Design and Access Statement
For the re-instatement of
Demi-Detached Cottage at
Hall Cottage, Weston Hall

The site

The pair of houses are situated almost as lodge houses by the gates to the Weston Hall Estate. They obtained consent to be converted into one cottage in 1995. This appears to have been completed in part.

In effect it has been knocked through but two staircases remain and the narrow nature of the first floor makes it difficult to work successfully as one house. Indeed bedrooms either side of the ‘party wall’ still have to be accessed by each individual cottages stairs.

Layout

To make sense of the above, it is proposed that the Cottage is returned to a symmetrical pair of semis. To ensure there are no jarring details it is proposed that both houses have identical layouts and extensions, so that they appear like estate houses.

Scale and Appearance

The houses scale and appearance will remain as existing with the only difference being the addition of an extension to No. 2 to match No.1 and the addition of dormers to facilitate the use of the bathrooms, which have been added here to make the house more in tune to modern requirements without losing the character of the houses.

Landscaping

As existing

Access

The double garage as approved will remain for No.1 and the existing single garage remain for the use of No.2.

Both cottages will be adapted for level thresholds.

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