

## **Design and access statement for Clarence Cottage**

### **Heritage Statement**

Property description. Detached house circa 18<sup>th</sup> Century and earlier with later additions. Timber framed and plastered, plain red peg tiled roof with moulded eaves cornice. Two storeys and attic. Two window range of square leaded casements. Four panel door with moulded surround, frieze and pediment, rear red brick chimney stack. Single storey wing to rear.

Historic England describe the property as above and their location map shows the current floor plan including the single storey wing to rear which is a 1989 addition.

### **Proposed works**

**Replace four panel door.** Replacement door design replicates the original in all respects so as to retain both interior and exterior appearance and construction method. The moulded surround, frieze and pediment are in reasonable condition and will remain in place. Existing rising butt hinges and all door furniture including brass rim lock to be refitted.

The four panel door is constructed in softwood and is suffering from extensive rot particularly at the joints. Pictures are included showing the panel mouldings which conceal the joint intersections. These areas have been extensively filled in the past. Timber forming the rails and stiles is soft and showing evidence of advanced rot.

At some time prior to the current ownership, i.e. over 40 years ago, an internal board has been added to counter rot in the lower corner joints. Additional external bead has also been added over the original in the lower panels. The lower part of the door is warped and daylight can be seen between door and frame when closed. The lower stile is held in place mainly by the added internal board. There is no strength in the original joints.

Replacement of the door with a purpose built timber door, using redwood frame and ply panels, to the same frame and panel dimensions and replicating the upper panel bead pattern for all panels is proposed. The internal and external appearance of the door will be unchanged. The door will be painted blue as is currently the case.

There are no access implications.

**Construct veranda over rear door and French doors.** The intention is to provide a covered dry area outside the rear access door. Design using a simple oak frame aims to provide a period look in keeping with the existing building.

Pitched roof and gable to be plain glazed with lead flashings. A lead lined box gutter will replace the existing plastic gutter. Plastic rainwater downpipe to be replaced with a cast metal item. A single oak post supports the outer corner. Oak roof framed roof with surface mounted glazing bars. Oak to be left unpainted and surface mounted glazing bars to be neutral dark green or similar.

Open sides and terrace surface is unchanged apart from a pad to support the outer post.

There are no access implications.