

## **Design and access statement**

### **Bridgefoot cottage, New Road, Bawburgh**

#### **Special architectural interest**

This is a semi detached largely 17th century building with the 19th and 20th century accretions which originally formed a single dwelling house. Brick and flint walls with steeply pitched Pantile roof and an offset axle stack the cottage has an original crow-stepped gable wall. The windows and doors have been recently replaced with modern hardwood units in keeping with the property and all inline with previous listed consent. There is a recent 20th century extension to the rear of the property where the existing oil fired boiler is installed with the oil storage tank situated at the side of the property beside the 17th century portion of the property. There is also a large outbuilding towards the front of the property split into two sections, a timber garage and a wood store to which this application relates too.

#### **Setting**

Following a need to work from home, due to the Covid-19 pandemic, we have converted the wood store in to a home office which required some repairs to be completed to both the roof and the side wall. As the room has no windows we opted to install a small, simple Velux window into the roof space while the roof was being repaired. The pitch of the roof faces south and to the rear of the timber garage, so it's position ensures it cannot be seen from the road or from the property itself.

#### **Fabric**

The Velux window (GGL CK04 2070) is a standard roof window with a matt grey exterior coating designed to blend into the surrounding roof tiles.

#### **Features**

The house is listed primarily because of the crow stepped Gables and steeply pitched pan-tiled roof. Several windows have already been changed to a more modern design and the door to the woodshed/home office has already been changed to a modern hardwood replacement after receiving listed consent from a previous application.

#### **Principle**

This Velux was selected to blend as well as possible with the existing roof tiles while still allowing some natural light into the space below. It is also double glazed to help with the energy efficiency of the room below.

#### **Justification**

With the need for some additional space to work from home and the original design of the outbuilding not allowing for any natural light a Velux seemed to be the best option whilst keeping the impact on the building to a minimum.

#### **Mitigation**

The Velux window has allowed us to make better use of the room below without substantially changing the character of the outbuilding and it is double glazed to help with our energy efficiency.