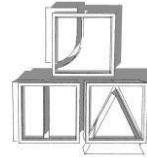


DESIGN AND ACCESS STATEMENT
 INCORPORATING HERITAGE ASSET STATEMENT:
1 MYRTLE COTTAGES, SHIREHAMPTON
NEW DORMER WINDOW AND REINSTATED CHIMNEY ON REAR
ELEVATION



For Chloe Barker
 V4: 07.07.21



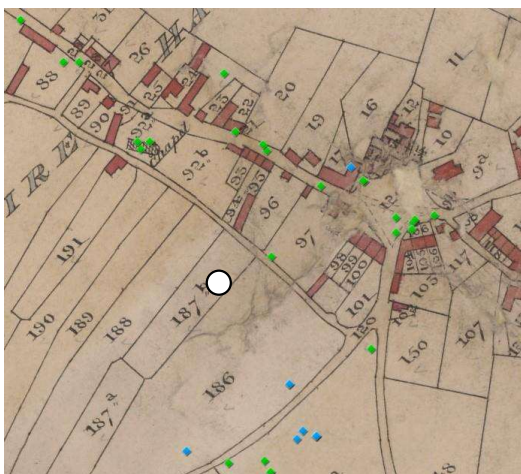
Front Elevation Viewed from Front Garden



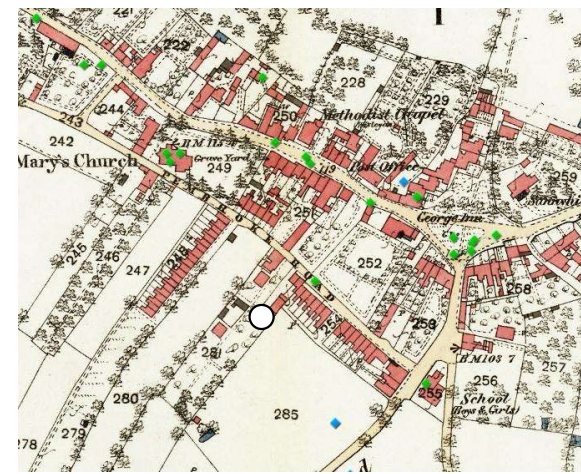
Side/Rear Elevation Viewed from Yard

Background

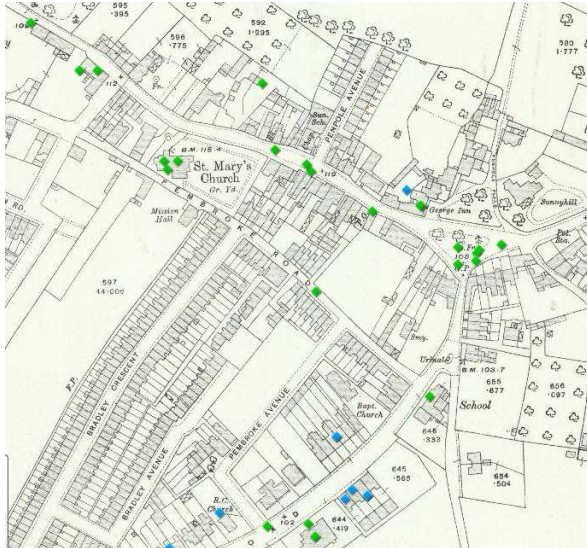
Evidence from old maps indicates that the land on which the current house was built was open fields in the 1840's. It appears to have been constructed between 1888 - 1903 and is located within a Conservation Area.



1840's Tythe Map (Know Your Place)



1844 - 1888 OS Map (Know Your Place)



1898 – 1939 OS Map (Know Your Place)

The existing dwelling is two storey with a cut timber roof, currently finished with concrete interlocking double Roman tiles, although, originally these would almost certainly have been clay.

Proposals

It is intended to create an attic room in the existing loft space. In order to achieve this the first floor ceiling joists would be strengthened to floor joist standard and a dormer window constructed on the rear elevation to provide natural lighting and increase headroom. A chimneystack on the rear elevation would be reinstated. A new loft hatch, with drop-down ladder is proposed.

Use

The attic space would be used as a work room/study ancillary to the dwelling.

Amount

The existing attic space has a floor area of 24.9 m². There would be no change to this, although the headroom would be increased under the proposed new dormer.

Scale

The only external visible elements of construction would be the new dormer window, which is appropriately sized in relation to the rear roof slope so as to avoid a top-heavy composition. The reinstated rear chimney would be of similar size to the original.

Appearance/Materials

The Long-term intention is to replace the uPVC windows in the cottage with painted timber and to re-roof with clay double Roman tiles. For this reason it is proposed to construct the dormer with a painted timber (double glazed) window and clay roof tiles, rather than match the existing (but unoriginal) materials.

Overlooking

The proposed new dormer would face the rear of no.s 10 & 12 Bradley Crescent, approximately 20 metres away. The height of the proposed dormer window sill would restrict views into neighbouring gardens.

Landscaping

No alterations are proposed, externally to the garden.

Access and Parking

No alterations are proposed to the current parking provision.

Drainage Strategy

Existing drainage will remain unchanged.

Environmental Considerations

The new attic room would be insulated to current standards within the depth of the rafters with further insulation installed below. It is intended to retain the mineral fibre insulation between the existing ceiling joists, so that bedrooms will benefit from additional insulation when the workroom is not in use.

Flood Risk Assessment

Based upon the available information available from the Environment Agency website, the application site is deemed to be of very low risk from flooding from rivers or the sea.

V4 07.07.21

CB: **JIA**