

Design and Access Statement

2 Garden Head Cottage is a mid-terrace stone built dwelling situated in the heart of Whitehough. The 3 terrace stone cottages are set back from the road through Whitehough and are fleetingly visible to the passer-by due to the large established trees lining the front of the site.

The property has a large garden to the front with communal access to the front and rear of the property. There is no vehicular access to the site. The rear of the property includes a smaller garden which looks out over open fields. The rear garden area comprises of a stone built outbuilding and a raised area which steppes up as it moves away from the rear of the property.

The cottage presently has a very small kitchen area and a downstairs WC. Previous alterations have been carried out to provide access to the loft area which is currently been used as a sleeping area. This area has limited headroom and which make it mostly unusable. Therefore as the stairs are reducing the useable space to the room below it is proposed to remove this fixed access and revert to using the loft area for storage only accessible by a pull down ladder.

Also propped is a first floor bedroom above the footprint of the kitchen. This will allow the second bedroom to be moved into the extension and the bathroom and WC to be relocated into the old bedroom.

The extension will be constructed from random stone and have a stone roof covering to match the existing property. The eaves level of the extension roof will sit below that of the main dwelling to ensure that adequate roof pitch is achieved for the stone covering. Due to the location of the existing roof light the ridge is to sit lower than that of the main house. This will also reduce any additional loading which may be transferred onto the original roof construction.

New windows are to be timber frame sash windows which are to be painted white to match the existing. The ground floor kitchen window is to be enlarged and the existing back bedroom window is to be relocated to accommodate the new bathroom.

The new drainage from the first floor WC is to be directed out through the new extension floor to connect into the existing soil stack which sits on the boundary line.