

67 Chapelgate – Sutton St. James – Spalding - Lincolnshire

Design And Access Statement

Design

67 Chapelgate is a working property. It's history lies within the prosperity of the garage building that served the village for many years. A newer development further along the street has since made number 67 redundant in it's original format as a garage. With the location being suited to family inhabitation due to all the amenities that closely surround it, the design allows the two buildings on the site to intersect via a link to become a family home.

With this in mind, to suit both the area of Sutton St James and the buildings history, the design is led by a feel of industry, with barn/garage characteristics prominent within the design. This is shown with details such as featheredge cladding in a grey paint finish, alongside existing brickwork of the cottage and a light coloured render finish to link the two buildings on the external façades.

The aim of the interior of the house is to preserve as many features as possible. These include the re-use of large original floorboards found in one of the rooms in the cottage, stripping back original chimney breasts to reveal the English bond brickwork behind and leave this brickwork on show. Whilst the emphasis will be on preserving the character, a large part of the design is to make the space work efficiently for a modern family. The movement through the house starts when the front door opens into the entrance hall where the stairs can guide you to an upstairs consisting of four bedrooms, an ensuite, bathroom, study and boiler space. It also opens into a ground floor corridor that allowing the user to use the space efficiently and with ease. Leading to the living room, kitchen, utility room, downstairs water closet, storage room and dining room, where an open plan feel to the main kitchen area is complimented by sliding folding doors opening out onto a level access patio area. This immediately helps the building become more useful within the twenty first century. The introduction of a log burner to the living room, gives an opportunity for renewable fuels to be used to heat the house.

Access

With the site accommodating an existing dwelling built many years ago, the access will inevitably change. Floors will be moved up with the introduction of a damp proof membrane, rigid insulation and a screed to cover and then a further increase in ceiling heights to the level of 2400mm means that the first floor ceilings will be inside a vaulted structure underneath a cut roof with the pitch as part of the ceiling. This means that access will be built up in the form of patio areas at a level access to allow wheelchair users to access the building with ease via the large openings to the rear of the building. This will be accessed via a side gate (900mm) at the front of the development, leading to the rear.

External doors and internal door openings on the ground floor will be 838mm where possible, again to allow ease of use for wheelchair users.

Environmental issues have been considered in the use of materials within the construction phase. The existing structure will be utilised within the build, with the garage walls being 300mm thick and the cottage walls 225mm thick. This lends the structure to become thermally efficient with the use of battens attached to the brick, with a vapour barrier and then insulated plasterboard to hold the heat in the winter and make the most of the thermal mass of the existing brickwork by keeping the house cool in the winter. All timber will be from sustainable sources. All external surfaces will be insulated and ventilated appropriately. Renewable fuels will be used in conjunction with the log burner.

Conclusion

The overall design and access has been tailored towards the effective running and efficiency of a family home. With a keen preference aimed at making the building warm and well ventilated whilst keeping the environmental impact to a minimum.