

12 February 2015

Manor Cottage, Old Bedhampton

232

This Design, Heritage and Access Statement is written in support of a Listed Building application to convert the cloakroom into a bathroom.

1.00 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

2.00 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.

3.00 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. This application involves converting the cloakroom into a bathroom.
4.00 Site analysis	The cloakroom (The site for a new bath) The masonry wall that divides the cloakroom from a broom cupboard is not essential to an appreciation of the special architectural character of the house.
5.00 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.
6.00 Design principals adopted and design proposal	In order to provide sufficient space for a bath in the cloakroom the broom cupboard will be amalgamated with the cloakroom. The cupboard door will be preserved as seen from the hall side. In the converted cloakroom a new timber framed wall will close off the back of the door to enable the bath surround to be tiled.
7.00 Summary and conclusion	The proposal results in very minor loss of historic fabric. The proposals represent a sensitive and sustainable scheme, which the Council are requested to approve.