

Design & Access Statement

Weaver's Cottage IOE No 334087

Principle purpose of development

The current building has suffered from severe weathering and collapse over some time. The building has listed status and requires complete refurbishment, repair and rebuilding to return it to domestic use. Damage occurred, particularly to roof areas from tree branch growth close to the building. The trees were either removed or pruned to prevent future damage and this was agreed and recorded in a letter dated June 2009. Areas of wall either collapsed or had to be removed in the interest of safety and this action was previously agreed with BMBC. The building will be completely restored and rebuilt to provide modern accommodation with minimal changes to the original overall appearance externally. Some original stone features internally still are evident and these elements will be retained and restored. The major elevation will have its originally fully glazed appearance restored. Some rear non-original collapsed outbuildings will be removed as part of the works and a small porch added to the least exposed side elevation.

Access

Currently access is taken from Leapings Lane, Thurlstone and is currently shared with other outbuildings and Weavers House. This access is retained but future proposals may be submitted to create a more independent access arrangement at a slightly lower point down Leapings Lane. The exact arrangement may be affected by the conversion of the property so the Council will consider any new access proposals as a separate application (if submitted) at a future time and any significant changes to the overall curtilage.

Design Overall Principles

All existing openings will be utilised including windows currently blocked off with masonry. Stone cills, mullions and lintols will be retained or repaired. Where existing door openings are converted to windows solid timber panels will infill the original depth of openings to new cill level. Stone internal storage features will be retained where possible. The roof requires complete replacement with a new timber structure. The original trusses (which have no historic value) have disappeared or are un-useable. The roof has no access requirement and will have a new ceiling (as originally the case). None of the original major spaces internally remain in evidence. The internal spaces provide new modern accommodation within the basic shell of the original building which retains its original main internal structural features, such as exist, with some modification on the

ground floor to slightly open up the main space. All previous floors are currently missing and will be replaced with new timber structures broadly at the same level of the original.

Elevations:

North

The primary elevation features a ten light feature to both top floors. All blocked openings will be restored and glazed with new hard wood windows. New timber windows and doors are required to the ground floor.

South

Existing openings will be reused as a door or window and masonry rebuilt to match existing as required.

East

All existing walled up windows will be opened and glazed to the main gable. All existing other openings are re-used as windows, one with timber spandrel panels. Masonry including chimneys will be restored.

West.

The West elevation will feature a new small porch area built within the rear line of the main gable with sympathetic masonry details. One new small window is introduced to the ground floor to light the rear of the ground floor dining space. Previous owners suggested this minor addition as the space was under-lit. The porch is essential both to provide a ground floor WC and way into the building from the considerable ground floor garden curtilage allowing outdoor boots and clothes to be stored and convenient access to the laundry and utility area without directly entering the main living spaces. This is particularly important in winter months. The ground levels will be adjusted on this elevation to allow the building to become more watertight and accessible. Any required ~~retaining walls will be stone faced and~~ planted as part of the external works proposals to be submitted. Drawings A1, A2, A3 & A4 deal with the above issues.

Plan

- The submitted drawings A5,6,7 show the proposed layout which provides a four bed unit with modern bathroom provision. The accommodation is arranged around existing openings with minimal changes to remaining masonry walls.

MAC 0612