
Manor Cottage, Old Bedhampton

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This Design, Heritage and Access Statement is written in support of Planning and Listed Building applications to build a single storey extension to the west side of the house and to carry out internal repairs. These works are as follows: -

1. To build a side extension to provide a new ground floor bathroom and living space.
2. To replace the sand-cement render to the external brick plinth with lime render.
3. To install 2 no. steel brackets to support purlin ends within the roof void.
4. To remove woodworm damaged floorboards below the existing over-boarding in bedrooms two and three.
5. To build new panelling on the fireplace wall of the old study.
6. To repair a rotten window lintel to the rear first floor bedroom.

1.0 Location

Manor Cottage is located at number one Lower Road, which is a cul-de-sac accessed from Brookside Road at the junction of Bedhampton Hill with Portsdown Road. Grid reference: SU 70138.



Street view of Manor Cottage

2.0 History and building's significance

The cottage is larger than most cottages being constructed of two stories with a generous attic comprising two bedrooms. The cottage was apparently constructed for the housekeeper of the local manor house in the early nineteenth century. The lean-to on the eastside, containing the entrance hall and kitchen is of a similar age to the cottage. It has a tall chimneystack serving the fireplace in the former kitchen.

The walls are constructed of red brick in Flemish bond with blue headers. The front and rear walls have a brick stringcourse and cambered brick arches to the ground floor windows.

The interior is particularly interesting containing fine panelling to the dining room and the stairwell. The cottage has a number of period doors and

elements of period joinery that merit its grade II Listing.

The cottage was extended in 2008 to provide a new kitchen and Garden room. The garage is not an historic structure and is only Listed by virtue of lying within the curtilage of the property.

3.0 Reason for this application and introduction to the project

The house has recently been sold and purchased by the applicants. The new owners are a family with two young boys, aged four and six. The elder of the two boys, Oliver, was born premature and has health problems. He breathes with the help of a tracheostomy because his airway is too narrow for air to pass normally. He has to be watched by a carer all the time in case the tracheostomy comes out or it becomes blocked. The family has a care package to help with day and night care. A night nurse provides constant monitoring and observation throughout the night.

Oliver can't talk, he can't sit or walk but can roll around the floor. He doesn't eat solid food and remains on a high calorie milk that meets all his nutritional needs. There are periods when Oliver is unwell and unable to attend school, during these times he is at home.

As a result of Oliver's poor health it is essential that the accommodation in the house meets his needs and facilitates his family and carers to give him constant assistance. Oliver must have a ground floor bedroom, bathroom and play area and access to the garden. His carers need adequate space to look after him, to watch him and take rest.

For these reasons it is proposed to make alterations to the house to make it suitable for Oliver's needs. The Listed Building application that has just been submitted this month will enable the family to move into the house by virtue of having a bath for Oliver in the cloakroom. Whereas this situation is acceptable in the short term a more permanent solution is needed to provide washing facilities on the ground floor.

It is proposed that an extension is build to the west of the house to provide an ensuite bathroom linked to a ground floor bedroom in the old study. The extension will also provide additional space in the living room.

4.0 Site analysis

The cottage is detached and occupies a flat plot of land of 0.14 hectares. The front of the house faces the road with garden and a driveway to the east side of the house. There is a large garden at the back of the house. The driveway, boarded by flowerbeds, gives access to a timber framed double garage with a plain tiled roof. There is a paved yard to the west side of the house, which is underused and well screened, it is therefore a suitable space to build on.



West gable of the cottage with the neighbour's garage in the foreground

The study is surplus to the families requirements and will therefore provide a suitable ground floor bedroom, which can be connected to a new bathroom in an extension to the west of the house, by making a door opening in the external wall of the house.



The study to become Oliver's bedroom

The yard on the west side of the house is an unused section of the garden due to its limited size. The space lies behind the garage belonging to number 3 Lower Road and the boundary wall. A structure in this location will therefore have a little impact on the amenity of the neighbouring property.

The photograph above shows a birch tree in the garden of 3 Lower Road. The canopy of the tree is wholly in the neighbour's garden and therefore its root system should not be affected by the proposed extension on the west side of Manor Cottage.



View of the boundary wall to the road, which will not be affected by the works.



View of west gable of the cottage showing the boundary with number 3 Lower Road



View looking north showing the site of the proposed extension

Assessment of flood risk

The cottage lies within flood zones 2 and 3 on the Environment Agencies flood map. The ground floors of the cottage cannot be raised because the cottage is a Listed Building. Flooding has not been a problem. Defence against flooding will be focussed on keeping drains clear. The new bathroom needs to be level with the ground floor in order to provide wheelchair access. No change of level is therefore proposed to the new accommodation.

5.0 Relevant Planning history in context with the proposal

The cottage is Listed grade II and lies within Old Bedhampton Conservation Area. The kitchen and garden room extension were completed in 2008.

6.0 Design principals adopted and design proposal

Proposal 1

The concept for the extension is to provide an enclosure for the new accommodation that is as unobtrusive in the street scene as possible. This is achieved by adopting a flat roof solution and disguising the extension behind a wall that appears to be just an enclosure to the garden. The road elevation has therefore no windows.

The enclosing wall will be set back from the north and south elevations of the house. The wall parapet will hide a flat asphalt roof that will have a low flat-topped rooflight in the centre to provide natural light in the bathroom. This will be low enough not to be seen from the road. The south elevation of the extension will have timber framed French windows facing the garden, to provide access for a wheel chair from the living room.

As Oliver grows it will become more difficult for carers, than it is already, to transfer Oliver from his bed into the bath. It is therefore proposed that a ceiling hoist be installed for convenience. In order to do this it will be necessary to install steel channels within the floor void to provide additional strength. Similar work was carried out in 2008 in order to give additional strength for the

first floor bathroom. It is therefore possible to carry out this work without affecting the fabric of the building. The necessary steels will be installed from above when the first floor bedroom floorboards are repaired.

In order to provide space in the living room for the son's wheelchair and his activities, it is proposed to create a bay off the living room within the enclosure of the extension. This bay will provide a desk area and French doors linking the living room with the garden. Although this alteration necessitates an opening being made in the external wall of the original cottage it is argued that the alteration does not detract from the special architectural interest of the cottage and the benefit to the child by making this alteration is considerable.



View of living room looking towards the proposed bay in the west wall

The new opening will be made to the left of the carriage beam.

It is proposed that the timber panelling over the chimney breast be copied and be installed over the exposed brickwork in the new bedroom in order to hide the spoilt decorations, caused by rising damp. The new panelling will be isolated from the wall and the space behind ventilated.

Proposal 2

The sand-cement render to the external brick plinth will be replaced with a hydraulic lime render, using NHL 3.5. Only brick already covered in cement bound mortar will be rendered over.



Proposal 3

Surface mounted steel brackets will be bolted to the external wall of the roof void to re-support rotten purlin ends. The work will be unobtrusive and reversible, details of which can be provided if required.

Proposal 4

Woodworm damaged floorboards below the existing over-boarding in bedrooms two and three will be taken up and removed from the house to lessen movement caused by foot traffic. The need for this work has been identified by the use of a borescope. The conservation architect, advising on the project, will carry out a more detailed inspection when the over boarding is lifted to make sure that the work is all necessary and appropriate in order that no historic fabric is removed that might be saved. (The specialist survey was carried out by Environmental Investigations Ltd of Milton Keynes.)

Proposal 5

The injected dpc is not functioning. It is therefore proposed that new softwood panelling be installed around the fireplace in the old study, which is to become the front ground floor bedroom. The new ventilated wall panelling will match the living room panelling and disguise the effect of rising damp.



The damp fireplace wall

Proposal 6

The extent of necessary work to repair the rotten window lintel in the rear first floor bedroom requires a more intrusive survey. This survey will be carried out by the builder and the conservation architect. Probing to date has revealed that the end of the oak lintel has rotted causing disruption of the external brickwork and movement internally in the plaster. The extent of the decay is not known but consent is required to replace the oak lintel and make good the brickwork externally as found necessary, all to match existing. (No new bricks should be required.) Consent is also requested to make any necessary repair to the end of the carriage beam in the vicinity of the lintel bearing. Any such work will be carried out in an unobtrusive way preserving the fabric and the appearance of the room. Mortar and pointing will be carefully matched.



Fallen brickwork over window head

7.0 Summary and conclusion

The proposed extension respects the character of the cottage and results in very minor loss of historic fabric. The alterations will hardly be noticeable in the street scene.

The provision of ground floor bedroom and bathroom accommodation is becoming more common provision for the disabled and for older members of a family. The alterations that this family require are therefore seen to provide a facility that will be found useful by subsequent occupiers.

The proposals represent a sensitive and sustainable scheme, which the Council are requested to approve.