

BROW HILL COTTAGE, BROWSIDE, RAVENSCAR

REPLACEMENT CONSERVATORY AND TOILET FOR MR & MRS J BALLIN

DESIGN AND ACCESS STATEMENT DECEMBER 2015

14 DEC 2015

DESIGN

The existing twentieth century toilet and conservatory additions to this grade 2 listed cottage were poorly conceived, and constructed piecemeal with no apparent reference to the architectural and historical status of the original building, however modest. There has been insufficient maintenance of their fabric which is now in very poor condition with minimal opportunity to regain sound constructional standards or to achieve current environmental standards. From the homeowner's point of view, the toilet and conservatory elements are not disposed to best enjoy the coastal aspect, and the internal layout of the cottage lacks a coherent circulation strategy.

This proposal therefore seeks to demolish the existing additions and to replace them with a slightly larger lean-to structure, handing the internal layout and connecting the core living spaces with a new door opening from Conservatory to Lounge. The new, rationalised roofline will require minimal lifting of the existing verge tabling, beyond the chimney, to allow a continuous abutment, cloaked on all faces by the lead flashing, whilst the two existing non-original window openings are retained. The secondary nature of the new structure is emphasised by the use of stained horizontal boarding for the toilet/coats element, including the further additive housing for the laundry equipment, confirming the primacy of the cottage gable, with a nod to the coastal vernacular. Large, un-subdivided, float glass panels to the conservatory are intended to suggest a simple porch, with the exposed masonry of the original gable visible at the rear. Ventilation is facilitated through a hinged section in the stained plywood panelling at the lean-to gable, avoiding conventional window treatment. The design is intended to combine the characteristic additive informality of an evolving domestic building with current environmental standards, whilst continuing the context of modest but thoughtful architecture.

The external finishes of the solid element, taken through the internal space, and the new door opening to the Lounge, with reclaimed stone steps and dressed reveals, both confirm that this is an external space which has been enclosed, forming an appropriate buffer between house and garden. Purpose-made doors for Kitchen, Lounge and Cloakroom unify the design with a further period reference.

The layout of the garden, would be amended with the already-granted approval of the Court Leet freeholder, to provide better separation between Brow Hill and Susannah Hill Cottages, until recently in single ownership, with access from the West rather than the North. The character of the external space would remain informal with existing materials redeployed. In combination with the award-winning addition to Susannah Hill Cottage, these alterations are designed to enhance the immediate context, improve the buildings' contribution to the broader landscape and to ensure continued habitation and maintenance.

ACCESS

The current level threshold access at the Conservatory entrance would be maintained by this proposal, as would the shallow step access to the original "front door", but the numerous internal levels, steps and the historical loft staircase present continuing circulation obstacles which are intrinsic to this building type.

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