

Design and Access Statement

2376 – Copplestone Cottage, Colaton Raleigh, Devon EX10 0HW

History

The original cottage has been extended many times over the years, with the construction method suggesting which era this happened in. The original house is the higher thatched portion. The first extension or upgrade would have been the single storey pitched roof addition to the south, uphill side of the building and a single storey lean-to to the north of the original cottage. During the Victorian era the north lean-to was raised to be a double storey with little evidence of either extensions being an integral part of the cottage. A further lean-to was added to this on the north side with access purely from the lane.

During the 20th century a number of extensions were built on the east, garden, side of the building along with some major alterations to the historic fabric internally. The shallow pitched extensions have a shower room, a sort of boot room and an outside shower of questionable quality construction. At this time the second fireplace on the ground floor in the original cottage was removed along with the original stairs. All ground floor walls were removed in the original ground floor and the new stairs were fitted when joists were replaced. Also apertures and new stairs were fitted between the Victorian two storey and the main cottage.

There is also a carport on the northern boundary of the land.

The property is Grade 2 listed, but in need of a lot of maintenance and improving.

Proposal

The proposal is to leave the elevation facing the street mainly unchanged, to totally rebuild the north lean-to to be integral with the house, raise the floor level and to remove the 20th century extensions on the east and build a new extension to include circulation and a living space. This will allow the original building to be taken back to closer to its original layout with the removal of the stairs that take up a huge part of the original footprint. It also means that the house will now have a main entrance related to the garage and the most common direction of access to the house. The living room will have direct access and views to the garden.

The new extension wraps around the north and east of the building. It is not intended to ape the existing thatched structure but to show it is different and from a later time to the original parts of the building. The wall finish will be the same as the original house (rough cast render) and the windows will be timber but not small paned. The main difference will be the roof finish. This will not be thatch but seamed metal roofing. This will allow it to be shaped and be more plastic, like thatch. There are no sharp apexes but curves to emulate thatch. The extension roof is mainly kept below the thatch line except for one location for access to the first floor through an existing window. This access is in this location so the lintel and existing and existing opening can be used which reduces the amount of historic

fabric to be removed. The new living room has a flat roof with access from the new stairs though a lift up portion of roof. This is not seen from anywhere other than the garden and so will not overlook any neighbour or affect the public view of the listed cottage. From this new living room there is a glazed walkway to the southern extension where the existing window is converted into a door and the original door will be filled with a new door with a glazed upper portion this will integrate this room into the main house for the first time, will improve security and thermal efficiency and, more importantly, will not change the look from the street.

The original house becomes the centre of the home and is converted to the kitchen and dining room. This will mean that the living (new extension), dining and kitchen will all be on the same level and will have access to the garden. The opening at ground floor level through the old chimney wall will be closed up again as access will be via the new extension / circulation space.

This existing access to the house is either via the old front door or the back door to the kitchen. Both spaces open directly into living space and for most of the year allows heat to run out. Also with a rural lifestyle with dogs and the like there is no space for taking off outdoor clothes and keeping the dogs from going into the rest of the house. The proposed new entrance hall gives an area for dealing with outdoor stuff and reducing the heat loss from the house.

The existing property has one bathroom and two shower rooms. The existing house is described as a three bedroom house. The proposal has the same number of shower and bath rooms as well as three bedrooms so there will be no extra strain on the septic tank.

The existing carport on the north east boundary is not only in need of replacement but is also not secure, and out of keeping to the area with a flat roof. The location also means there is barely enough space to fit more than two cars on the land. The proposed new garage moves back to the north east corner of the land to allow for more space in front so there will be less pressure to park on the verge of the lane as there will be space for 4 cars on the property. The proposed garage will have a pitched roof so there can be a workshop / hobby room above. The material is timber with a slate roof to differentiate from the main house. Slate is a material used locally, and timber cladding, though not common, is a material used on agricultural and ancillary buildings in the region.

Materials

As already mentioned the materials are not intended to ape the original house. Having said that the walls will be finished in rough cast lime based render. As and when the cement render on the main building requires maintenance this will also be replaced with lime based render to improve the breathability of the existing fabric. As there are considerable changes in levels there will need to be a lot of masonry construction. The material also means the change between old and new is subtle.

The roof is where there is a big difference in materials. This is deliberate to be able to keep as much of the original fabric visible as possible. The metal sheet material also means the

new roof can curve and look plastic to be similar to the plasticity of thatch, but give a clear mark between earlier and modern parts of the building.

Windows and doors will be made from timber, but with no small panes as they will be double (preferably triple) glazed to improve thermal efficiency. They will be finished to the same colour as the existing windows.

The glazed link to the study is tucked under the existing thatch so it does not need to be affected. This glazed link will not only serve to bring the study into the main fabric of the house for the first time, but will also act as a propagating and plant area.

Landscaping

The house is built on a north facing slope with very little contact to the garden. This is partly due to eh extensions added through the 20th century. They are dug into the slope and have small windows facing this way. The proposed layout will require landscaping to keep the ground away from the walls of the house, partly for damp but also light in the winter months. The terracing will mean there is more direct access from the house to the garden and the proposed roof terrace on top of the living room roof will capture sun for most of the day and most of the year.

Conclusion

The proposal is to totally overhaul the house and bring it to a 21st century standard and to be as economical and ecological as possible. All rooms will be accessible from within the house. The everyday entrance will be in the correct location for modern means of transport. The circulation space created allows the original rooms to be taken closer to their historic shape. The only part of the extension visible from the public highway is the north facing lean-to and this is kept simple so as not to “compete” with the original fabric.