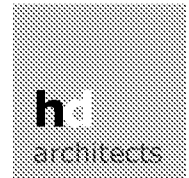


DESIGN AND ACCESS STATEMENT



Renovations and Alterations

to

Flint House, Church Lane, Eastergate, PO20 3UR



Figure 1: Front Elevation

August 2018

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to carry out a series of alterations to Flint House located on Church Lane in Eastergate. The existing property is Grade II Listed.

This document outlines the proposed works to include:

- Removing the dividing wall between the kitchen and the dining room; exposing the existing timber frame within the wall.
- Levelling out the internal ground floor.
- Raising the front door lintel.

The following documents accompany this supporting statement:

(Drawings)

17123_01 – Existing

17123_02 – Proposed

17123_03 – Block and Location Plans

The OS extracts are to show the site location and block plan only.

2.0 SITE LOCATION

2.1 The site is located on Church Lane in Eastergate.



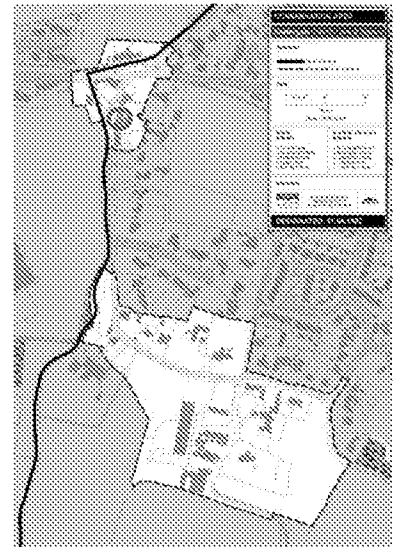
Figure 2: Aerial Map (from Google Maps)

2.2 Surrounding Area

Figure 3: Conservation Area Map

2.2.1 The dwelling is also located within the Eastergate Conservation Area (Square).

2.2.2 The surrounding buildings are primarily modest, detached houses dating from various periods of time. They are predominantly brick with clay tile roofs, with some houses featuring flint or painted cream. The house sits on Church Lane, a narrow country road lined with grass verges, hedges and trees which help to screen and provide privacy for the properties and the school sports field which is located directly opposite to the west of the site. Flint and brick boundary walls also feature in the area.



3.0 DESIGN

3.1 Internal Alterations

Cellar

The existing cellar is located below the living room raised floor. The raised floor above is to be dropped so the entire living room floor level is the same.

(See section A-A on drawings 17123-01/02)

Kitchen/Dining Room Wall

The existing dividing wall between the kitchen and the dining room is to be removed, exposing the existing structural timbers.

(See internal elevations and section B-B on drawings 17123-01/02)

The existing dining room will become the kitchen for the property.

Existing window shutters are to be restored.

The hallway to the rear entrance is to be blocked up to form a new larder.

Ground Floor Level

The floor level in the existing kitchen is to be dropped to the existing ground floor level throughout the remaining property, with a small area to be retained at the current level providing a raised area for the dining table.

(See sections B-B/C-C on drawings 17123-01/02)

3.2 Front Door Lintel

The existing front door lintel is to be raised. The existing lintel height creates low head height in the door threshold.

3.3 Appearance

The new lintel and door will match the materials of the existing house ensuring it is in-keeping.

4.0 ACCESS

To remain as existing.

5.0 LANDSCAPING

To remain as existing.

6.0 PRE-APPLICATION ADVICE

We met with Mr White on site on 16/07/2018 to discuss the proposals. I have highlighted the items discussed and what the Conservation Officer advised regarding the different elements below:

6.1 With regard to the proposed works for the front door;

- The existing brickwork should be salvaged and incorporated into the new lintel above.
- The existing front door should be salvaged and re-used to retain character.

6.2 Basement

- The basement is a more modern addition to the Listed Building. The works would return the living room back to its original state. Mr White advised that this would be a positive alteration.

6.3 Dining Room/Kitchen

The existing wall paneling in the kitchen is considered to be a heritage asset by the Conservation Officer and he advised that this would need to be retained. For this reason, the kitchen units are to be freestanding and not fixed back to existing wall paneling.

The Conservation Officer was happy with the proposal to remove the existing wall which separates the kitchen and dining room, exposing the structural timbers. (Endoscope has revealed that the wall has vertical timbers with areas between infilled with a mixture of brickwork and concrete blockwork).

The Conservation Officer was also happy with the proposal to restore the existing window shutters.

Mr White recommended blocking up the existing corridor to the rear entrance to enable us to form a new larder to the proposed kitchen. We have now incorporated this suggestion into the proposals.

6.4 Floor Levels

The existing floor level in the kitchen is to be lowered to match that in the dining room, except the area located directly below the bathroom which is to be retained, creating a raised area for a dining table.

The internal floor level is to match the exterior patio level. An Aco drain or similar will be installed to prevent water from entering the property through a level threshold.

6.5 The Conservation Officer was happy with all the points discussed and advised that the proposals aim to salvage and re-use as much existing fabric as possible.

7.0 Photographs



Figure 4: Front elevation



Figure 5: Shows existing front door and lintel to be raised. Brickwork to be salvaged and re-used.