

HERITAGE AND DESIGN & ACCESS STATEMENT – REV.B

3831 - GARDEN COTTAGE

Chapel Lane, Epperstone, Nottingham

NG14 6AE

1.0 INTRODUCTION

This document aims to support the planning application relating to the above house. It is located in the conservation area of the Epperstone village on Chapel lane, off Main street.

Epperstone conservation area lies in the vale of Dover Beck approximately nine miles north-east of Nottingham. It was designated in 1972 and includes most of the village.

2.0 CHARACTER AND ARCHITECTURAL QUALITY OF BUILDINGS

The village lies within the mid-Nottinghamshire farmlands, an area of undulating landscapes with a distinctively rural, agricultural character.

There is a whole range of building types ranging from Dovecotes, farm buildings and Manors. However, Epperstone has no strong building form nor a style that can be said to be typical. There is a whole range and mixture of buildings both in age and style with a variety of materials and details.

The predominant building material is brick made locally using the local clay. Other materials used around the village include stone and render.

3.0 PROPOSAL

Our client has recently bought a 3-bed bungalow previously called “Orchard Cottage” and would like to make internal alterations and house improvements that will allow:

3.1 Accessibility

The entrance to the drive is currently narrow (4140 mm) making it difficult to manoeuvre in and out of. Our client would like to slightly enlarge the entrance to 5000mm by demolishing a small part of the boundary wall adjacent to the Highway (see figure 1).



Figure 1: Photo showing the part of the boundary wall to be demolished

Additionally, there are two steps from the drive to the entrance door with a total rise of 395mm which makes the house inaccessible. Our client would like to future-proof the house by creating an external accessible ramp into the house. This involves demolishing the porch and replacing it with an open porch under the roof canopy.

Internally, the existing doorways into rooms are under 750mm wide and would therefore not allow a wheelchair to easily pass through and manoeuvre. The proposal includes larger angled doorways and sliding doors that will facilitate wheelchair manoeuvre.

She would also like the shower room to become a wet room with an accessible shower.

3.2 Energy efficiency

The existing windows at the front of the house are timber with single-glazing. These allow considerable heat losses in winter. The proposal is to replace these with new double-glazed composite windows with a much better u-value to prevent energy loss in the future.

There are also several Upvc doors and windows at the back which will be replaced with aluminium ones to maintain the consistency of the facades and the thermal performance.

One of the priorities is to also improve the roof insulation which is very weak at the moment and to include underfloor heating in the proposed hall and Kitchen/Dining for better thermal comfort.

3.3 Daylight

The existing corridor is long, narrow, and dark. By angling the entrance to Bed 2, the length of the corridor is reduced which improves the circulation space. The proposed rooflights that are in the Entrance Hall, the Kitchen/Dining area and at the end of the corridor will allow daylight in and will make the whole house a much brighter space.

3.4 Other improvements

- The existing garage is too large currently for our client's needs and she could benefit instead from a Utility area. The proposal splits the garage in two to accommodate for this.
- A small garden shed at the back of the garden is also proposed, to store gardening tools.

4.0 POTENTIAL IMPACT OF THE PROPOSAL

There are no proposed extensions that would alter either the form or scale of the cottage and materials are kept the same as the existing.

The main changes at the front would be removing the built porch and replacing the single-glazed timber windows. These have a poor U-value, which is reducing the overall energy efficiency of the building. Our client would like to replace these with double-glazed composite windows with a much superior u-value and a more contemporary look, similar to the adjacent house (See figure 2).



Figure 2: Photo showing adjacent house with contemporary windows

This would serve to complement the new reduced garage door creating a more homogenous façade aesthetically. (See figure 3).



Figure 3: Proposed main facade facing the road

5.0 CONCLUSION

All the amendments proposed would improve the living spaces making them more accessible, thermally comfortable, energy efficient, and with better daylight. There is no direct impact on significance or historic features of the conservation area as the building is a more recent addition and has no local interest.