

Design and Access Statement

for Proposed Alterations to Popes Cottage, Brook, Lyndhurst, SO43 7HE



Design Proposals

The aim of the proposed work is to improve the property to cater for modern-day family living without compromising the property's significance and historic fabric. Also, to improve appearance, safety and thermal efficiency of the property with reference particularly to the windows to the rear of the property.

There are no proposed alterations to the front of the property, the original cottage, which is visible from the B3079.

Popes Cottage has been modified and altered over the years and a modern rear extension added in the 19th century, when the internal layout was adjusted to cater for adjoining the old and the new. Proposed alterations to the rear of the property will make the property more attractive than the current appearance. Works proposed to the rear of the property will be sympathetic and in keeping. The choice of materials for alterations will match the front of the property.

As all proposed alterations are to rear extension and not the original cottage no historic fabric will be altered or removed.

In doing the work, where appropriate, materials such as woodwool boards as opposed to gypsum plasterboard and lime plaster as opposed to cement render will be used. And wherever brickwork is to be replaced/repaired/infilled the choice of brick will match the existing.

All proposals below are annotated on the proposed floorplan for reference.

a) Replacement of Crittall windows in favour of Timber framed casement with slimline double glazing

At some point previous owners have installed Crittall windows to the rear of the property.

These are in bad condition and unsafe, particularly for children. Some panes are currently broken, infilled with plastic, or do not close completely.

We propose that the rear windows are replaced for Timber Casement to match the front of the property. These will be painted cream and have decorative lead work to match the front windows.

We propose that slim line double glazed units (less than 14mm) are used in the new timber windows.

The addition of double glazing will help to retain heat and insulate from cold and moisture. It will also improve the thermal efficiency of the property, in turn reducing the cost of heating and the consequent carbon footprint. This will also provide consistency throughout the property. We note that slimline double glazing to rear windows was accepted on the adjacent property, Wiltshire Cottage.

b) Infill of existing exterior porch area

We propose to infill the existing exterior rear porch area with a slimline double glazed fixed pane (less than 14mm) with a timber frame to the west facing section and to install a new timber door with fixed full height slimline double-glazed side panel to the north facing section.

The proposed works will improve the current aesthetic which is not in keeping with the property at present. Materials used will match the proposed timber windows to the rear (and front which are already Timber).

This is the only in use entrance to the property and therefore will provide a much needed separate 'boot room' area before entering the main house.

It will also significantly improve thermal efficiency of the property; a lot of heat is lost through the current rear door.

There are no proposals to amend the current floor height so will not impact access.

Please refer to 'Accompanying Photographs' for proposed visuals.

c) Install French patio doors to the rear from the kitchen

We propose to create a new opening to the rear garden from the kitchen and install timber frame, slimline double glazed (less than 14mm), French doors of 2.4m with a full height single glazed panel either side of 450mm. A steel lintel will be used to form the new opening.

This will improve the quality of light into this area which is currently very dark. There are a limited number of small windows to the rear of the property, as shown in the 'Accompanying Photos'.

It will provide direct access to the rear of the property making the kitchen more connected to the garden area, it will improve visibility to the garden from the most used room in the house and aesthetically will look more pleasing from the rear garden.

It will look balanced with the new proposed timber door and glazing infill in the porch area (section b).

In installing the new doors, the removal of a redundant chimney breast is required. Please see accompanying photos and floorplan.

In installing the new doors, the boiler will be repositioned as shown on the proposed floorplans. The same external flue will be repositioned to the east facing external wall.

Please refer to 'Accompanying Photographs' for proposed visuals and 'Proposed Floorplan' for location of boiler.

d) Alterations to internal layout

Please refer to the proposed floorplan.

1. We propose to remove existing cupboards and create a new entrance through wall into the existing kitchen which will be an open double doorway directly in front of the current entrance to the rear of the property.

This will provide a more direct and wider access to the kitchen area, also allowing more light into this area and improving the current layout.

The electricity meter and consumer unit are housed above the current cupboard which we propose to keep in place, any new opening will not impact these. A steel lintel will be used below these to create the new opening.

2. We propose to keep the current doorway to the kitchen and erect timber studwork into part of the current kitchen area to create a new downstairs toilet as we plan to use the current toilet as a utility room. Woodwool boards will be used, and they will be finished in lime plaster.

This will be approximately 750mm wide and 1.8m long with a 45-degree angled wall returning to the new proposed entrance. This is so the new studwork is sympathetic in the kitchen area and minimises the space taken from the kitchen.

3. We propose to remove the current larder room in the kitchen.

This room makes the kitchen very dark and is not practical for modern day family living. By removing it will create a more usable kitchen space and provide access to the proposed new patio doors.

The floor in this room is lower, this will be brought up to the same height as the kitchen floor using cement screed (as is currently) to make safe and provide consistency.

This infill floor area will form part of the new access via the proposed French patio doors so needs to be the same finished height as the existing kitchen floor for access reasons and to install the new doors.

4. Remove wall between bathroom and toilet on the first floor

We propose to remove the current wall which separates the bath and sink from the toilet. The current layout is not practical. This will allow us to create one bathroom which is required for family living.

We will then close up the existing doorway to the toilet with timber studwork so there is just one entrance. This will be boarded with woodwool board and plastered with lime render.

A steel lintel will be used to create the new opening between the two rooms.

5. Create a new en-suite area to create master bedroom

We propose to create a new en-suite area in the rear bedroom as shown on the proposed floorplan.

It is typical that the main bedroom in a house of this size would have an en-suite. It will provide required extra bathroom space as the main family bathroom will not be large.

No additional external pipework will be required as the en-suite is adjacent to the existing bathroom so waste can be connected.

This will be approximately 1m wide by 2.2m long. This will be formed by timber studwork and woodwool boards and finished with lime plaster. Moisture will be extracted into the roof space directly above, as is currently the case with existing w/c and bathroom. Air bricks are in situ in the roof space if needed for exhausting moisture to exterior.

e) Emergency repairs already conducted

Please refer to the accompanying letter from I.W.Payne, Engineers and Historic Building Consultants.

When we first purchased the property we consulted with Ian Payne, who brought to our attention there were timber repairs that needed conducting as a matter of urgency to retain the structural integrity of the building, the details of which are contained in Ian's letter.

All timber repairs were carried out by Tilbury & Wilding Ltd, specialists in heritage timber buildings, and who were recommended by Ian. Timber used was reclaimed oak and joints are in keeping with traditional methods.

Woodwool boards have been used as opposed to gypsum plaster board, which was present in several areas, all has been finished with lime plaster.