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Design & Access Statement

Magpie Cottage, 18 Gedney Road, Long Sutton
Spalding, PE12 9JN



Proposed extensions and alterations

Applicant : Mr M & Mrs J Feather

December 2019

Ref:D&A.141-01

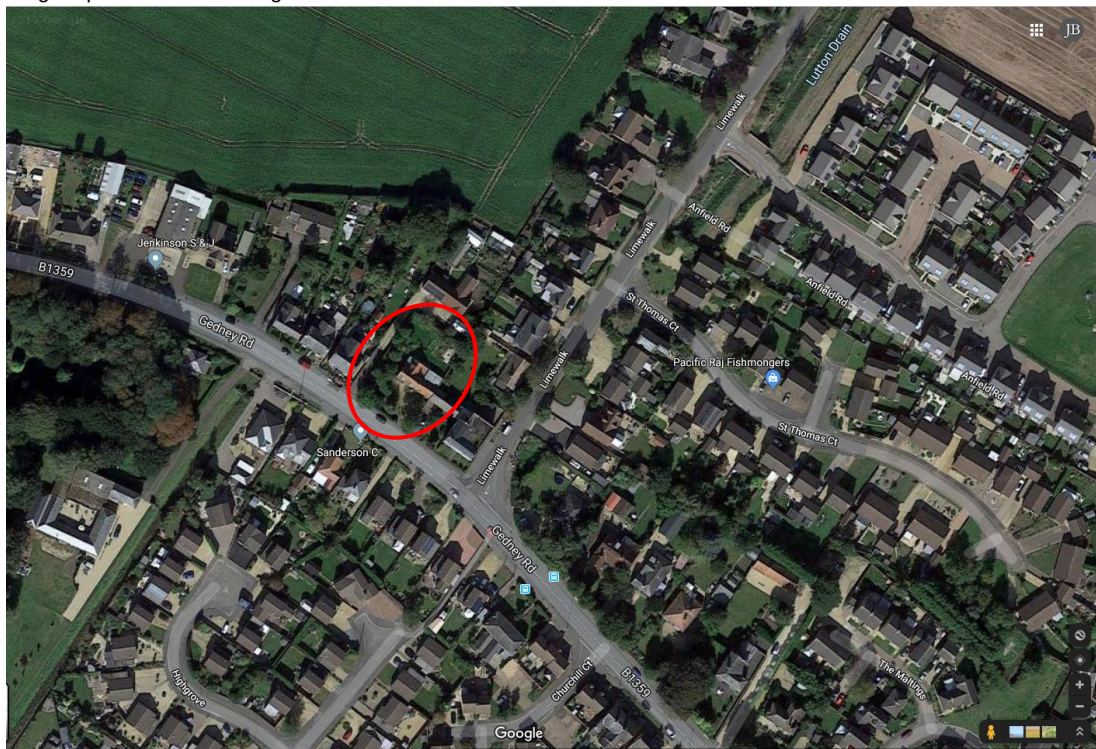
Design

The Process

Site Assessment

Location

Image reproduced from Google



The National Grid Reference of the central point of the site is TF427234

Please refer to the supporting Heritage Statement prepared by Pink Planning for further details on the context of the site and its surroundings

Evaluation & Design

The property is grade II listed, Entry Number 1204685 Formerly the Cock and Magpie Public House. 'Magpie Cottage' has been a rental property for at least the last 10 years, in part due to its lack of private market appeal caused by an undesirable and outdated layout. As a result of this the property is in dire need of refurbishment and modernisation in order to retain its use as a modern family home for current & potential new custodians, preserving its charm and local importance.

Initial development options explored were to

Either, extend to the side of the property with a modern contrasting addition, retaining the listed buildings external appearance while complimenting it with a contemporary and expressive design. With a well designed modern addition there would be a clear distinction between old and new, achieved through contemporary use of materials and a modern architectural solution. The design would be sympathetic to the existing property and its environment while adding vitality and interest of the original building.

Or, in addition to remodelling the existing awkward layout, propose a subservient extension or outbuilding at the rear, sympathetic in design & appearance to the existing building.

It was appreciated that either proposal would clearly need to understand and respect the original building's character and significance.

During the site analysis process and on reflection of the sites context as a whole, it was agreed that small rear extensions & internal remodel would most suit the site & its surroundings, preserving the character of the existing dwelling.

The attached outbuilding to the side of the dwelling also offered an opportunity to increase the usable domestic floor space with a sympathetic conversion/renovation. As far as the appearance of the outbuilding was concerned it was felt, for it to be a successful conversion design scheme, it should be 'true to the building'. Therefore a light touch was needed to ensure that the outbuilding, and dwelling frontage as a whole, retained its essential character and form.

Scale

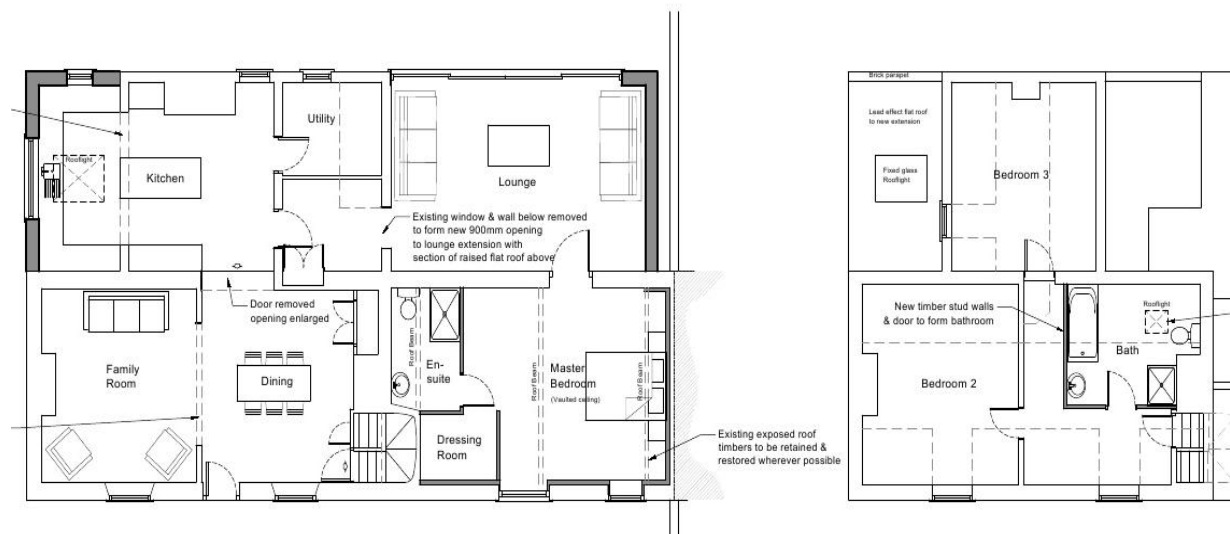
An existing modern single story timber side extension & timber covered store to the rear are proposed to be replaced with modern single storey extensions of a similar scale

The brick outbuilding to the side of the dwelling is proposed to be converted into habitable space using a PIR insulation system to the existing rafters & wall such as 'Celotex'. Existing timbers will be retained where possible, with any localised remedial works needed to be in keeping with the existing roof structure.

The outbuilding is based on an internal building width of no more than 4.5m, typical of local traditional barns in the area due to the purlin & tie beam roof construction.

Therefore the proposals involve working 'with' the buildings and not against them. There are no extensions or alterations to the building frontage, keeping existing main ridge & eaves levels as is, therefore preserving the heritage asset as listed.

Layout



Alterations to the layout of the dwelling including extensions are as follows;

- The current bedroom 4 at the top of the stairs, which has to be traversed at present to enter the other bedrooms, has the addition of new timber stud walls & door to form an upstairs bathroom and landing to better service these bedrooms.



Images above are taken from within the current bedroom 4 looking from and at bedroom 2's door.



Images above are taken from within the current bedroom 4 looking from bedroom 2's door towards bedroom 3 and vice versa.

These clearly show how bedroom 4 is little other than a large landing/corridor area with a bed squeezed in the corner demarcated off using furniture & shelving.

With the current upstairs arrangement all occupants of these bedrooms have to traverse bedroom 4, go downstairs and walk through both the lounge & then kitchen to reach a toilet.

- The existing internal door & section of wall separating the current downstairs bedroom from the lounge has been removed to form an open family/dining room with timber downstand beam/lintel over. Similarly the door between the current lounge & kitchen has been removed & widened slightly to help internal circulation and form a more open kitchen/dining/family room space fit for modern family living



Image on left shows section of wall and door to be removed b/n bedroom & lounge taken from within the bedroom. Image to right shows same section of bedroom wall along with opening b/n lounge & kitchen to be widened slightly, taken from within the lounge at the foot of the stairs.

The current downstairs bedroom and lounge are both cramped and disjointed rooms and again, along with the occupants upstairs, the downstairs bedroom has to traipse through the lounge then kitchen to get to the bathroom.

- Within the small kitchen the existing internal window, door & section of wall b/n separating it from the current flimsy timber lean-to extension are proposed to be removed to form a new traditional brick built kitchen extension with timber downstand beam/lintel over the newly formed opening. This will create a much more usable kitchen and along with a rooflight above the new extension bring much needed light into this important space



Images show the door, window & section of wall to be removed, firstly from within the kitchen and then from with the timber lean-to extension.

The current kitchen is very cramped with limited units all squeezed around a central family dining table masking a traditional fireplace. The extension will open up the space to a usable size, filling it with light and along with the newly opened up adjacent dining & family space help the whole area flow as one while retaining the zoned areas for these subsequent uses. The joinery and other interesting features within these rooms have all been retained and will now be features within these spaces rather than an inconvenience not able to accommodate modern clutter.



Image shows current cramped kitchen area



Images show current lounge wall with clutter masking feature joinery & fireplace due to its part corridor layout arrangement and general inadequate size for its current use.

- In the current utility room with lowered eaves & sc ceiling, the small existing window & wall below will be removed to form a new 900mm opening to the new lounge extension with section of raised flat roof above to accommodate a full head height to enable transition through to this part of the house.

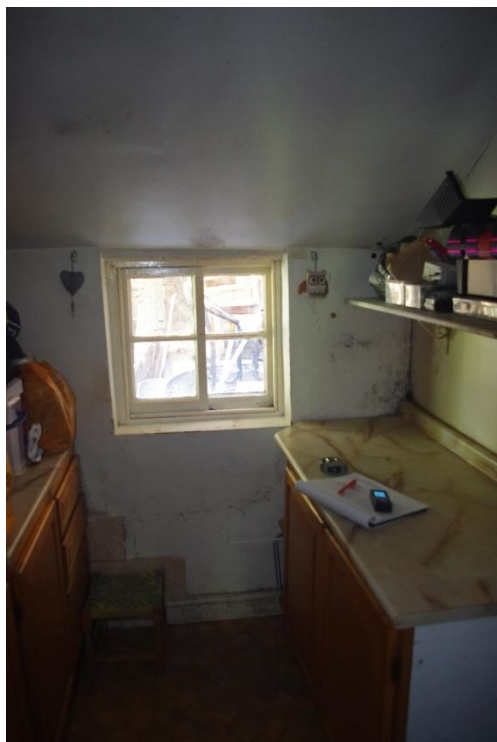


Image shows external window within utility to be removed and section of sc ceiling to be raised to allow suitable transition head height to newly formed lounge extension beyond.

- The newly formed lounge extension will replace the current external timber store and will form a link through to the converted outbuilding without affecting the current lounge wall between, which has joinery of some interest.



Image above shows the covered timber store to be replaced from the rear garden



Image to the left shows the external window to be removed to form link to lounge extension.
Image to the right shows feature joinery forming current lounge wall to be retained/preserved by proposed extension & subsequent layout solution.

- The outbuilding will be converted to form a new Master Bedroom with en-suite & dressing room using using a PIR insulation system to the existing rafters & wall such as 'Celotex'. With a vaulted ceiling existing timbers will be retained where possible, with any localised remedial works needed to be in keeping with the existing roof structure



Images from within the outbuilding

As can be seen from the images above the roof tiles are not forming an adequate barrier to the elements with no felt or sarking and gaps b/n broken tiles. Therefore by converting this part of the building into a heated & insulated habitable space, the existing roof structure, internal timber features along with existing brickwork can be saved from inevitable degradation and preserved for future generations to enjoy.

As part of the conversion, internal sub-division has been kept to a minimum & the roof structure kept visible as much as possible to preserve the openness of the original outbuilding while providing the necessary accommodation for it to function as a master suite. Existing openings have been utilised to avoid unnecessary work to the existing external wall fabric & help the internal layout flow. Lightweight PIR insulation solutions will be used throughout, recognizing the hydroscopic & vapour characteristics of the current/future building, construction techniques commonly used & particularly suited to barn conversions of this type. This will also negate the need for any new structural elements & minimise the impact on the open character of the barn.

Appearance

The drawings accompanying the application clearly show the existing footprint of the building will not be extended beyond and all existing openings in the current dwelling will be unaltered. Existing openings within the outbuilding are to be utilised with feature joinery & glazing, making best use of borrowed light, therefore negating the need for additional external openings.



There are no extensions or alterations to the building frontage, keeping existing main ridge & eaves levels as is, therefore preserving the heritage asset as listed.

The conversion of the attached outbuilding has been designed to be sympathetic to the buildings historic & architectural character, retaining as many existing features as possible with limited external changes. The existing legged & braced door is to be restored if possible or replaced with new timber units to match the existing and pinned back to the wall.



Any building work required, namely bricking up existing floor level door openings to the height of the new finished floor level, will use reclaimed materials to match existing.



The new extensions are subservient to the listed building and sympathetically designed using locally appropriate materials replacing substandard and flimsy timber structures as shown in the images on the next page.



The roofscape above single storey height will be unaltered apart from the addition of a conservation rooflight used on the rear main roof slope to bring light and ventilation to the newly formed bathroom upstairs.

Please refer to drawing numbers 141-01-DD01 for further details of the external appearance of the building.

In general the conversion and extension work will be sympathetic to the architectural & historic nature of the existing buildings. Existing external openings in the main dwelling will be unaltered & openings within the outbuilding utilised, having the existing window & door replaced with a new traditional timber window and feature glazed panel. Existing external materials will be retained where possible with replacements and new extensions matching existing. External alterations to the frontage will be limited to the existing floor level outbuilding door opening, which will be bricked up to the height of the new finished floor level and the existing legged & braced door pinned back to the wall. The external footprint of the buildings will not be extended beyond with subservient extensions using traditional & locally appropriate materials

Access

The existing entrance & driveway to the plot frontage will remain unaltered



As regards disabled access to the building, a suitable ramped approach with level landing and threshold could be provided to the new rear access provided by the sliding doors to the lounge extension.

The existing internal difference in levels between the current lounge & kitchen floor levels will not easily allow for a ramp in this location, however the existing step up is within the ambulant disabled requirements of the building regulations.

The widening of internal ground floor openings improves internal circulation and along with the new toilet facilities within the extension, which are all in accordance with modern building regulation requirements, contributes to the new ground floor layout being a vast improvement in terms of disabled access & circulation.

The enlarged kitchen, utility, lounge and master bedroom with dressing room & ensuite are all on the same finished floor level with disabled access gained through the sliding doors to the new lounge, effectively forming a self contained disabled friendly section of the dwelling.

All new approaches, access ramps and entrance thresholds to the rear extension will be in accordance with Approved Document M volume 1 – 2015

Consultation

A pre-application enquiry was submitted to South Holland District Council planning department and advice was received from David Gedney on 30th May 2019 (ref. PE-00177-19)

The proposed extensions and alterations have subsequently been designed in accordance with the pre-application advice received, which stated;

A small extension or outbuilding at the rear may be more favourably considered, providing it was subservient in terms of scale and sympathetic in terms of design/appearance.

Heritage Statement

Please refer to the accompanying Heritage Statement prepared by Pink Planning