

DESIGN AND ACCESS STATEMENT

Background

Hawthorn Cottage is currently derelict and has been for 2 years, previously the property was occupied by a lady living alone in less than modern conditions.

The property has no access to mains drainage or a septic tank and has no central heating system and is a very poor state of repair.

However, the property does have a wealth of character and history which we as the current owners have fallen in love with and wish to restore.

The proposals are to restore the property in the following ways

- To restore the inglenook fireplace to how it would have been originally
- To maintain and restore the oak beams throughout the cottage internally and externally
- To maintain the quarry tile floor in the lounge area and the timber floors to the first floor
- The property currently has a tin roof covering the original thatch and re-thatching of the cottage is proposed as it would have been originally
- To replace steel windows with timber casement windows – see drawings and specification
- To restore the painted sandstone and remove the paint
- To replace the brick built garage which has been an addition and is not in keeping with the building with an oak framed breakfast room supported by a reclaimed sandstone dwarf wall with a thatched balcony overhead
- A doorway would need to be created from the end of the property into the breakfast room for access
- To form a bathroom within one of the bedrooms but without breaking into any of the walls upstairs in the property
- To create a second bedroom in the loft space which opens out onto the balcony (above breakfast room) – there is currently an opening in the end gable that would be used to create a doorway – the hatch that is currently shown (see photos) we are keen to retain if possible and form this into a stable door
- To remove all of the breeze block stud walls and modern shower room downstairs and to create a small wc and stairwell to the second bedroom
- To install a septic tank or water treatment plant underground to the rear of the property

The replacement of the garage with a timber framed/ sandstone breakfast room and thatched balcony over is proposed in order to restore the character of the property with materials as originally used such as the thatch, timber framing and sandstone rather than the brick built garage which has been added within this century and is in poor condition and not in keeping with the history of the cottage.

This could not be built without an access doorway on the ground floor. The doorway would not be in the timber framed gable of the property as the existing hallway/ shower area is of sandstone/ breeze block.

The thatched roof over is again to maintain the aesthetic of the property from the road and to maintain the sandstone gable end which is proposed to be restored and the character and history of the property. This could not be achieved by stepping down this section of roof as the height is

already 2m floor to internal ridge height and 400mm floor to internal eaves height so stepping down of this section would mean it would not be accessible for a 5ft 4 inch adult.

Please be aware of the small scale of the property in terms of footprint and height in relation to the huge plot it sits on.

The addition of a carport is also requested for space for 2 cars and also additional storage due to the size of the property. This is substantially smaller in footprint and height in relation to the cottage. This is to be built within 5metres of the main cottage.

The cubic volume of the main house is 262m³ and of the proposed carport is 83m³.

The carport was proposed as a 3 bay carport at pre-application and it was requested that this be reduced in size which we have done in this application.

Access to the cottage is to be retained and all of the hedgerows and borders retained. The current driveway will be retained and extended at the back of the property to lead to the carport.