Hawthorne House
Design & Access Statement

Purpose of Proposal

The existing house is in good structural order with only lack of recent maintenance to timber casements evident. The accommodation is not appropriate to current occupation. The main rooms are modest in scale, there is no kitchen or bathroom or any w.c. facility. It has power and water but needs upgrading and extending into the large domestic curtilage.

Access

Access will be taken off existing access on New Row Lane which serves the current building for vehicular access. There is a further pedestrian only access from Mill Lane which will be retained.

Design

The existing buildings will be unaltered and visually protected on the main elevations. It will dominate the development in scale and volume. The new elements will be connected to a second staircase and comprise of two bedrooms and new living area to the ground floor with appropriate bathrooms and ground floor w.c. All significant existing trees will be retained on the site.

Materials

The building will be in stone with timber casements and doors. Lintols and cills will reflect the existing building elements.

The new access road within the site will be in porous material in the main (clean stone rolled and crushed). The parking area close to the building will be in paving blocks.

At the exit point to New Row Lane the first 10 metres will be in tarmac.

Conclusion

The visual quality of the old building will be respected but upgraded with modern elements to create a family house in the village envelope

MAC 140107