

Design & Access Statement

Section 73 application: PF/20/0756 & LA/20/0757

Erection of extension to side/rear following demolition of existing extension, external alterations including additional windows, formation of retaining wall/ raised patio to rear and re-positioning of vehicular access

9 & 10 West Raynham Road South Raynham Fakenham NR21 7HG

Background

The cottages have now been vacant for a significant amount of time and certainly during the planning process which commenced in Jan 2017, the condition of the cottages has deteriorated significantly, most notable on the former No.9 which current condition is derelict and structurally unsafe to access in some parts and the lean-to to No.10. The impact of the current economic conditions has seen the cost of renovation increase significantly, consequently, there is a great need to ensure that the restoration undertaken address all structural issues in the most efficient and cost-effective manner, whilst ensuring the resulting dwelling will provide good living condition whilst adhering to the listed status of the dwelling

The variations proposed seek to retain the history of the property (internal layout), undertake restoration in the most efficient and cost-effective manner (rebuilding sections under consideration structural damage rather than underpinning) and create a home with light and connection to the outside space.

1. Rebuild the north facing lean-tos rather than underpinning, and including the west facing lean-to which is also in poor structural condition.
2. Extending the north facing lean to create reasonable space for the kitchen (when the lean-tos were built kitchens were a small utility space whereas now kitchens are the heart of the home and sociable living areas)
3. Retain some of the evolution and history of the property in the form of its internal layout and both sets of staircases, including additional windows and a roof light to afford more natural light.
4. Convert the basement into a habitable space by reinstating ventilation and installation of window
5. Embrace the opportunity to utilise the rear extension to make a connection to the garden and views utilising glazing in what is otherwise a collection of enclosed living spaces. We should recognise that this is a modern extension and therefore whilst adopting a conservation led design to the glazing, the new extension should not blend with the existing property as an honest reflection of its addition and purpose

We would like to adopt a collaborative approach and look forward to working together and being guided to obtain approval of changes that will be beneficial to this listed building.

Detailed description to changes proposed

1. Internal Layout changes

Although there is no documented evidence and exact timing is unknown, recent history suggests that that No. 9 and No. 10 housed a local bakery and post office. Whilst approval to create one large dwelling will create a dwelling suited to 21st century demands of a family; the approved internal layout eliminates the historical journey/evolution of the dwellings over the last century. It is equally important to maintain a link to the historical story of the building, and in this case, this can be achievable whilst also creating a home that is suited to 21st living

The proposed amendment to current approved plans are as follows

- a) The new dwelling lends itself to retaining the existing two stairs to access the first floor and for the most part the layout and fabric of the upper floor. This will ensure continuation of the use of the spaces and utilisation of existing drainage routes, there by retaining the history of the property being two dwellings and afford a more sympathetic restoration of the listed buildings.
- b) Access to the half storey basement is repositioned to the larger living room offering access to the cloak room and bedroom in the former No.10 without compromising on the use of the living room. The current head height afforded ranges from 100cm to 160cm which is insufficient headroom for safe access to the bedroom and shower room.

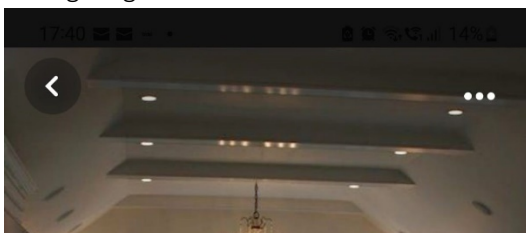


- c) The kitchen and prep/utility area to remain in the current location housed in rebuilt and extended lean-tos to afford more space
- d) Extension to the rear becomes a snug offering access and connection to the garden with glazing to allow light and visibility outside. The glazing will be conservation led; however, it is important to recognise that this is an addition in the current times and not look to make it blend into the existing dwelling
 - a. Existing bathroom to be retained providing stair free access to cloakroom facilities

- e) Access to light and connection to outdoor is necessary for human wellbeing, which unfortunately limited in the current approved layout. Therefore, the proposal recommends additional window(s), which are to be of the form as existing windows
- a. 2 windows to the rear extension on the eastern elevation and conversion of the window and door on the northern elevation to patio doors to allow more light and connection with the garden
 - b. Re-instate the blocked (obscure) window in the existing ground floor bathroom as shown below



- c. Addition of roof lights above the box room in the former No.9 whose window is small and high up on the wall
 - d. Addition of a window in the eastern elevation to afford light to the top landing of the stairs to No. 9 which are narrow and dark
 - e. Widening of the doors leading to No. 9 lean-to to create small double doors to allow more open plan living and light into the dining room. This is sympathetic to the fabric of the building with minimal removal of the fabric of the building
 - f. Addition of a window to the western lean to on the north elevation which will afford more light to this small half basement bedroom and balance the north elevation. The window to be of similar appearance to the rest of the building
 - g. Addition to a window to the cellar
- f) Creation of fully vaulted ceilings to the first floor. The ceilings are currently partially vaulted with a height of 2.3m. The proposal will see the ceiling installed above the tie beam rather than underneath the tie beam as shown below with minimal change in ceiling height





- g) Renovation of the cellar to a habitable space, including an addition of a window in the south elevation in line with building regulations which doesn't impact the fabric of the existing building

2. Demolish and rebuild North Lean-tos (and extend to allow a reasonably sized kitchen and utility area – see point 3 below).

An inspection of the two cottages indicate that the cottages were originally built without the North Elevation Lean which comprises of two cojoined sections, a) to the east No. 9 the older better-looking section, and the west (former No. 10), b) a newer less attractive but structurally better arrangement. It is most likely that the western end of the lean-to was a replacement of that section due to structural issues rebuilt in a modern brick pattern not matching the rest of the property and widened slightly to afford more room.



The internal floor level of the western section (b) is the same level as the main building, however, eastern section floor level is 420mm lower than the main building and is falling down due to the absence of footings; it has slipped north down the hill breaking away from the main building with a gap of about 150mm and the floor to the east inside is subsiding such that the floor is out of level, also the earth/tile structure of the floor will endure the process of repairs.



The lean-to does not have a damp course membrane, consequently the lower-level bricks are saturated with excess moisture causing spalling, evidenced by extensive flaking, and crumbling of the bricks. The spalling has damaged structural integrity, with parts of the brick & mortar falling off.



The roof structure on both sides of the lean-to has damage, with collapse visible internally, to be rebuilt.



In the current condition, underpinning which has been approved to address the subsidence has an exceedingly high probability of causing collapse of the structure due to its weakened structural

integrity. Additionally, underpinning will fail to address the spalling damage to the bricks, slippage of the eastern lean-to where it has come away from the main building, and the varying height of the floor with the existing main building. Substantial additional repair and patch work will be required to the lean-to consisting of replacement of bricks where the spalling damage is extensive, repointing of the remaining areas and replacement of the roof structure.



Whilst we acknowledge every attempt should be made to repair and conserve the fabric of a listed building, underpinning as proposed will not address significant structural issues, and carries an exceedingly considerable risk of weakened structure collapsing. Therefore, in addition to economic constraints with cost of labour & materials having increased significantly since the planning approval, the alternative option put forward in the previous application to demolish the eastern and western lean-to and sensitively rebuilt in a form matching the original main building now lends itself as the best course of action to guarantee the structural and visual restoration of the lean-to. This will enable new foundations for the lean-to and appropriate protection for the existing main building foundations. The process of rebuilding will also ensure the same floor levels as the existing main building for the older eastern lean to, pristine brick work matching the original building and ease in the installation of new roofs which will last many years and generations to come.

3. Extension of the northern elevation lean to create a reasonably sized kitchen and utility room

History is an ongoing reflection of contemporary society. To that end it can be demonstrated that where there is an opportunity for revision, careful consideration should be given for the best solution available for a beneficial future use. When the lean to were added to the building, kitchens were small utility areas whereas now they are the heart of the house and thus our proposal is to widen the kitchen to allow a much more useable and social space.

In this case this old building which in former life has been a bakery and post office, there is almost nothing left in the architecture to indicate these former activities, and this cannot be changed back, but the point is that in the past the building went through changes so within reasonable consideration should this not be the case now? The northern elevation lean- to are an addition to the main house in the early and mid-20th century and extending the lean-to should create a reasonably sized kitchen, with a utility room and kitchen prep space fit for use as a family home

and country living. This change will not change the look of the elevation and thus will not be noticeable from the road and will ensure the west modern lean-to can be rebuilt in a form like existing building



4. Demolish and rebuild the western elevation lean-to

Upon investigation, the wall adjacent to the road are held with wall ties tied to the main building which has caused cracks on both structures with further cracks on the structure of the lean-to. There are no footings, and the foundations consist of stones and bricks. The roof to the lean-to requires replacement (re-using existing roof tiles). To address these issues, permission is sought to carefully demolish and rebuild the lean to on existing foundations re-using existing materials and reclaimed matching materials as required. There is heavy farm traffic using this road which is causing shaking of the lean-to and the main building, therefore rebuilding with correct foundations will help protect and stabilise the main building and prevent future structural damage





5. Landscaping

The external tiling to the south and north facing elevation is out of keeping with the neighbouring properties and the essence of the cottages. Proposed amendment to remove the extensive paving and areas left as a mixture of lawn and flowers which will provide a habitat for insects and wildlife. Landscaping to the northern elevation remains unchanged

6. Heating system

Installation of an air source heat pump possess numerous challenges. Internally, it is not possible to attain the required level of insulation (solid brick walls) to enable the effective workings of the ASHP. Due to listed elements of the ground floor, underfloor heating is not an option, and the limited size/space of the cottage does not lend itself to the large size of radiators that would be required

Our proposal is to replace the existing LPG system with an energy efficient gas boiler with a gas tank buried in the ground.