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11099 WHITE COTTAGE, CHURCH LANE, WELLINGTON HEATH

**PLANNING REPORT**

White Cottage is a small two storey pitched roof cottage of traditional design, sitting on the edge of a plot of just over a hectare, over 80% of which is broadleaf woodland.

Title Deeds indicate it was built in the late 19<sup>th</sup> century, as a blacksmith's premises and dwelling, something testified by a large chimneybreast inside the building and no longer revealed above the roof. The property has two bedrooms and was extended with a flat roof extension to the west and south in the 1970's at ground floor level only, finished with a flat felted roof.

The property has recently changed hands after being in the same ownership for over 40 years and is in need of some refurbishment and upgrading. Consisting of rendered solid brick walls without any insulation, its energy rating is very poor.

The works proposed to the cottage are as follows:

Remove handmade plain clay tile roof finish and insulate over the rafters before reapplying the same handmade plain clay tiles and clay ridge to entrance side roof slope and first of all take finished slates to rear roof slope, together with a roof top solar water heater consisting of vacuum tubes.

Raise chimney on existing stack by approximately 300mm and provide capping stone and pot.

Replace all PVC windows on older part of house with bespoke purpose made painted timber windows of traditional pattern.

Over clad all external elevations of the existing house with slab insulation before applying painted lime render set over 150mm high blue engineering brick plinths.

Renew gutters in painted cast iron and downpipes as necessary.

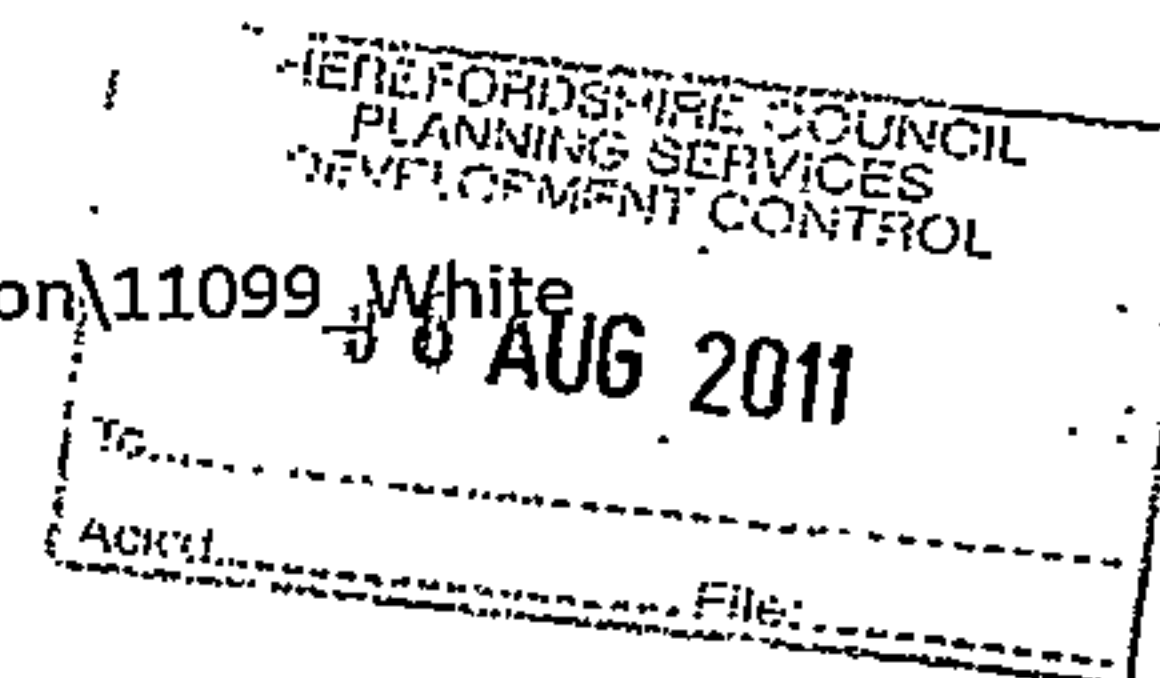
Apply bespoke storm porch consisting of wholly unfinished air dried oak joinery and glazed door with welsh slate hipped roof cut to mitre against 25mm diameter fine led rolls and painted cast iron gutters.

Eliminate one window currently serving as a bathroom on front elevation.

Reduce size of window on rear elevation serving the staircase.

Introduce new window at high level at rear of sitting room to secure morning sun.

Demolish the present ground floor WC and close off opening from utility room using rendered block work.



Erect two storey rear extension comprising of utility room, ground floor WC and bathroom over. This is to be finished with a sedum roof with grey metal edged trim and finely detailed over sailing oak soffit, upper elevation to be finished in fine air dried oak, lower elevation in painted render over blue engineering brick plinth.

### External Works

Remove present double gateway to width of single bespoke timber gate through extension of mixed hedging. Narrow path to 1.2metres in width and introduce shrub border on downhill side to allow removal of raised gravelled parking area for formation of lawn at approximate on existing ground floor level.

At north western tip of plot form new 4metre gateway in field hedge with air dried oak five bar field gate of simple rectangular pattern, opening on to gravelled finished car parking area capable of accommodating up to three vehicles with sufficient space for these to enter in forward gear and turn and leave likewise.

Separate car park area from the main garden by mixed field hedge with gateway opening on to garden servicing path leading to the house.

White Cottage is a simple modest structure of no notable historic value, it is not listed and it is not in a conservation area. These works will enable the cottage to have a much lower energy rating and restore some of the traditional joinery details that have been lost through the installation of PVC windows. The storm porch will give wind and energy protection to the exposed entrance elevation and has been designed to add character and be in keeping with the traditional scale and details of the house.

The rear extension provides the most sensitive way of allowing the rather small second bedroom to be enlarged by relocating the bathroom alongside the removal of the present flat roofed ground floor WC which currently prevents southerly light being introduced into the sitting room.

The works are discreet and will not have a detrimental effect on the amenity of any adjoining residents.

The relocation of the car park will allow a garden area to be created directly in front of the house and prevent cars dominating its amenity, space and outlook.