

Leigh Cottage

Design and Access Statement

Client: Will Mayers

1-4-2024

Second Application

Architect

Andrew Court RIBA

Big Blue

Afton Down

Freshwater Bay

Isle of Wight

Po40 9TY

Leigh Cottage Design and Access Statement.

Leigh Cottage is located on the outskirts of the village of Brook approximately one mile to the East of the village. This cottage was originally located on the Southern edge of the Mottistone Estate and appears to have been used to house the milkers of the cows. In or around 1850 the house was occupied by a family of Hauliers who used to handle shipping families to Blackgang for the summer holiday period in its Victorian heyday.

The existing cottage is constructed of a mixture of red brick and natural stone under a slate roof. The original extension (the first floor and the eastern part of the first floor) appears to date from c. 1905. The northern extension and garage being completed in around 1984.

The existing cottage which is not Listed, comprises of a basic two up and two down layout with a single storey extension along the rear of the cottage in which the kitchen and bathroom are located.

There is a brick built double garage located on the Eastern side of the cottage and the remains of a glazed link to the main house which is now dilapidated. There is a stone cart shed located beside the garage to the East. Between the main road and the front garden there is a timber shed and a hedge forming the boundary on the South side.

To the rear of the cottage is the back garden over looking the field to the North of the property.

As the property is in such poor repair a mobile home has been located on the Western boundary. This has been put there for the owners to stay during the refurbishment of the property. This will be removed when the work is complete.

The access is from the Military Road. Currently there is car access on the eastern end of the site which services the garage and cart shed and also on the Western end of the site where a parking and turning area is located. These accesses are located on a straight stretch of road and have been used for many years. Both accesses will remain unchanged as part of the refurbishment.

The existing cottage is in very poor repair with damp walls, rotten timber floors, windows and doors. The kitchen is uninhabitable and the bathroom needs a total upgrade. The electrical wiring is dangerous and the property needs a complete rewire as will the plumbing and heating system. Many of existing timber windows are rotten and only single glazed whilst a few have been replaced with upvc windows

which are out of character with the building. These will need replacing with new double glazed timber windows as will the doors.

There is no insulation in the walls, floor or roof thus it is very cold in the winter. Currently the property has no sustainable features. The proposal aims to address all of these issues.

The proposal will include upgrading the existing cottage, restoring the stone and brickwork with lime mortar, upgrading the insulation in the walls floor and roof, and replacing the windows and doors.

It is proposed that the existing brick garage and the remains of the glazed link is to be demolished and this to be replaced with a sun lounge attached to the cottage on the Eastern side. The floor area will be slightly less but will provide a bigger living space to the cottage which is otherwise quite tiny.

The original kitchen is to be extended to the North with a single storey extension. The property will still only have two bedrooms. From the road (or any public space) this rear, low, single storey extension will not be visible. The rear extension will be constructed of natural stone with red handmade brick quoins to match the existing cottage. All will be under a slate roof to match the existing.

The sun lounge will be an oak frame structure on a handmade red brick plinth with red brick Eastern elevation. The sun lounge will be of similar proportions to the existing garage which it replaces. The larger windows will be mitigated due to the demolition of the glazed link way between the house and the existing garage which existed some time in the past.

The large timber shed along the Southern boundary will be retained and repaired as part of this scheme.

It is thought that solar panels will be unsightly if located on the South Elevation of the building so it is proposed that these can be located out of sight at ground level in the rear garden. The proposed heating system will utilise heat ex-changers so the proposed building, with its double glazing, roof ,floor and wall insulation, solar panels and heat ex-changers will be far more sustainable than it currently is a present.

It is hoped that an approval of this scheme will bring an old cottage back into use, retaining the character of the existing building but improving the property and bringing it up to today's living standards and Building Regulations.

Planning Statements

Leigh Cottage is located in the following designated areas;

1. Area of Outstanding Natural Beauty; Policies SP5 and DM12
2. Heritage Coast; Policies SP5 and DM12
3. Mineral Safe Guard Area Policies SP9 and DM20

Policies SP5 and DM12

The current scheme has been sympathetically designed using similar materials to the existing building. Natural slate, stonework and brickwork to match the existing building. The oak frame sun lounge would be of high quality. This is the only part of the extension visible from a public road. This extension replaces a rather unsightly garage so would be an enhancement to the existing building.

The rear extension cannot be seen from any public location this will bring a much needed kitchen and utility room improvement on the ground floor. The footprint of these additions to the property is not excessive if the demolition of the existing kitchen and bathroom as well as the garage is taken into account. Both extensions will be built of quality materials, natural stone to match the existing and red handmade bricks. This scheme would enhance the existing building and would not detract from the visual character of the main front elevation of this building.

With regards to the environmental issues there will very little impact as the new extensions will be mainly on the footprint of the existing buildings namely the garage and the existing kitchen at the rear with only a small area of extra footprint on the North elevation. The existing boundary hedge on the southern side will remain in place. The area currently between the house and the garage is concreted so little wild life can live there the rest of the garden is laid to lawn or hard standing. I don't foresee that the landscape, biodiversity or geodiversity will change much at all. A Wildlife Assessment Report has been submitted with this application which indicates no further action is required.

Parking and turning will be provided on the Western end of the site. The parking will be located on a small area of hard standing with a gravel finish to allow water drainage. The remainder of the land will be laid to grass. A turning area will be provided to allow departure from the site in a forward gear.

When the refurbishment is complete the mobile home will be removed from the site and a new hedge will be planted on the Western boundary. This would also enhance the site and would be an environmental gain.

Policies SP9 and DM12

No minerals are to be removed from this site.

This is a revised scheme subsequent to a previous Planning Refusal.

The reasons for refusal were;

1. The size, scale and appearance of the rear two storey extension.
2. Lack of information regarding the parking area. Lack of information as to the boundary wall.

1. The rear extension has now been reduced to a single storey extension which is of a similar height to the existing garage roof. This part of the building replaces the existing single storey kitchen extension. The large first floor window facing northward on the previous application has therefore now been omitted which reduces the impact of this scheme on the dark skies and surrounding area. This low roof will now be hidden by the main building so will be unseen from the South side and the road. The impact from the rear will be limited as the new extension will be no higher than the existing garage. The new proposal will not be seen from bridleway BS76 as the view is obscured by Sudmore Cottage.

The window on the Eastern Elevation of the sun lounge has also been removed to further reduce the impact on the dark skies.

2. The parking area is now clearly shown on the Site Plan. It has been reduced in size and shows the turning area so that vehicles can leave the site in a forward gear. The parking area will be gravel to allow for drainage of the area with a small area of hard surface adjacent to the highway in accordance with Highways requirement. The type of gravel will match that used at the neighbouring property Sudmore Cottage and that at Greystones Cottage toward Brook. This will thus be in keeping with the surrounding area.

The existing shed on the South side of the site will now be retained. No new boundary wall is proposed and the existing wall will be retained as will the current hedge. This existing shed will be used to house bicycle storage and contain ebike charging points and electric car recharging points which will help improve the sustainability of the site.

Site Photographs;



Aerial shot of the South side of the property.



Aerial shot of the South side of property showing Sudmore Cottage to the East.



Southern side of the property between South Elevation and timber shed.



Stone and brick front elevation.



Shot from the South showing the double garage and stone cart shed.



Stone West elevation.



Rear elevation lean-to.



Rear elevation of house and garage showing a link to house with collapsed glazed walkway.