

Title:
**Heritage Statement and Design and Access Statement
Porch Extension to the main access of the existing Grade II Listed Building.
“Fell House Farm Cottage”**

Client:
J and K Hayward, Fell House Farm Cottage, Fell House Farm, Colwell,
Northumberland NE46 4TS

Date: 10th August 2022.



Title:

Porch Extension to the main access of the existing Grade II Listed Building. "Fell House Farm Cottage"

Client:

Mr. and Mrs. J and K Hayward, Fell House Cottage, Fell House farm, Colwell, Northumberland NE46 4TS.

Email: jfkhayward@gmail.com

Contact telephone number Brendon Hayward (Son) 07968148161

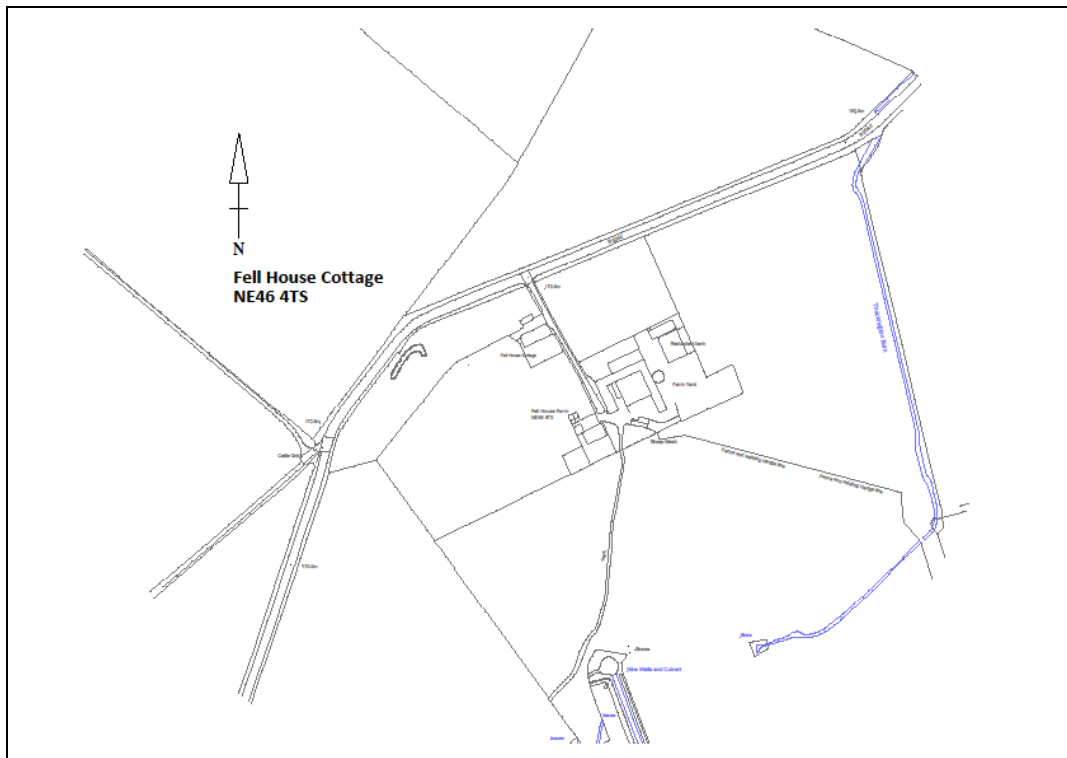
Agent:

MRM Architectural Services Ltd, C/O Registered Office, 5 Stocksfield Avenue, Newcastle upon Tyne NE5 2DX.

Email: mike@mrmarchitecturalservices.co.uk

Website: mrmarchitecturalservices.com

Location map enclosed.



Listed Building:

Grade II Listed Building, listing number 1155134, Listed in September 5th 1985, Statutory Address Fell House Cottage B6342.

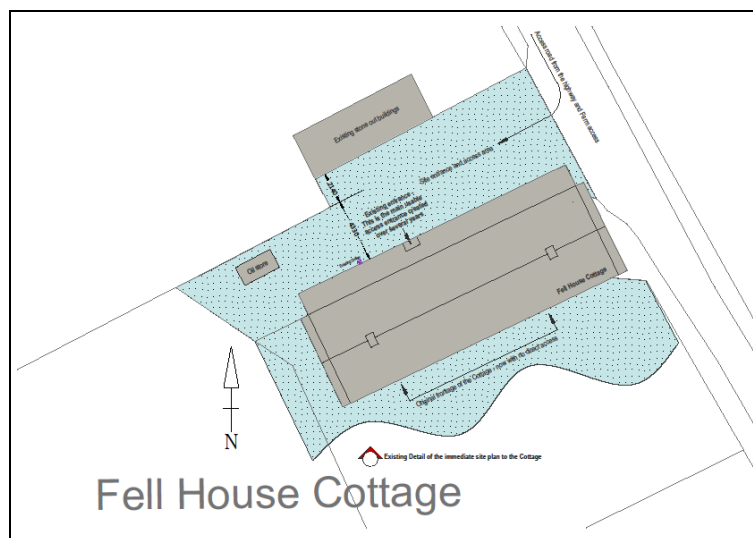
Introduction and History:

Mr. and Mrs. Hayward and their son Brendon Hayward purchased the farm to help develop the farm, the livestock, and to regenerate the existing farm. Withing the curtilage of the Farm and the central hub of the estate, there is a main farmhouse “Fell House Farm” and “Fell House Farm Cottage”. The Cottage sits spaced away from the main farmhouse and has its own garden, and access, directly coming off the main site entrance. Residing in the Cottage are Mr. and Mrs. Hayward – the elders on the farm.

It is specifically noted the original frontage of the Cottage is to the South elevation, and this southern aspect has no direct pedestrian and vehicle access. Photograph enclosed to show the previous southern aspect, photographs of the North aspect, along with a detail to show the existing building and the current useable entrance to the Cottage.



The photograph to the left shows the southern aspect, which was the original frontage of the Cottage. However, quite some time ago (circa 15-20 years ago) **by the previous owners** the entrance to the Cottage was altered with access to the North, and as can be seen a very poor entrance was created, with very little to respect the heritage.



The new access and entrance North elevation, with vehicle parking and direct accessibility.

This access now forms the main access and entrance to the Cottage. This entrance and access have the benefit of easy vehicle access from the main farm site entrance, parking, goods delivery for fuel, access for the occupants, storage immediately in front of the entrance and, external lighting and this access and entrance has its own independence. It is not intended to change this current access.

The Cottage:

NY 97 NE CHOLLERTON B6342 (South side) 11/31 Fell House Cottages

GV II

Farm cottages. Early C19. Dressed stone with ashlar quoins and surrounds. Single story. Terrace of two 3-bay cottages with central doors in alternating- block surrounds and 16-pane sash windows in similar surrounds.

Gabled roof with flat coping and 2 brick ridge stacks on stone bases.

Listing NGR: NY9578876738.

Recent addition was the introduction of a new formed entrance with door (UPVC) with a small flat roof canopy above. Formed into the original stone façade.

The existing Rainwater goods are a mixture of cast iron and UPVC. The gutters are supported off cast iron beaded brackets fixed directly to the stone face of the Cottage.

Use:

The Cottage stands alone with its own immediate grounds and access and is used as a primary residence for both Mr. and Mrs Hayward. There are no intended changes to the internal arrangements for the Cottage. The new Porch will give privacy prior to access to the main dwelling, a dirty boot area, a secure access and an increase in natural light into the new Porch entrance.

Amount:

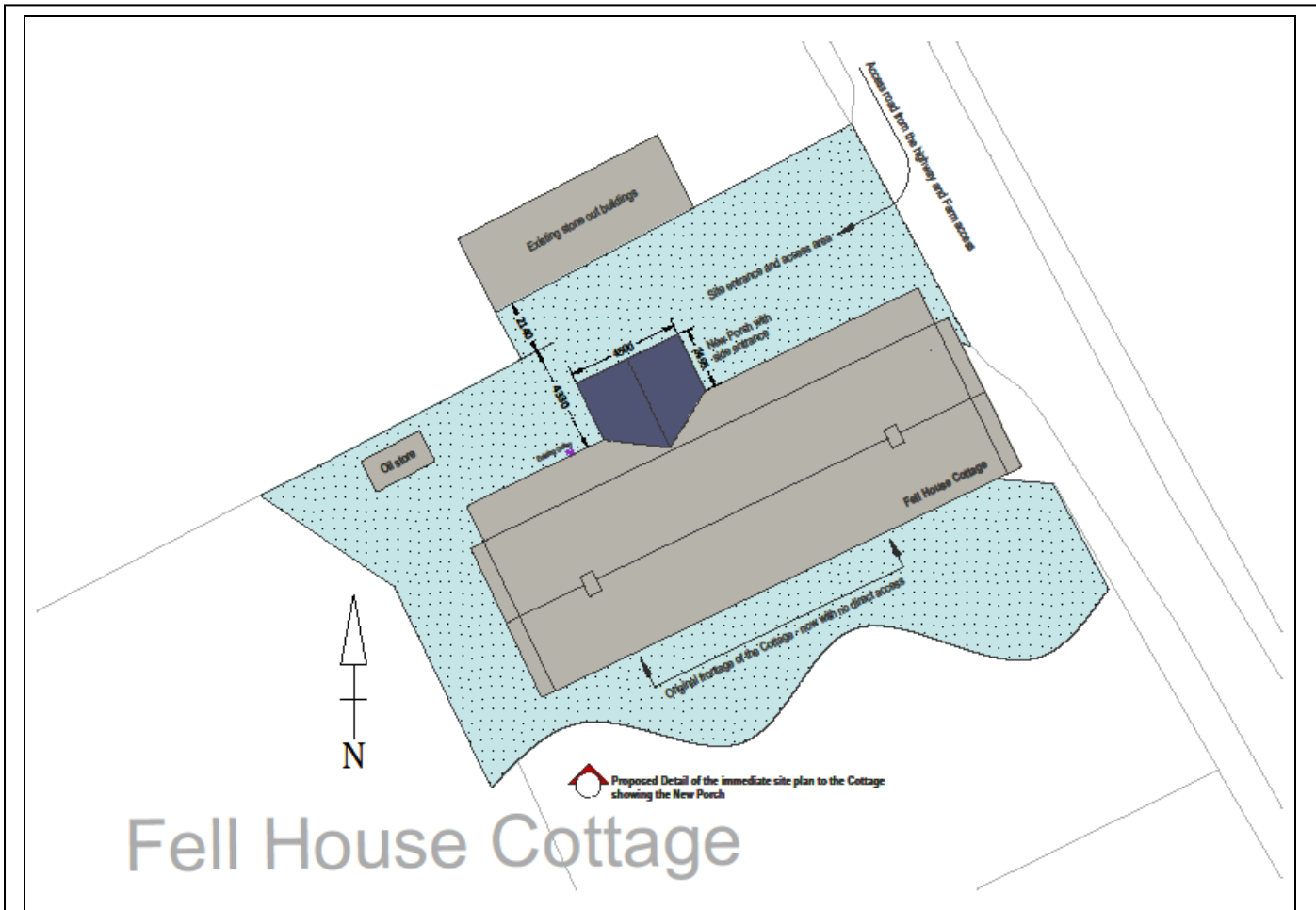
The existing Cottage has a footprint of 58sqmtr, with an access surface area in the region of 62sqmtr to the North of the Cottage. This surface area will become slightly reduced with the introduction of the new Porch.

The new Porch will have a surface footprint of 11.2sqmtr.

The introduction of the new Porch will not prevent and conflicts for vehicle access and parking, and no conflicts for pedestrian access. The plan enclosed below shows the new Porch highlighted in the darker solid colour.

Layout:

No intended changes to the Cottage interior and the layout for access, with a generous space remaining. The Rainwater goods to be installed to the new Porch will all connect to existing surface mounted gulley's, and the Porch gutters linking to the existing system.



The proposed site layout sing the new Porch highlighted in the darker colour – the Porch footprint is 4.5mtr x 2.49mtr. The eaves in line with the existing Cottage (refer to the Proposed Elevations.)

Scale:

There are no intended changes to the scale of the Cottage, with the exception for the introduction of the new Porch. The Porch will not dominate the original dwelling of the Cottage and will be of a style of design with the choice for Solid Oak, keeping the visual impact of the Cottage Heritage retained. The Porch will have a new look yet complimentary to the existing Listed Building of the Cottage.

Please see below the drawings to show the existing and the proposed.

Existing Lobby Entrance Area - no detail being shown for the remainder of the Cottage interior - No changes are proposed to the remaining Cottage interior.

SECTION A

Existing Internal Lobby Space
Existing Lobby Entrance Area Scale 1/50

Existing Section A
Existing Section Scale 1/20

Single farm Cottage
2 Bedroom occupancy
Living rooms Kitchen and Bathroom.

Grade 2 Listed Building
Listed Number 1122156
Class Listed Building 1985
Listed Address Fell House Cottages 09342

Stone construction cottage, with head joint characteristic to the elevation as already (previously) the case, with Welsh slate roof covering. Stone work made to match Gable. Timber framed windows. Gable to Gable structure.

Roof and section detail of a later stage in a brick construction with an asbestos concrete roof structure. This roof will remain.

Front door UPVC with small full roof section over to elevation.

White plastic UPVC

Roof and section detail of a later stage in a brick construction with an asbestos concrete roof structure. This roof will remain.

Existing Front Elevation (North)
Existing Elevation Scale 1/50

Existing Side Elevation (West)
Existing Elevation Scale 1/50

Existing Side Elevation (East)
Existing Elevation Scale 1/50

Roof detail Scale 1/10

Existing roof covering Grey Welsh Slate

Capping to the roof detail for the entrance cover.

Rain Water Outfall

Metal fabrication with metal guller rafter bracket spigots fixed directly to the stone facing of the main building wall.

UPVC Door Frame and Doublet

Inside the dwelling entrance lobby area.

LIABILITY
DIMENSIONS FOR SITE SPECIFIC RELATED ITEMS MUST BE SITE CONFIRMED. ANY VARIATIONS FROM DIMENSIONS OR SPECIFICATION MUST BE NOTICED AND AGREED BY THE ARCHITECTURAL DESIGNER PRIOR TO CONSTRUCTION ON SITE.
IT IS THE RESPONSIBILITY OF THE CLIENT/APPPLICANT TO ENSURE PARTY WALL NOTICES ARE SERVED, A NEIGHBOURHOOD NOTICE TO BE SERVED, UNLESS AGREED TO BE CARRIED OUT BY CONSULTANT AS NOTICED.
THESE DRAWINGS ARE COPYRIGHT TO MMM GROUP, AND REMAIN SO UNLESS PAID FOR IN FULL.
COPIES ARE NOT PERMITTED WITHOUT PRIOR CONSENT.

DATE	DESCRIPTION	BY	CHECKED	SCALE	STATUS
2024-08-20	Final Design	MM	MM	1:50	Final
2024-08-15	Revised Design	MM	MM	1:50	Revised
2024-08-10	Initial Design	MM	MM	1:50	Initial

Proposed Section A (side door entry)
Scale 1/10

Proposed Roof Plan New Porch Entrance
Scale 1/10

Proposed Front Elevation (North) New Porch Entrance
Scale 1/10

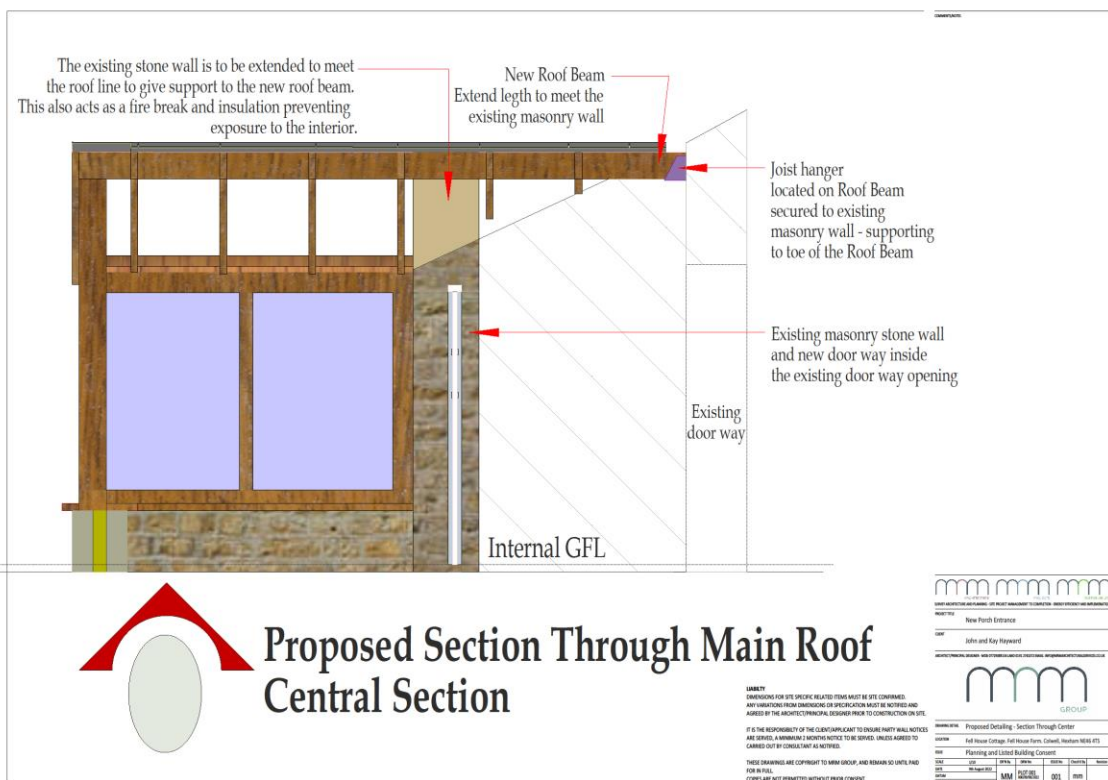
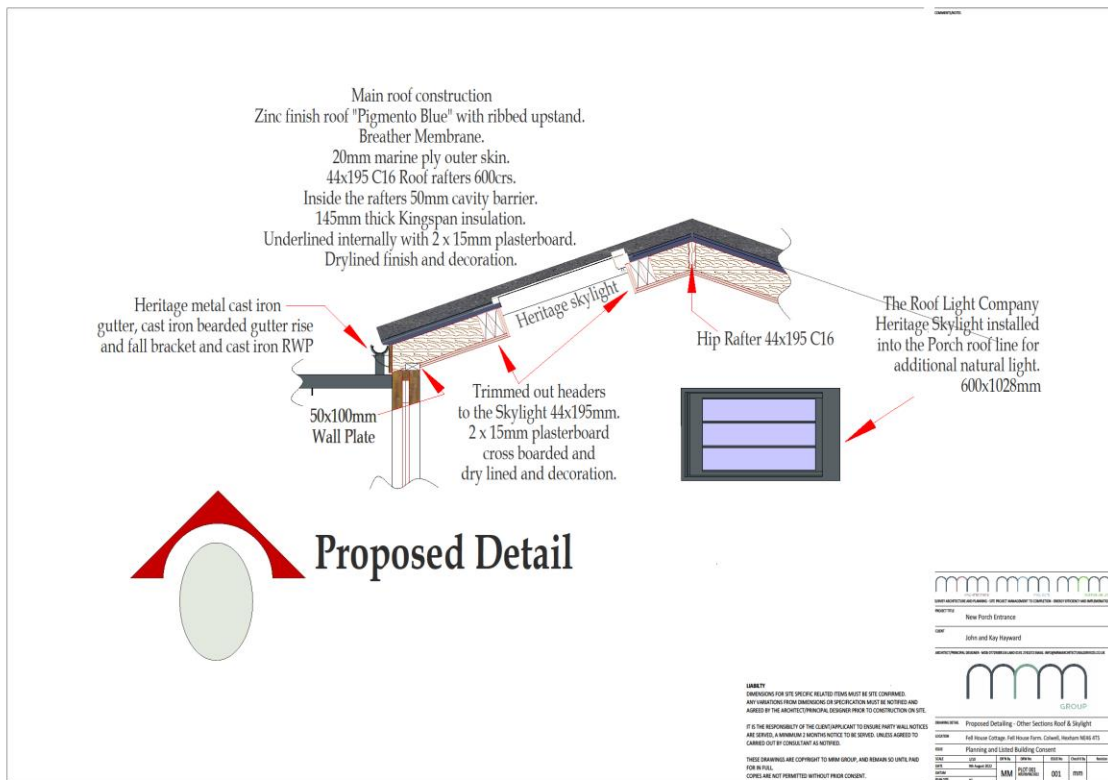
Proposed Side Elevation (East) New Porch Entrance
Scale 1/10

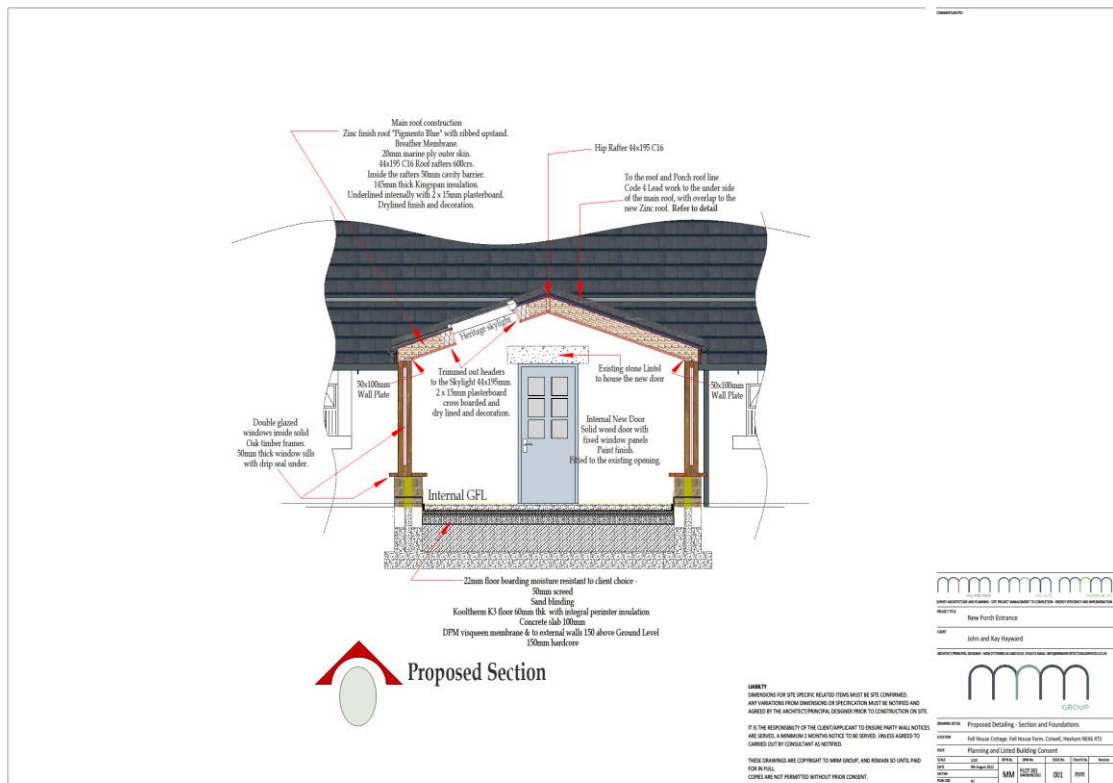
Proposed Side Elevation (West) New Porch Entrance
Scale 1/10

Proposed Detail of the immediate site plan to the Cottage showing the New Porch
Scale 1/10

LIABILITY
DIMENSIONS FOR SITE SPECIFIC RELATED ITEMS MUST BE SITE CONFIRMED. ANY VARIATIONS FROM DIMENSIONS OR SPECIFICATION MUST BE NOTICED AND AGREED BY THE ARCHITECTURAL DESIGNER PRIOR TO CONSTRUCTION ON SITE.
IT IS THE RESPONSIBILITY OF THE CLIENT/APPPLICANT TO ENSURE PARTY WALL NOTICES ARE SERVED, A NEIGHBOURHOOD NOTICE TO BE SERVED, UNLESS AGREED TO BE CARRIED OUT BY CONSULTANT AS NOTICED.
THESE DRAWINGS ARE COPYRIGHT TO MMM GROUP, AND REMAIN SO UNLESS PAID FOR IN FULL.
COPIES ARE NOT PERMITTED WITHOUT PRIOR CONSENT.

DATE	DESCRIPTION	BY	CHECKED	SCALE	STATUS
2024-08-20	Final Design	MM	MM	1:10	Final
2024-08-15	Revised Design	MM	MM	1:10	Revised
2024-08-10	Initial Design	MM	MM	1:10	Initial

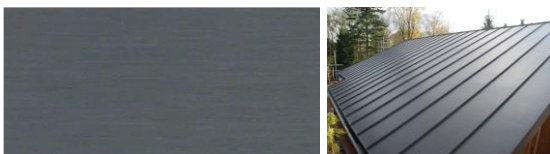




Design and Appearance:

The new Porch will be constructed as per the design drawings enclosed and set out below:

- Dwarf stone wall to form the base footprint of the porch, double layers of stone with a full filled insulated cavity. The dwarf wall will have a height of 400mm from the internal finished floor level. The stone will be Dressed stone locally sourced.
- The Porch construction will be Solid Light Oak construction, with a dressed smooth finish. The glazing will all be “double glazed” for the best thermal conditions. The windowsills will be 50mm thick Solid Light Oak dressed smooth finish. Solid Light Oak front door in the same finish dressed smooth.
- The new Porch roof will be a Zinc build with a dressed built-up water table to the gable also finished in Zinc. Ribbed upstands to the roof detail. The zinc choice will be Pigmento Blue Zinc.



Sample image of Pigmento Blue Zinc to the left.

- Cast Iron Gutters and RW Pipe, from the heritage range.
- Heritage Roof Light from the Roof Light Company.

Landscaping:

No intended changes to the landscaping to the exterior.

Access:

No changes to the general performance for access to the immediate surface area outside of the new Porch location. The benefits for the new Porch are significant providing a much-needed private dirty boot area prior to access into the main Cottage dwelling. Space for each of the elders to move freely inside the new Porch internal entrance. Security to this area and easier controls of the thermal use of energy inside the new Porch preventing wasted heating to the immediate lobby area of the existing dwelling.

To allow for a much-improved use of the new Porch it is intended to provide a new secondary door to the Cottage lobby, fitted into the existing opening. The door will be solid wood decorated finish to the style and choice of Mr. and Mrs. Hayward and fitted with double glazed windows as indicated.

This document must be viewed and read in conjunction with the master design drawings provided as part of this project. Any variations must be notified to MRM Architectural Services Ltd.

Drawing Schedule:

- Site Location Plot 001 002/24/03/2022
- Existing Plans and Elevations Plot 001 001/24/03/2022
- Proposed Section and Foundations Plot 001 004/09/08/2022
- Proposed Gutter and Skylight Plot 001 05/09/08/2022
- Proposed Section Through Centre Plot 001 006/09/08/2022
- Proposed Elevations Roof Plan and Site Detail Plot 001 003/09/08/2022