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PLANNING STATEMENT

SOUTHWOOD LODGE

WEST WALBERTON LANE

WALBERTON

ROOF WORKS AND CLADDING



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Description

Southwood Lodge is a two-storey house originally constructed as a 19th century cottage with later single and two-storey additions, now providing a 5-bedroom family home.

The site originally appears as a roadside strip but has for many years included paddocks and woodland extending to more than 2.5 hectares, with a contemporary Annexe and Home Office, pre-war Barn and modern Stables.

The term Lodge has no significance apparently added in the 1980's



The main roof is of three plain tiled gable ended pitches, with later flat roofs to the rear and to single storey extensions; the brickwork from several different periods is all painted.

The windows are a mix of Aluminium and UPVC double glazed replacements with inter-pane false bars.

All the barge boards, fascias and soffites have been replaced in white UPVC



Proposal

The proposal is to re-roof the two main two-storey flat roofed sections with plain tiled pitched roofs similar to the existing, with a view to eliminate the maintenance burden of poorly insulated and potentially leaking flat roofs at high level.

It is further proposed to clad the whole of the first floor with fibre cement weather boarding incorporating insulation to improve the thermal performance of the house, some of which has solid walls or otherwise poor cavity walls and at the same time counter the overall rather bland appearance of the painted brickwork. This is substantially of non-combustible materials with low maintenance.

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Included in this is the replacement of a conventional window in the rear bedroom (see below) with a glazed screen and Juliette balcony to take full advantage of outlook over the paddock land to the rear and Potwell Copse beyond.



Andrew Vanags for Manhire LLP

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