

Mr J and Mrs J Lewin
Fore Street
Morchard Bishop
Crediton
EX17 6NT
07760623109
mail@cottagecarpentry.co.uk

INTERIOR REMODELLING

‘PARK VIEW COTTAGE’
FORE STREET
MORCHARD BISHOP
CREDITON, EX17 6NT

PLANNING & LISTED BUILDING CONSENT APPLICATION

DESIGN AND ACCESS STATEMENT

- **Introduction** - The proposal is to make a series of staged alterations to remodel a house which has been added to and altered in an unplanned way resulting in an impractical layout.
 - The original cob house has a bedroom upstairs with a second ‘bedroom’ separated by an acoustically uninsulated stud and plaster dividing wall. The second bedroom is limited by the stairs rising into the 1st floor and incorporating a stair box to give height above the stairs, meaning the room is small and an odd shape. With its proximity to the main bedroom and size and shape the second bedroom is only really useful as a baby or toddler’s room or a proposed shower room. The bathroom is on the ground floor in a 1950s extension opening directly into the kitchen a situation which would be much improved and offering more suitable hygienic living by moving it to a different location.
 - The second ground floor room in the cob building is used for its only practical purpose as a store room due to its size and shape. A staircase runs through it which is steep and at an angle not compliant with building regulations of approximately 45 degrees with a short going of 206mm. By fitting a more suitable, standard staircase, the store room could be remodelled to be a 2nd bedroom with a small double bed under the stairs and storage under the bed.
 - The kitchen and sitting rooms are such that there is no space for seated dining other than the sofa. The kitchen is awkward and small and having the

toilet open into it is far from ideal and so would be greatly improved by the extra space and relocation of bathroom facilities.

- The entrance door is of a weak design suffering from wood worm attack and rotted joints making it insecure, fragile and beyond functional repair and so a replacement is proposed of a traditional style of robust oak hardwood with traditional locks and fittings
 - The exterior rendering is in poor condition, falling away from the cob structure under it and is cracked in poor condition having had multi patch repairs and is of a cement rather than lime mix which would benefit from removal and re-rendering with an appropriate 3 coat lime render and lime wash finish.
-
- **Site** – (Detailed in the SiteLocationPlan and BlockPlan) The Building is located in the village centre of Morchard Bishop. Set back from Fore Street and accessed through the property's private garden via a pedestrian gate onto Fore Street. The rear (South West facing) plane of the building is also the plot boundary and looks onto a field.

 - **Proposed change** - is to
 - create an opening into the current store room as an entrance into the proposed bedroom, install a new staircase and partition the side of the staircase to the ceiling
 - re-wire the electrical services including new distribution board
 - re-plumb water and soil pipe services
 - Partition the shower room on the 1st floor and fit and commission the facilities
 - Remove the bathroom, and dividing wall from the kitchen and make good interior
 - Remove old exterior rendering and render 3 coat lime render and finish with 4 coat lime wash
 - Painting and finishing as required

 - **Access** - The access to the building along with window openings and structure of the building will remain unchanged