

DESIGN STATEMENT

4th December 2023

Re: Design Statement - George Cottage, Village Street, Thruxton, SP11 8LZ

This design statement is written to support the listed building application for the alterations to the property of George Cottage.

Background summary;

George Cottage is a grade II listed residential dwelling within the Thruxton conservation area. We believe the house to have significant heritage value. Possibly built C15 due to the remaining cruck frame.

Listing;

'Detached cottage formerly an inn. Probable C17 cruck frame, with C18 walling and later extensions. Mostly timber-framed, with one remaining pair of jointed crucks; brick and flint walling colourwashed on all but front elevation; long- straw thatched half-hipped roof; brick chimney stack. Single-storey with attic; 4 bays. Modern timber casement windows, 2-light bay 4 and the remainder 3-light, with small 2-light attic window over bay 3; between bays 3 and 4 projecting timber and glazed porch having brick and flint base and hipped thatched roof. West gable rendered and plain; east gable has angled bay window with felted flat roof, with 2-light casement over. Rear elevation has projection to match at east end, then a mid-C20 felted flat roofed extension along remainder of length, with timber casement windows. Interior plain, but central room shows clearly the cruck truss between bays 2/3, and the curved windbracing to (presumably) original purlins; original collar removed and larger modern beam inserted at lower level.'

Proposals;

This listed building application is to request the insertion of a new staircase into the 1980's extension end of the dwelling.

Since receiving permission to insulate the attic space above the main master bedroom to the south-western end of the dwelling, my clients have felt the benefit of this and would like to utilise this space as an additional room within the dwelling. The open plan nature of the space lends itself to a reading room or even a pilates/yoga space. Access though it currently terrible, with a vertical ladder to climb and then proceed on your hands and knees across the mezzanine and through the original window (now a door) into the space.

Our proposals would be to inset a new staircase with full headroom from the master bedroom space into the attic room. The alterations on the ground floor would be to inset a timber stud partition wall by the side of the staircase with a new access door into the master bedroom, thus allowing the staircase to be used off the extended hallway rather than directly from the bedroom.

This proposal does have an effect on the heritage asset however, the attic space is a modern (approx. 1980's) extension, which the rafters are of modern construction as is the thatch, as you can see from the photographs below. The original end of the building and its thatch are within the attic space and will remain untouched, hence the style of the staircase to allow the retention of the thatch.



Access;

There is no proposal to alter the external access to this property, the internal accessibility is key within these proposals and the rooms have been designed accordingly.