

## **DESIGN + ACCESS STATEMENT**

Listed Building Consent + Householder Applications

**PROJECT:** Extension  
The Thatched Cottage, Fore Street, Holemoor. EX22 7AQ

**CLIENT:** Mr + Mrs Austen

**DATE:** 03 February 2022

## **ASSESSMENT**

The existing property is Grade II listed and sited within the village of Holemoor. The property remains as the original description within the Listing with the thatch in good order and the modern lean-to extension at the north east end of the property. The thatch has a hip to the southwest end and a gable above the lean-to at the northeast end.

Internally, the property has a range of floor levels that step up from the southwest end to the northeast due to the gradient of the road that runs directly along the southeast boundary. There is a private parking area immediately adjacent to the southwest and the main private garden lies to the northeast where there is also a cess pool for the foul drainage. The property also benefits from an additional garden strip immediately opposite on the other side of the road. The property sits directly on the northwest boundary with just a small slither of land separating it from the open fields.

The dwelling itself is in a very good state of repair but the existing timber windows are at the end of their life cycle and in poor condition. Most of the existing windows are single-glazed and need to be replaced imminently. One of the negatives with the cottage is that the internal layout has no direct relationship with the main garden to the northeast.

There is great scope to provide additional accommodation at the northeast end that could 'straddle' the modern lean-to slate roof addition to provide a storey and a half extension. This would allow an en suite bathroom to the master bedroom at first floor level and a garden room below. It would mean very little change to the 'historical' part of the building although it is accepted the whole building is 'Listed'. At the same time the new extension could be designed to relate well to the garden to provide a link between the inside and outside spaces.

## LAYOUT

The applicants want to increase the size of the internal accommodation particularly with regard to the kitchen and dining area and also provide better links with the garden. At the same time, they would like to provide an en suite bathroom to the master bedroom at first floor level. The proposals are, therefore, for a one and a half storey side extension to the northeast end of the house that will incorporate the existing 'modern' single-storey lean-to addition.

The submitted drawings show the proposals in detail. The extension takes a hipped pitched form that tucks under the existing thatch roof at the northeast end of the main house where the thatch has a gable end rather than a hip. The new roof will be in slate and mimics the same angle as the thatch. This provides a one and a half storey scale making the extension subservient to the host dwelling. The extension sits directly on top of the existing walls of the lean-to structure then extending it northeast into the main amenity space. On the ground floor the proposed extension will provide a new garden room with direct links to the amenity space. On the first floor, the extension will provide an en suite bathroom immediately above the existing lean-to space. The roof of the extension will be finished in slate and the walls will be painted render in keeping with the main house.

The proposals include the replacement of the existing timber windows with double glazed ones in a simplified style as shown on the drawings. The existing 'historical' part of the building will remain untouched apart from a new doorway from the master bedroom into the new en suite at first floor level. There are no near neighbours so the proposals will not affect privacy to any adjacent dwellings or their amenity spaces.

The only difference between the previously approved scheme under 1/0589/2021/FUL and the proposals within this application is the insertion of the en suite bathroom at first floor level into the previously approved roof space. The roof hasn't increased in height and the footprint remains the same at ground floor level.

## **SCALE + APPEARANCE**

The submitted drawings show the proposals in detail. The extension takes a pitched form that tucks under the existing thatch roof at the northeast end of the main house where the thatch has a gable end rather than a hip. The new roof will be in slate and mimics the same angle as the thatch. This provides a one and a half storey scale making the extension subservient to the host dwelling. The extension sits directly on top of the existing walls of the lean-to structure then extending it northeast into the main amenity space.

The roof of the extension will be finished in slate and the walls will be painted render in keeping with the main house. The proposals include the replacement of the existing timber windows with double glazed ones in a simplified style as shown on the drawings. The existing 'historical' part of the building will remain untouched apart from a new doorway from the master bedroom into the new en suite at first floor level.

The proposals are exactly the same as the previously approved 1/0589/2021/FUL with the only difference being the insertion of the en suite bathroom at first floor level into the previously approved roof space. The roof hasn't increased in height and the footprint remains the same at ground floor level.

## **LANDSCAPING**

The proposals will not affect the existing landscaping inside or outside of the site. The existing boundary conditions will remain unaltered as will any mature trees and planting along the boundaries of the property. The new planters that have already been built to the front, will soften the harsh street edge, and provide a landscaped frontage to the cottage.

## **ACCESS**

Currently, the property does not have a disabled access or WC facilities on the same level as the main living accommodation. The existing master bedroom does not have access to a bathroom at first floor level and so the occupants need to come downstairs during the night to use the one on the ground floor. The proposed en suite, therefore, will provide a bathroom immediately adjacent to the master bedroom.

The proposals will not affect existing parking arrangements and emergency vehicles will be able to reach the existing dwelling.