



ARCITEK
BUILDING VALUE

Design and Access Statement

Site Address:
Cottage at Dovecote House,
Church Road,
Walpole St Peter
PE14 7NS

Date:30/12/21



**Conversion of unused existing cottage to
2x holiday lets**



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Features of the existing site

The existing cottage stands detached within the grounds of Grade II Elizabethan Dovecote House to the end of the driveway. The pavilion style cottage has Crittall single glazed windows and is finished with timber cladding. To the East of the cottage is a dried-out pond and to the West are garage and storage areas.

Access issues and solutions

Access to the cottage is via the existing driveway and there is plenty of room for vehicle parking within the grounds. Existing access is to remain via the front entrance steps creating a corridor to access both

Layout of proposed development

The layout has been designed to offer 2x 2-bed holiday apartments for visitors to the area, utilising the existing drainage for waste. Existing windows would benefit from an upgrade to double or at least secondary glazing for improved energy performance.

Scale and Appearance of the proposal

The existing cottage will remain the same size as it currently stands, with one single door being blocked up. External finishes would benefit from an upgrade to wood effect cement board cladding for low maintenance, whilst retaining the original external features of the original building.

Landscaping

No external landscaping has been requested for the purpose of this application.