**Extension to rear lobby to form boot room.**

**Mill Green Rishangles.**

**Historical Statement**

The house was listed grade II dated as C17 with 19th C additions to right.

It is1½ storeys, timber framed and rendered with a thatched roof: a 3 cell lobby entry type with a central chimney stack. It has a 24 paned sash window and a 6 panelled front door with the top two panes glazed and a simple gabled timber porch.

The C 19 addition is masonry with a black pan tiled roof.

It has a long access drive finishing with a group of out buildings, garages and workshops, possibly originally some ex stables and a hay barn (not researched) some distance, but opposite the front door of the house. As a lobby entry plan the entrance is very tight approximately 1.0M wide. On the north side at some time a 2.0M wide lean to (backus) was built and in the last 40 years there have been three rendered masonry extensions at the back to provide a ground floor lobby with cloak room, a sitting room and a bath room.

The house is set in a wonderful garden; a managed wild garden, of trees, shrubs and grasses, changing to a domestic scale garden close up to the buildings, more planted up on the North, but more open to the South.

**Design / Access Statement**

**1 Use**: The proposal is to enlarge the rear lobby to form a boot room with access to the shower room, space for meeting people, coat and boot storage, the delivery of parcels, goods and shopping where they can be left undercover until dealt with.

**2 Amount**: The area proposed is 3M x 5M, diminutive in relation to the overall size of the house.

**3 Layout**: Extension to existing lobby with shower room.

**4 Scale**: Size as above, height of extension ridge 3.5M, height of principal house ridge 6M.

**5 Landscaping:** Provision of informal path and hard standing as an extension of the clients sensitive landscaping of the site.

**6 Appearance**: it would be built of rendered masonry walls with a pan tiled roof to match existing extensions, with casement windows also to match the original 19th C pattern.

**7 Access a**): not relevant

**8 Access b**): the approach from the drive is relatively level, the door entrance is level with the floor, 800mm wide, suitable for people regardless of age, disability, ethnicity or social grouping.

**Draft Specification.**

Demolition – removal of entrance door, continental sectioned window with under sill masonry.

Concrete Work – 100 mm ground slab with trench foundations to building inspector’s approval.

External Walls – 300mm, 100mm insulating block/100 mm cavity fully filled with insulation/100mm nominal common brickwork, 20 mm lime plaster finished 150 mm above ground level on casing bead. Brick plinth painted black. Rendered brick arches over windows to match existing. Plaster internal finish.

Roof structure – ridge beam 200 x 100 softwood, 150 x 50 rafters @ 400 c/c

Roofer – Clay red pan and ridge tiles to match existing on 50 x 25mm battens on breathable membrane.

Softwood painted boarded ledged and braced door.

Softwood painted casement windows to match existing,12mm slimlite double glazing.

PVC u rainwater goods.

Extend house central heating and electric circuits.