

Heritage/ Design&Access / Planning Statement



Lofthouse Architectural

**Extension/Alterations to Cottages at
Rowrah Hall Egremont Cumbria CA26 3XH**

Applicant: J & A Phillpott

20th March 2022

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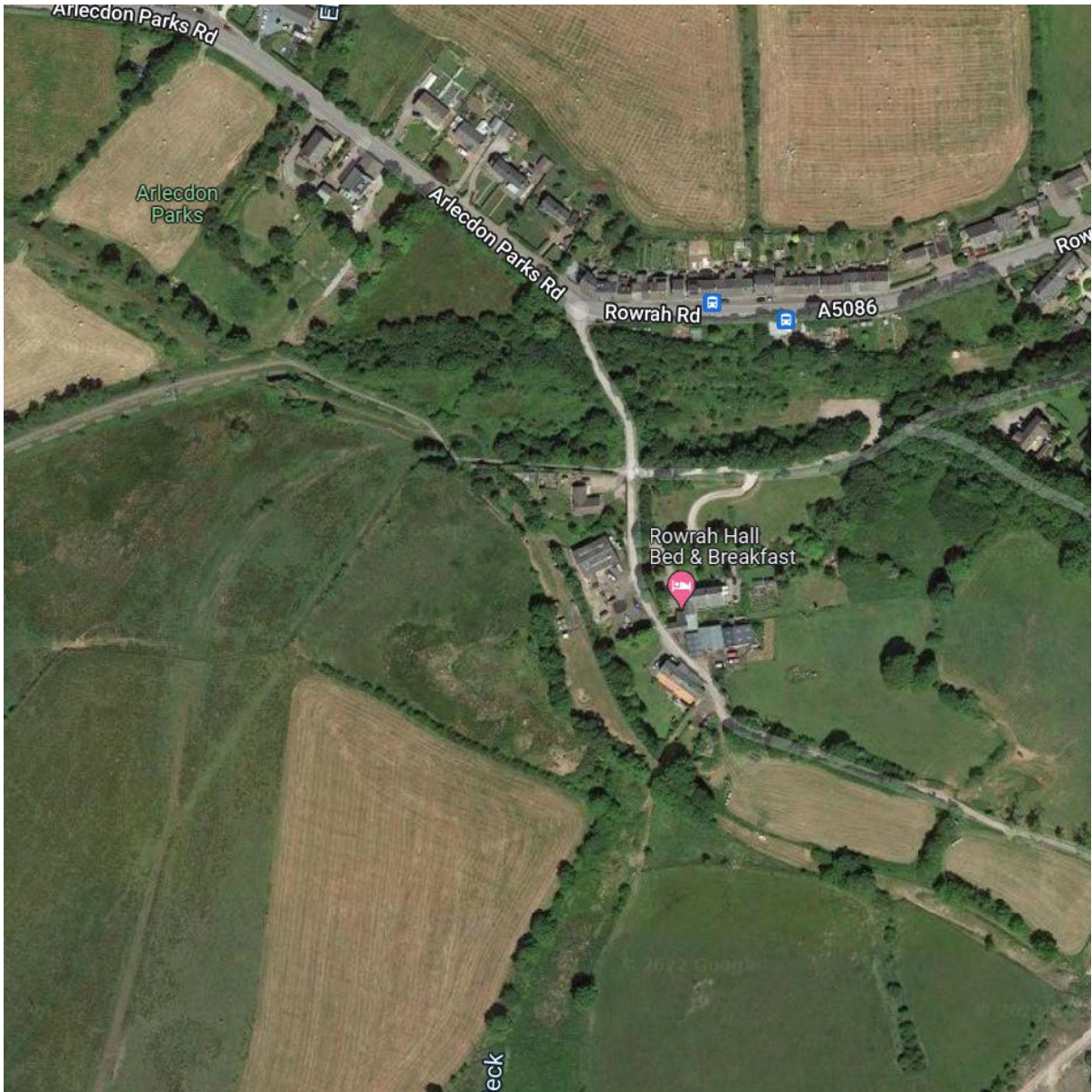
SUMMARY OF PROPOSAL

Lofthouse Architectural has produced this report to accompany the full planning application For installation of a storm porch to cottage 2 (The Old Hayloft) and internal alterations And Installation of 2 No sun tunnels to cottage 1 (The Old Dairy) with internal alterations



Image showing the proposed slates for the porch roof

SITE



Flood Risk

There is no flood risk with this application

Rights of Ways

There are no rights of way affected by this proposal.

Listed Building/Heritage assessment

The site is Grade 2 listed building of special interest warranting every effort to preserve the building in its original form

ECOLOGY

No protected species are known to be on the site or around it,

CONSULTATION

No pre application consultations have taken place for this site.

LAYOUT & SCALE

The buildings to which the works relate to were originally an Old dairy and Hayloft which is currently being used as 2 No holiday lets attached to Rowrah Hall

DRAINAGE

Drainage will not be affected as part of this application

USE

The proposed use would be to provide a more ambient accommodation bringing the amenities offered to a more comfortable standard expected in today's market,

The heating electrics and insulation standards will all be improved

AMOUNT

- Take up all ground floor flooring (tiles / carpet) and replace with Engineered Wood / Carpet with slim Under Floor Heating (water, rather than electric) – Assumed type to be [Retrofit Underfloor Heating | Award-Winning LoPro® \(nu-heat.co.uk\)](#)
- Take up all upstairs floorboards
- Inspect/replace/reinforce existing joists
- Lay any new pipes / electrics / fit ceiling lights / extractors

- Insulate between the joists – to be spec'd
- Lay down new floorboards (with sound insulation) – to be spec'd
- New carpet & pad (thick pad) for upstairs
- All walls to be skimmed and repainted. Skimmed to smooth out poor workmanship from before, but will keep undulating lines (except where new walls are installed)
- All ceilings to be skimmed and repainted. Decorative ceiling elements will be removed (skimmed over)
- All plaster will be standard mix or something to: Solar Lime Plaster (see [The Lime Centre - Lime Plaster](#))
- If any existing plaster needs to be removed and exposed bare walls, then we'll use Limco (or similar) – same link as above
- Windows to be kept as they are with the exception of new porch window
- New electrics will be put throughout, including a new consumer board. Position of sockets and switches will be moved. Electrical drawings to be made available later.
- Consumer board to be repositioned into the Laundry Room (now known as the Plant Room)
- New Heating System to be installed in the Plant Room (probably Biomass). This will connect to the cottages through the Old Dairy, linking up with the existing pipework. Pipes will run through the ceiling to where the old boiler is.
- Old Boiler to be removed. This cupboard will now have a washer/dryer (condensing)
- Old Flue to be removed (porch will cover this)
- Both external doors to be replaced with new ones. Composite timber effect with a design that complements the existing doors (to be spec'd)
- All internal doors to be replaced. Fire Doors where necessary, e.g. Bedrooms and escape routes. Existing smoke / CO2 / fire detection to be retained (Nest)

Other works are illustrated on the Architects drawings

LANDSCAPING

No landscaping is proposed as part of this application.

APPEARANCE

The conversion will have materials to match the existing premises.

ACCESS

Access is via the access is via the current access road to Rowrah Hall

CONCLUSION

The proposal has minimal disruption to the property or area and creates enhanced opportunity for the current business to grow improving the applicants clientele Holiday/relaxing experience in the area