

BASE

DESIGN & ACCESS STATEMENT

PROJECT REFERENCE: BA3748

PROJECT NAME: Manot Cottage

PROJECT DESCRIPTION: Proposed replacement porch canopy, internal reconfiguration, and replacement windows and doors.

PROJECT LOCATION: Manor Cottage, Church Steadings, Waverton, Chester, CH3 7QX

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EXECUTIVE SUMMARY

- This statement has been produced in support of a householder planning application and listed building consent at Manor Cottage.
- The proposal seeks to provide a sensitively designed replacement porch canopy and internal reconfigurations.
- The existing uPVC windows are proposed to be replaced with Crittal-style windows, in-keeping with the building's historic character.
- The scale and massing of the proposal have been carefully explored and considered during the design development to respond to the surrounding context.
- Sketch options have been explored throughout the development of the proposed design.

1.0 INTRODUCTION

This design and access statement has been produced in support of a householder application and listed building consent for a proposed replacement porch canopy, internal reconfiguration and replacement doors and windows at Manor Cottage, Church Steadings.

This statement is to be read in conjunction with the associated supporting documents including;

Application Form

PL-001 Location Plan

PL-002 Existing and Proposed Block Plan

PL-003 Existing Floor Plans

PL-004 Existing Elevations

PL-005 Proposed Plans

PL-006 Proposed Elevations

PL-007 Proposed Demolition Plan

PL-008 Door & Window Schedule

PL-009 Proposed Window details

2 THE LOCATION AND CONTEXT



Aerial View of Manor Cottage (Source: Google Earth)

2.1 THE LOCATION

Manor Cottage, Church Steading is located just outside the village of Waverton, Cheshire, approximately 5.1 miles south-east of Chester. The site is accessed via a private driveway within the courtyard of the historic range. The surrounding towns and villages provide a variety of local amenities for the existing established dwelling. The building is Grade II listed and located within the Waverton conservation area.

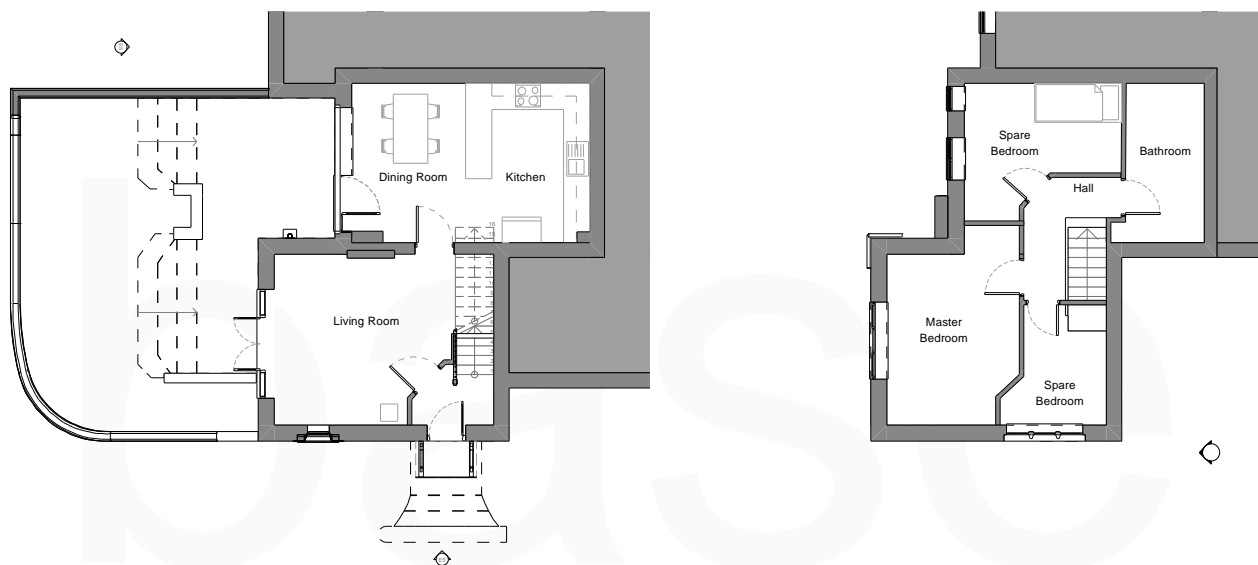
2.2 CONTEXT

The existing dwelling adjoins the adjacent Church House Farmhouse and is accessed from the north-west elevation via an external stair. A small, modern open porch is located over the main entrance door.

The ground floor comprises a small lobby, leading the living room and staircase to the first floor. The living room provides access through to the kitchen-dining area and into the rear garden through the existing uPVC doors. Access to the rear garden is also achieved from the kitchen-dining space.

The first floor comprises an L-shaped landing, leading to the bathroom, master bedroom and two small spare bedrooms. Access to the loft is achieved through a hatch access within the spare bedroom.

There is evidence that the ground floor lobby, staircase and upstairs are all modern additions to building from when it was originally converted.



Existing Ground Floor
1:100

Existing First Floor
1:100

Existing Floor Plans



The principle external material is facing brick, with areas of brick detailing on the north-east gable and a mixture of stone head/cill/quoin details or brick soldier courses. The primary roof material is clay tile, with painted timber fascias and painted rainwater goodas.

The windows on the north-east elevation are small pane, lead, whilst the windows and doors to the south-west elevations are white uPVC.

3 Design

3.1 Design Brief

This application is for proposed replacement porch canopy, internal reconfiguration and replacement doors and windows at Manor Cottage, Church Steadings.

The initial design brief was to explore the following works:

- Replacement of the front porch canopy to an improved identity to the entrance of the dwelling
- Removal of stud walling on the ground floor to create an open plan entrance area / living space
- Creation of a new feature fireplace to house a log burner in the living room
- Removal of partitioning and existing staircase and replacement with a new feature stair with a more gentle rise to provide a feature to the entrance area
- Removal of partitioning at first floor between bedrooms to create a larger master bedroom
- Removal of the existing loft hatch located within the bedroom and insertion of a larger loft hatch with access ladder within the hallway.
- Replacement of all existing uPVC windows and replacement with traditional Crittall-style aluminium windows

3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.

These options explored variety of configurations for the porch and associated internal alterations, limited to contemporary partitions.

Throughout the design development stage carefully consideration was given to limiting the extent of any proposed alterations to the original fabric to preserve the historic character of the dwelling.

3.3 Planning Considerations

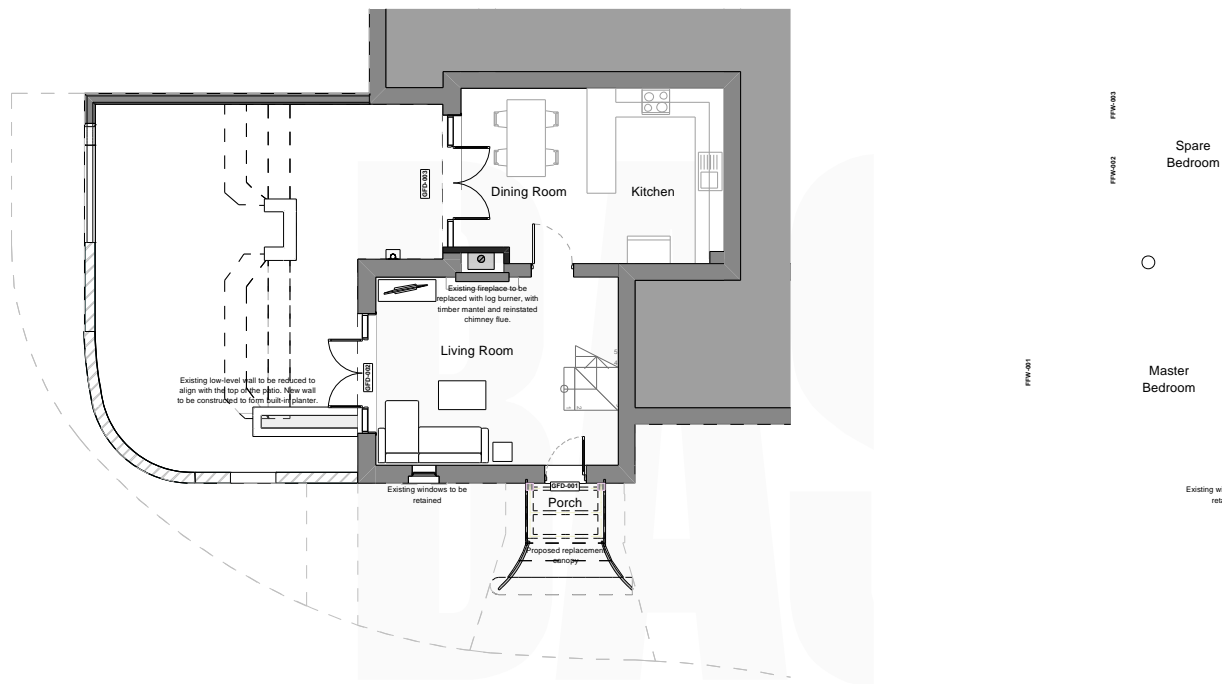
The building is Grade II listed, alongside Church House Farmhouse (ID: 1130613), and located within the Waverton conservation area. As such, careful consideration is required to ensure that the design proposal does not impact the setting of the listed building or conservation area or cause harm to the heritage assets.

There has been one historic planning application on the site to date:

- Change UPVC windows to wood
Ref no: 11/04121/LBC - Status: Granted

3.3 Design Proposal

Following this initial development the proposed layouts were further refined to provide the optimal use of space throughout the property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal space.



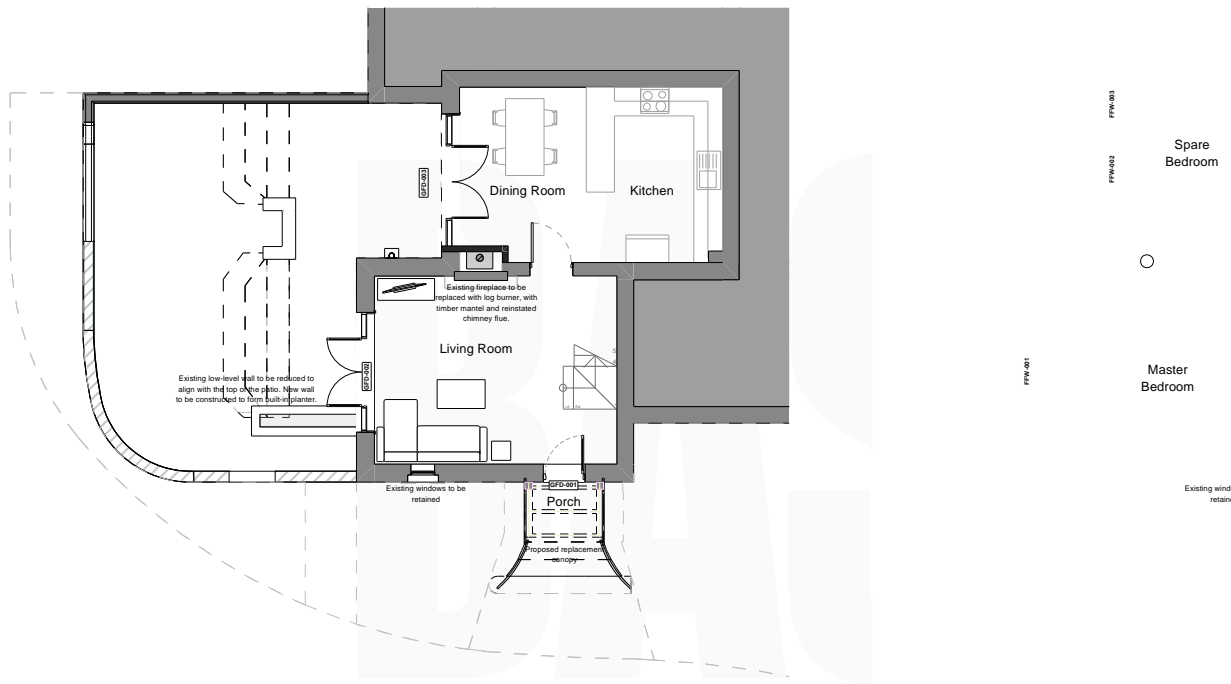
Proposed Ground Floor Plan

The proposal seeks to make the following internal and external modifications to the property:

Ground Floor:

- Proposed porch to existing external staircase, forming draught lobby to the living room.
- Removal of existing, modern partitions.
- Proposed replacement staircase.
- Replacement of existing fire with proposed log burner
- Replacement of existing uPVC doors and windows with timber casements.





Proposed First Floor Plan

First Floor:

- Demolition of existing modern partitions.
- Proposed partitions to provide improved layout to the master bedroom and rationalisation of circulation.
- Replacement of existing uPVC windows with timber casements.

3.4 Use



The building will remain as use class C3 - Dwellinghouse.

3.5 Scale

There will be a minor increase in scale as a result of the proposals, however, this has been carefully considered to provide a sensitive and subservient response to the host dwelling.

3.6 Appearance

There will be minor changes to the appearance of the host dwelling as a result of the proposed porch. However the proposal has been carefully designed to respond to the existing house, through use of matching materials and detailing. The materiality and appearance of the replacement windows have been configured to relate to the existing metal frame windows and the palette of the existing house. The existing side gate will be relocated to provide improved access to the rear garden area.



Proposed 3D visualisations

3.7 Landscaping

There will be minor amendments to the existing low-level wall within the rear garden, however, this will provide an improved appearance to the rear elevation and any visual change will be limited to within the walled garden area.

4 Access & Highways

There will be no modifications to the existing highways arrangements.

5 Biodiversity

There will be no impact to the biodiversity of the site as a result of the proposals.

6 Drainage & Flooding

6.1 Drainage

The existing drainage will be used as part of the proposals.

6.2 Flooding

The site is not located in a flood risk zone, and flood risk will not be increased as a result of the proposals.

7 Conclusion

- The scale and appearance of the proposed porch extension has been carefully considered to respond to the existing building and its setting.
- The appearance of the proposed replacement windows have been configured to provide an improvement over the existing uPVC casements.
- The proposed relocation of the access gate will not have a detrimental impact on the setting of the listed building or the surrounding courtyard.

Chester Office

23-25 CHRISTLETON ROAD, CHESTER, CH3 5UF



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