of no historic significance and is in very poor condition. The original size and lintel will not be increased to form this opening. The south side cement render being visually unsympathetic will be carefully removed by hand and replaced with a suitable lime / sand render.

The extension will be subservient to the existing frontage and roofline of the terrace. It is felt that that this is of the utmost importance so as to not detract from the significance of the historic terrace and how it is seen within the community and from within the Conservation Area.

The existing side patio/garden has been unused for some time as there is ample outside garden space within the curtilage. Therefore the patio is the ideal location to be repurposed for the use of a small extension to the existing dwelling.

In order not to detract from the existing stone cottages, the new extension will utilise different materials in a form look that is complimentary in style. The scale and design ensures that the addition will not dominate the host building and will sit quietly and discreetly against the terrace.

The external material of the new extension to be locally sourced wood cladding. The south and west frontages to also be clad in wood. Materials of main extension frontage in brick as ancillary extension in traditional bond not modern stretcher, in reclaimed bricks. Timber cladding will be stained to blend into setting. Timber clad has been raised to just below mid point as suggested to help mitigate the vertical emphasis of the boarding and provide a better balance with hit and miss cladding. The roof to use natural slates attached with nails, to marry in with the existing terrace roofing. The structure of the building to be of a minimal timber frame, with sustainable/eco insulation. The guttering to be metal half round cast iron painted black, not plastic. The east elevation of the extension will be set back from the façade of the historic cottage, in order that the current hierarchy of the terrace remains undiminished and clearly legible. Roof lights will be top hung conservation style fitted flush to roof plane. Simple window arrangement in dormer to keep in line with ancillary outbuilding look. Front double doors on extension deep set back, with folding shutters as suggested.

The intended internal layout will provide a kitchen / living area to run across the width of the extension, from front to back. A subservient, secondary entrance is to be provided within a lean-to against the southern elevation. This lean-to will accommodate a porch, WC and part of the kitchen. Locating the entrance here will not undermine the primacy of the front door, which remains in use on the existing main elevation of the cottage.

The current kitchen will become the stairwell. The existing staircase will be removed from the front room thereby regaining its historic proportions, and becoming a more useable, family space. The new stair gives access to a landing, allowing the original front bedroom to be returned to its former size. The new staircase will have square profile balustrading, square bottom step not bullnose, square newels with simple pyramidal top. The existing bathroom will be reconfigured to create a utility room. The existing gable window opening to be modified to create an access to the first floor of the extension; which will contain a bathroom and bedroom. The staircase to the loft room, and loft room itself, will remain unchanged.

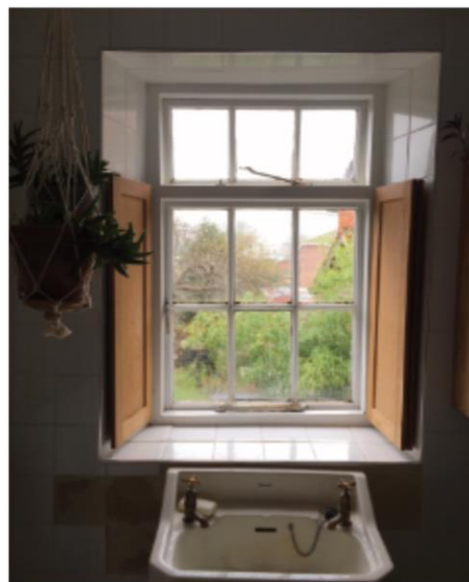
Conclusion

6 Sunnybank is a small, attractive cottage set within a large, well maintained garden. The sympathetic changes proposed within this application will both enhance the historic legibility of the 19th century cottage whilst creating a larger living space for the owners and their young family. The work proposed will maintain the historic and aesthetic values embodied in the cottage whilst facilitating the addition of a local, sustainable extension of sensitive, discreet design.

F. Peterkin & A. Blogg



Ref Image 1
1st floor landing, here you can clearly see the infill floor boards where the original staircase would have been.



Ref Image 2
The window which we propose to alter in to a doorway.



Ref Image 3
The current staircase which badly impacts the scale and proportion of both ground floor and 1st floor rooms