

date; January 2021

ref; 21/1080/D&A.01

## DESIGN, ACCESS and HERITAGE STATEMENT

*for*

PROPOSED SINGLE-STOREY REAR EXTENSION

*at*

MELROSE COTTAGE  
22 THE PARADE  
EPSOM  
SURREY  
KT18 5DH

*for*

Mr and Mrs A Steers

### **Heritage Asset;**

Melrose Cottage is a Grade II listed building built circa 1750 as a farmhouse.

It is a two Storey dwelling with painted roughcast rendered walls and pitched tiled roofs and brick chimney stacks. The front porch, with deeply projecting eaves, is late 19<sup>th</sup> century. The single-storey side extension on the north side of the property is a later addition as is the glass conservatory/garden room to the rear.

### **Assessment;**

The house is a detached two storey building with a single storey side extension (on the west side) and a glazed conservatory extension to the rear (south side).

At the rear of the garden is a garage/garden room which was granted planning permission and listed building consent in April 2018.

The front of the property is accessed from a pedestrian pathway off The Parade, whilst vehicular access is from the rear of the property off Hereford Close.

The windows to the front elevation of the original house are painted timber framed 12-pane vertical sliding sash windows, whilst those at the rear are painted timber framed 2-pane double casement windows. Most of the windows were replaced recently as part of consent ref 18/01530/FLH. Internally the house has been subject to alterations over the years however most of the original rooms have been retained.

### **Use;**

The property is currently a single -family dwelling and the use will remain so.

### **Design Proposals;**

It is proposed to carefully remove the modern rear Conservatory building, at the rear of the house, and replace this with a slightly larger single storey extension.

The current Conservatory is of poor quality and no-longer fit-for-purpose. It is in poor repair, visually unattractive and thermally unacceptable.

No part of the building proposed to be demolished is of special architectural or historic interest. Our proposal does not adversely alter the setting of the original building, nor would it damage the character or appearance of the area.

*Pre-application advice;*

Our design proposal responds to advice received from the LPA as part of pre-application ref 20/00945/PREAPP. Our initial proposal was considered to be over detailed and the rooflight was criticised for being overly dominant. These issues have been addressed. Sloping buttress corners have been removed and the eaves detailing has been simplified. The lantern has become essentially a flat rooflight which will not be visible from a standing position in the garden due to its low profile in a set back position.

The size of the proposed building was not raised as an issue and as such it has remained much the same.

*Proposed materials;*

Painted rough-cast lime render to match the existing house is proposed for the existing walls.

The proposed windows will be custom made slim-line painted joinery of sliding sash arrangement

The side screen will include painted timber French doors to match those recently approved to the rear bay of the house (app ref 18/01530/FLH).

The new flat roof will be edged with code 5 lead bays formed of mop-stick lead rolls similar to the detail employed for the existing front porch.

**Access;**

There are no material changes to any aspect of access to the property.

**Conclusion;**

The submitted proposal has been carefully considered to respect the architectural and historic interest of the listed building whilst greatly improving the quality of its fabric. We have worked closely with the LPA to arrive at this proposal.

Ends – PB – January 2021