

DESIGN & ACCESS STATEMENT (INC HERITAGE STATEMENT)

Introduction:

This document has been prepared by Tricker Blackie Associates to explain the principles and reasons behind the proposals.

Proposals:

The proposals are:

- 1) To replace the existing single storey extension located on the west elevation of the property with a new, larger single storey extension.
- 2) To replace two roof windows within the main house with larger roof windows.

Description:

Hillcrest is a Grade II listed, three bedroomed property located in the hamlet of Hitcham Cross Green and has the following entry.

List Entry No. 1285524

Date of listing: 10th July 1980

HITCHAM CROSS GREEN Hillcrest and Mowle's Cottage

A GV II An early C19 timber-framed and plastered building with a slate roof, hipped (Hillcrest). At the south-east end there is an C18 block with a tiled roof, half-hipped (Mowles Cottage). Both blocks are two storeyed. The main block has three window range on the south-west side and one window range (two on the ground storey) on the north-west side of double-hung sashes with glazing bars. Two modern porches on the south-west



The property is a two-storey dwelling constructed in the Georgian style and was extended in the 1980's with a single storey extension to the west elevation. Attached to Hillcrest on the east elevation is The Cottage. This is a thatched dwelling with attic rooms. Attached on the south elevation is Mowle's Cottage. All three dwellings have their own individual and distinct style and character.



Image 1. The Cottage (Above Left). Hillcrest (Above) with Mowle's Cottage (Right)

Save for a landing window at first floor, fenestration is limited to the north and west elevations only.

The Requirements:

The requirements are to increase the number of bedrooms to four, to improve the kitchen by way of increasing the floor area and to improve the use of natural light.

The design:

The new extension replaces a double hip ended roof structure containing a kitchen and a dining space which are separated by the entrance lobby and WC. The kitchen is 'L' shape in plan and has an inefficient layout. The kitchen is remote from the dining/living space.

The proposal is to form a large, open plan kitchen with dining area that will provide the occupants with a space that better meets with modern living requirements. To one side is a ground floor bedroom with a WC/En-suite being formed within the original kitchen. The proposals will provide a legible layout at ground floor with an improved spatial relationship between the main living spaces.

The roof form is a double hip ended roof with roof pitch to match the main roof and is linked to the main house with a section of flat roof.

Ribbon windows on the west and north elevations along with roof windows in the east facing section of roof will provide good natural daylight to the kitchen. A glazed roof light within the flat roof will provide natural light to the en-suite.

The roof windows within the first floor bathroom and en-suite have been formed by removing a section of rafter and the opening trimmed. The roof windows have splayed liners and so the proposal is to replace these with larger sized roof windows which will take better advantage of the existing structural opening.

Amount:

The approximate existing floor areas for ground and first floors are 71m² and 47m² respectively.

The proposed extension has a floor area of 26m²

Appearance:

The proposed extension will be a continuation of the Georgian style of architecture: Natural slate roof set above coloured rendered walls and brick plinth, painted timber framed windows and a composite principal entrance door.

Heritage:

The proposed extension replaces a modern extension. Alterations to the heritage asset are limited to adjusting the double doors to open into the main living space and increasing the size of the roof windows at first floor. The design of the proposed extension is sympathetic to the main two storey structure, maintains the hierarchy and legibility of the forms.

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North Elevation



West Elevation

Image 2. Proposed elevation



Image 3. Existing roof window

Above- within bathroom

Right within loft space





Natural slates

Coloured render



Black plastic rainwater goods



White painted windows

Conservation style roof window

