



Design and Access Statement
Alpha Cottage, Gweek
Repairs and Renovations
August 2023



A report by
Enhance Heritage & Planning

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Assessment Type	Heritage Impact Assessment
Client	Ed Crossley
Report Number	2012DA
Date	3 rd August 2023
Status	FIN AL
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Introduction

This Design and Access statement has been written to summarise proposed conservation work and renovations to Alpha Cottage, Gweek. It should be read in conjunction with the more detailed Heritage Impact Assessment and Schedule of Works.

There are no new structures or extensions proposed in these works, and only Listed Building Consent is sought.

Summary of proposals

There are no proposed works to the exterior of the building. Elevations and surface coatings (plaster, render, paints) will remain unchanged. Windows and doors will be renovated but retained.

The proposed works are:

Works to the ground floor

—Replace uneven concrete floor laid directly on the ground with a 'limecrete' floor laid on foam glass substrate.

—Stiffen suspended first floor after inspection of floor joists for rot. Add floor joists between existing using joists with matching profiles and replace floorboards where necessary, retaining those that can be reused.

—Strip ground floor of plaster. Remove battening and plastic sheeting in kitchen. Replaster with breathable mixture and finish with either limewash or mineral paint.

Works to the first floor

—Strip back first floor of plaster. Repair areas of damaged cob with cob to straighten. Finish with breathable materials.

Works to the staircase

—Replace rotten timber structure, treads and risers. Replace stick banister 'like for like'. Retain probable 19th century panelling at ground floor.

Works to Exterior

—No changes to exterior design or surface coatings are proposed.

- Repair timber to existing doors where necessary and repaint.
- Repair window joinery on all existing windows where necessary. Repaint, and re-putty joins between glazing and glazing bars.

Works to Services

- Replumb the building connecting blackwater and greywater to mains.
- Electrical rewire of the building.

Use

Alpha Cottage is a currently uninhabited dwelling. The building was purpose-built as a house in the ca. late 18th century.

The proposed renovation works aim to keep as much existing historical fabric intact while making the building habitable, fulfilling its original function.

Other than replacing surface coatings on the interior, the main works relevant to the use of the building are the replacement of its staircase under-structure and treads and risers, the ground floor, first floor joists and boards.

Scale

The footprint of the building will remain entirely unchanged. There are no proposed additional floors within the building. The scale of the building will therefore remain the same.

Appearance

The external appearance of the building will be unchanged.

Replacement of the staircase, floor joists, and floorboards will be on a like-for-like basis. Windows and doors will be retained as existing but re-painted and puttied at the junction between glazing bars and glass.

The change of interior plastering scheme will replace gloss synthetic paints for matte mineral paint or limewash.

Layout

The internal plan of the building will be unchanged, and the arrangement of rooms will be retained. The staircase in the main room at ground floor will continue to provide access to the first floor.

Access

The building will continue to be accessed by two external doors. Although it is not possible to make the building more accessible without compromising its character, the proposals will stiffen the existing first floor and replace the unstable staircase. These elements will make access to the building safer.