

DESIGN AND ACCESS STATEMENT

Flag Cottage
High Road
Eastcote
London
HA5 2ER

02nd August 2024

Background

The site for the outbuilding is within the curtilage of Flag Cottage. Flag Cottage is a grade II listed building (entry list no. 1080225). It's an 18th century cottage with 19th century alteration. There has been some more modern alterations done post Second World War. The building has deeply pitched slate roof. The windows are generally timber sash windows although there is one exception which is the timber casement window to the existing kitchen area on the North East elevation. All the windows feature glazing bars of narrow profile commensurate with the age of the building. The windows on the front elevation (North West elevation) features louvered shutters which is appeared to be a later adding but it is not sure when it was added. A striking feature of the building is the entrance door case which has pediment and cornice with ionic columns. This entrance feature was taken from Eastcote Lodge in 1963 when it was demolished.



Design

The site for the proposed outbuilding is on the partly derelict existing outbuilding which appears to have been a small greenhouse / garden shed from what remains of the building. It is proposed to keep the walls of the existing building and build a new front wall on the south elevation with brickwork to match the existing walls which are being retained. The roof will be raised to provide sufficient headroom for the proposed new home office / study and the roof will be covered with natural Welsh slate coloured grey to match the existing house. There is proposed a small single roof light on the south facing hip. This would be a steel conservation area style roof light to be in character with the listed building adjacent. The windows will be timber windows painted white but with double glazing to improve thermal efficiency.

Access

There are no access issues associated with the proposal. The building will be designed with a level threshold to facilitate disabled persons access to the building.

Prepared by:

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