

LDA-297 Design and Access Statement

Replacement of existing conservatory with single storey extension

Flindor Cottage, The Street, Framsdon

Introduction

Flindor Cottage is a Grade II listed building. The original part of the building dates back to the late 15th or early 16th century, with additions including the kitchen and the linked outbuildings being added at a later date. There is a single storey late 20th century conservatory, which is to be removed subject to this application.



Flindor Cottage – front elevation

Use

The existing conservatory is accessed from the kitchen and used throughout the year as part of the living space. However the glazed roof means that it is very hot in the summer and cold in the winter. The proposal seeks permission to replace the conservatory with a pitch roof extension forming a summer room, with a flat roof linking the extension to the main house.

Listing

FRAMSDEN THE STREET TM 15 NE 4/59 Flinders Cottage - - II

House, late C15 or early C16 with alterations of c.1800. 1 storey and attics. A 3-cell open hall house. Timber-framed and roughcast. Plaintiled roof with gabled casement dormers of c.1800. An axial C18 chimney of red brick and a C19 end chimney to right. C19 small-pane casements. C19 or early C20 gabled entrance porch with mid C20 boarded door. The open hall has been greatly altered, the open truss being removed. One blocked rear cross-entry doorway has a 4-centred arched head and evidence for a spere. The blocked 6-light front hall window has some square mullions. The parlour cell has massive lodged floor joists and good close-studding with wind-bracing of convex arch form. Roof structure not visible. In late C16 a chimney was placed near the cross-entry, and an upper floor of chamfered joists inserted in the hall. Circa 1800 the service cell was extended to left and the partition (which contained two original service room doorways) was repositioned.

Listing NGR: TM1983359734

Layout

The general layout of the house is good with the existing kitchen leading through to the conservatory. However the conservatory does not serve its intended purpose as an all-round living area, leading to the garden, due to the vast amount of glazing and lack of insulation. The proposal will not change the layout of the existing house but will slightly improve the footprint and create a more usable and better insulated living space.



Conservatory

Appearance

The existing conservatory consists of glazing on all elevations with patio doors leading out onto the garden. There is a red brick plinth approximately 8 bricks high. The roof is glazed with a pointed finial.

The proposed extension will link on to the existing kitchen and will be rendered in appearance to match the main house, on a red brick plinth. Some of the double glazed units from the existing will be re-used on the extension and on the side there will be a new set of bi-folding doors. The roof will be clay pan tiles to match the existing main roofs on the house.



Conservatory

Amount and Scale

The existing conservatory measures 3.56m x 3.38m. It is single storey. The proposed extension will also be single storey, with eaves lining up with the existing building. The proposal measures 4.15m x 4.88m.



Landscaping

The existing garden is well kept with flower beds surrounded by hedgerow. No changes to the landscaping are proposed other than the patio area will be extended around the Summer Room.

Access

The proposals do not affect the existing vehicular access and gravel driveway. Access to the property will have level pathways as appropriate in accordance with Part M of the building regulations.

Conclusion

The extension will blend in with the existing house and links to part of the house which already has a similar form. It is on the rear elevation and replaces a conservatory. There is no impact on any neighbouring properties and there will be minimal impact on the listed building, as the extension is situated in the same place as the conservatory and the side wall will link to the property in the same location.

The design is very simple and in-keeping with the main house, improving the overall appearance in terms of the character of the listed building. Glazing will be re-used and new materials will be sympathetic to the original building.

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