

Design & Access/ Heritage Statement

Heritage impact:

The work carried out has been done to maintain and improve the property for the long term. We have taken into account the architectural design of the property and made best efforts for the improvements to compliment this.

Kitchen roof:

The kitchen extension roof was a flat roof with a roof light and was covered in bitumen on the outside and tongue and groove wood panelling on the inside, there was no insulation between the roof joists.

The roof was leaking in multiple places and looked like it had been this way for a while. There was evidence of multiple patch repair jobs.

All the top deck was removed along with the degraded plastic roof light. The joists were all sound and so these remained in place.

We replaced the top deck using marine grade plywood and covered it in a waterproof fibre glass membrane. The roof light was replaced with a double glazed glass unit. We also insulated between the joists.

Internally the pine tongue and groove was removed and replaced with plaster board which was then plastered.

Kitchen windows:

The old kitchen windows were rectangle single glazed wooden units, with no traditional features. They were rotten and beyond repair.

To improve the light into the dining room (which is a middle room), we sourced some larger windows in a more traditional style.

The new windows are wooden frames with double glazed glass units.

Lowering the internal floor:

The floor on the kitchen extension was raised higher than the main house floor, which meant there were five steps up to the kitchen.

These steps took a lot of space from the dining room and made the room very small.

To improve the space in the dining room and the flow into the kitchen we lowered the floor inline with the main house floor and removed the steps from the dining room.

Conclusion:

All the work carried out means the kitchen extension has been drastically improved both structurally and aesthetically.

Aesthetically it is more in keeping with the main house and offers a better flow to the house.