

DESIGN AND ACCESS STATEMENT FOR PROSED ALTERATIONS AND ADDITIONS AT CUSACK'S GREEN, SAINTBURY WR12 7PX

Cusack's Green is a 15th century farmhouse, built of stone under a stone slate roof. Internally the original building was of cruck construction, probably originally without a floor. This was added later. The building was extended to the East and a wing built on the North side in the 18th or 19th century. There is a walled courtyard on the north with 2 simple one storey outbuildings in stone with stone tiled roofs.

Other than repairs and replacements, no alterations other than the installation of Bathrooms, Heating and electrical installations have taken place for at least 200 years and the intention is to keep any work to the building as minimal as possible.

With this in view I have had various discussions with Iain Smith, the CDC Conservation Officer, who has agreed to the minor alterations and suggested that the proposed kitchen extension be on the South side and treated as a timber framed structure on a stone base.

My proposal retains the entrance on the North side which will have improved access for cars. This will then become the main entrance, leaving the old front door on the South side as access to the Garden, giving privacy to this area.

The Yard boundary wall to the North side of the building cuts into an old mullioned window. I have suggested that this wall be moved so that the window can be fully revealed and reconstructed. The gateway, to what will now be the front entrance courtyard, will be rebuilt and an extremely simple flat roof, screened by the boundary wall, would be erected to give cover to the entrance door

Iain Smith had no objection to the demolition of the existing Garage building to the NE of the house and replacement with a new larger garage and store with a Granny/ Guest Flat over. This is designed with a timber structure at first floor level on a stone ground floor. It is proposed that it is roofed in reconstructed stone slates in diminishing courses.

The block plans show, to give a complete picture, a future swimming pool and further to the east a large levelled area for a horse Manege, similar to the one on property adjoining on the South. If these are approved in principle, they will be the subject of a future detailed application.

The present access from the road will remain unaltered. The existing gate is set back from the road to enable vehicles to park off the road whilst opening the gate.

The existing parking area is limited and is without direct access to the entrance to the house. At the moment it is difficult for a visitor to know where the front door is and extending the drive up to the house will give a more convenient parking area when unloading and will indicate where the front door is.

Internally as explained I wish to carry out the minimum of alterations to existing structure, but I wish to improve the bathrooms and renew the heating system with the boiler in the outhouse next to the garage. All old doors would be retained and where necessary repaired. Some modern timber and chipboard flooring on the first floor will be replaced with salvaged wide oak boards, but the areas cannot be decided on until the existing floor coverings can be removed.

Iain Smith was keen to keep the staircase in the corner of the room at the North end leading to the first floor, together with the further staircase leading to the Attic Room. I am told that they were constructed some 25 years ago when this end of the house had new replacement floors were installed. They have been found to be entirely new although an old door has been

incorporated. The staircases which do not comply with any Building Regulations are not required and I propose to remove them. There are 2 other original staircases at opposite ends of the house and these will be retained. The new en-suite Attic Bathroom will be approached by a spiral staircase from the bedroom below.

The existing fireplace in Bedroom 3 will be opened up, the flue examined and lined if necessary. The poor quality fire place interior in the Family Room will be improved, but the design is yet to be agreed. Again the flue will be examined and improved if required. The Flue to the Drawing room fire will similarly be examined.