

DESIGN & ACCESS STATEMENT

Nos 1 & 2, HILLSIDE COTTAGES

MAIN ROAD, NEWBRIDGE

ISLE OF WIGHT PO41 0TX

ISLAND COTTAGES LIMITED

DATE: 10.02.2021

2566-ERM-C-00-00-DAS-A-001

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DOCUMENT AUDIT RECORD

DOCUMENT DETAILS

Document Title	DESIGN & ACCESS STATEMENT
Client	ISLAND COTTAGES LIMITED
Project Description	PROPOSED ALTERATIONS AND EXTENSION

DOCUMENT HISTORY

Issue / Revision Reference	Purpose and Description	Originated By	Checked By	Audited By	Date
2566-DAS-01	LISTED BUILDING CONSENT	CIC	SC		10.02.2021

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1 INTRODUCTION

Hillside Cottages are located within the village of Newbridge on the Isle of Wight.

The cottages would have originally been three in number but at this time the three original cottages have been made into two cottages. The below Google Earth image shows the land outline and boundary between the two current properties.

Both cottages are currently owned by Island Cottages, a local social landlord on the Isle of Wight.



Current Site Demise



three single storey extensions that have been added over the years to the sides and rear of the existing building. These are constructed of coursed rubble stone or artificial stone faced blockwork under a slate roof.

The building is located to the front of the overall site on the road and has significant gardens to the rear.

The Historic England listed information is set out below;

Grade: II

List Entry Number: 1209389

Date first listed: 28-Mar-1994

Statutory Address: HILLSIDE COTTAGES, 1, 2 AND 3, SPRING HILL

District: Isle of Wight (Unitary Authority)

Parish: Shalfleet

National Grid Reference: SZ 41190 87570

Details: SHALFLEET, SZ48NW SPRING HILL, Newbridge 1354-0/6/276 Nos.1,2 AND 3 Hillside Cottages

Row of cottages. C18. Built of coursed stone rubble with stone quoins and brick dressings. Thatched roof with eyebrow dormers and 2 brick chimneystacks. 1 1/2 storeys 3 windows. C19 casements. 3 gabled brick porches with wooden gables. Later outshuts to sides.

Listing NGR: SZ4119087570

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

The building is of two floor layouts as shown below;

2 THE NATURE AND THE EXTENT OF THE ASSET

The asset is formed of two cottages that would have originally been three in number. The cottages are of mainly coursed stone rubble under a thatched roof. There are

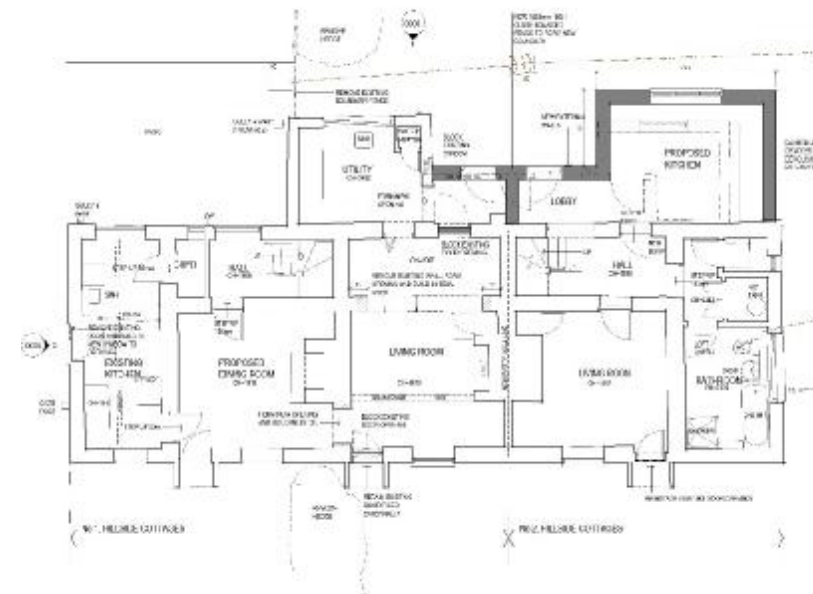
create a vertical party wall line as would have existed originally.

Demolition of Existing Rear Extensions and New Rear Extensions – The Client wishes to demolish the existing brick built extension and small porch lean-to at the rear of the building as these are not adequate to provide kitchen facilities that are required to No 2 due to the re-alignment of the party wall.

The main new rear extension will be constructed of facing brickwork to match existing under a slated roof. Windows will be of painted timber construction.

There is also a requirement to replace the existing lean to at the rear of the property that has been constructed in a timber frame with weather boarding in recent years. The new extension will be of a same size as the existing area but will now tie in with the existing walls and roof of the new kitchen extension.

Neither of the extensions that are to be removed appear to have any historical interest and the new extension will wrap around the building following the line and context of the existing side extensions.



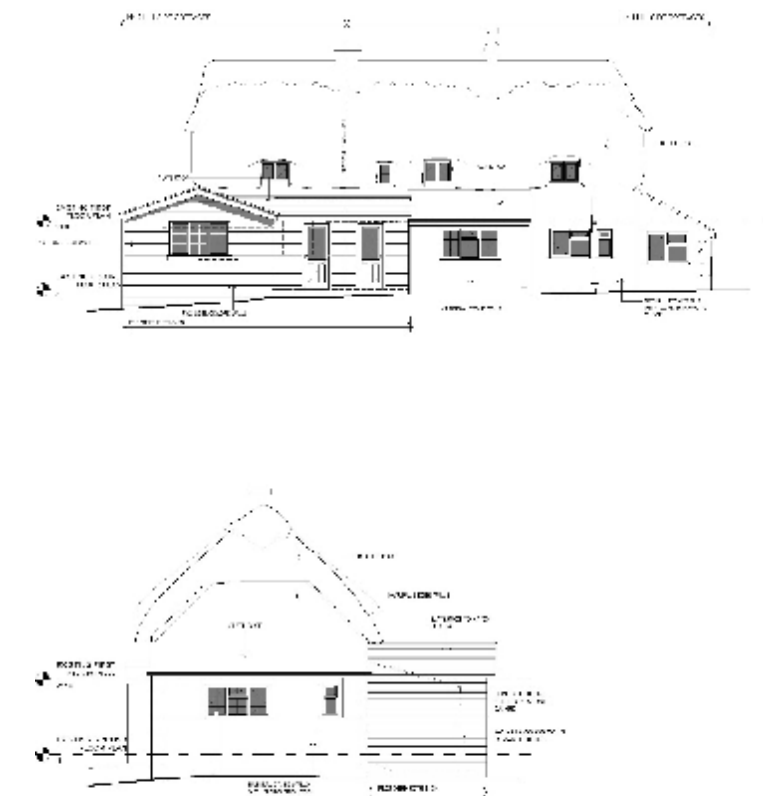
Internal Works – In order to re-instate the original party wall lines it is necessary to undertake some internal works that will involve knocking down existing walls and providing structural support to the walls and floors.

This is deemed necessary to ensure that the cottages are provided with adequate living space and make best use of the existing floor layout.

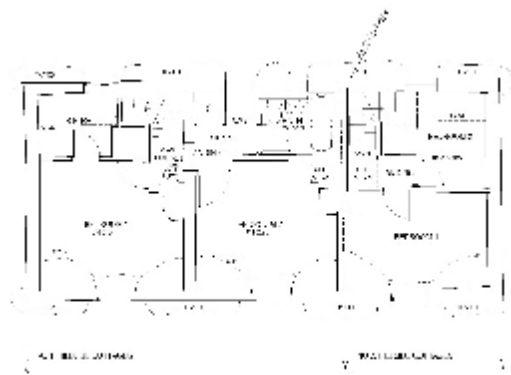
Party Wall Line – Within the roof area there are currently no fire breaks. In the interests of fire safety between properties it is necessary to construct two skins of timber studwork and sufficient plasterboard to provide a one hour fire resistant wall either side of the current chimney breast within the roof space on the line of the new party wall.

External Works – As part of the re-alignment of the party wall it is required that existing boundary hedges and fences are removed and replaced on the new boundary lines. It is envisaged that a new hedge will be provided at the front of the property and a new 1800mm high close boarded fence will be provided at the rear of the property as shown on the Proposed Site Plan.

Access – None of the works alter or change any access requirements.



Ground Floor Plan – Existing



First Floor Plan – Existing

3 CONTEXT

The building is significant in its locality as it is one of the older buildings in the village and the general rural area. Its listing denotes that it is a building of special architectural and historic interest.

4 PROPOSED WORKS

The works that are proposed are as follows;

Party Wall Line – The existing cottage currently has a split party wall line through the first floor construction that creates a flying freehold for No 1 over the top of No 2. It is the Clients intention to re-arrange the party wall line by adding ground floor area from No 2 into No 1 so as to

5 JUSTIFICATION

The works proposed will have little or no significant impact on the current asset. The works generally do not effect the asset itself apart from some of the internal alterations that are required as part of this proposal.

The extensions to the rear are slightly larger than the existing extensions but with an improved layout and use of better materials they will help to enhance the existing asset.

The adjustments required to the boundary lines externally are required due to the re-alignment of party walls internally.



6 SOURCES

Historic England Web Page

[HILLSIDE COTTAGES, Shalfleet - 1209389 | Historic England](#)

ERMIC drawings

Point Cloud Survey undertaken by ERMIC

