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Planning Services
Cherwell DC
Bodicote House
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OX15 4AA

Date: 1st June 2018

Site location: Wendelbury Lodge, Church Lane, Wendlebury

Design & Access Statement:

This document should be read in conjunction with the Heritage Asset Statement produced by JP Heritage

The proposed alterations can be easily identified below using the plans and associated photographs. In the main, the alterations are confined to the interior with the exception of the removal/replacement of the existing lean-to conservatory and new French doors to replace the rear facing ground floor storm casement. We have used a listing and photograph approach to identify all the areas of proposed change. As mentioned above, these can be cross referenced with the Heritage Asset Statement as all main features are included in that document.

Much of the building fabric to be removed consists of much later additions/alterations and the property itself will benefit from the rejuvenation and investment.

The proposed works are précised below:

Ground Floor:

- 1) Remove all existing superficial floor finishes (carpets, lino flooring and tiling etc).**
- 2) Remove block wall between current snug and study. Construct new light weight partition to create separate Study/Laundry and Pantry. Replace door to study from central hall with full height solid wood 4 panel door and reverse door swing to open into study.**
- 3) Use Lightweight partitioning to in fill between existing structures and form new Playroom.**
- 4) Remove storm casement in proposed playroom and increase opening down to form opening for new French doors.**
- 5) Remove existing lean-to conservatory structure. Construct new rear wall with French doors and side lights. Wall continues up to parapet detail concealing new flat roof behind with large traditional timber roof lantern. Flat roof finished in single ply membrane in lead grey. All flashings and soakers in lead work.**
- 6) Remove wall between kitchen and new garden room. Make good in materials to match existing.**
- 7) Remove ceiling to kitchen area to create vaulted room. Retain all existing rafters and purlins as identified in Heritage Statement.**
- 8) Remove later chimney stack originating in kitchen in entirety. Make good all round, including roof finishes in materials to match existing.**
- 9) Remove ground to first floor staircase + existing under stairs cupboard and doorway into hall. Introduce new door way and reuse existing 4 panel door and match/reuse architraves + mouldings. Make good to wall using lightweight stud partitioning, depth of stud and finish prepared to ensure flush finish with remaining wall.**
- 10) Install new solid timber staircase consisting of 14 goings at 266mm (including 16mm bull nosing) and 15 risers at 194mm. Overall stair width, including handrail to be 926mm. Staircase is designed to fit perfectly within ceiling space between the Living Room and Hall way wall and the existing beam.**
- 11) Remove existing wall containing current WC at rear of hall. New toilet located under new stairs and accessed off of hall way.**
- 12) Remove existing window to rear of hall and part block, part extend down to create new access into Garden room. Reduced wall structure below current window suggests opening ere was originally full height in this location. Retain existing lintels/support over. Make good.**

First Floor:

- 13) Remove partition enclosing staircase**
- 14) Remove first floor to second floor staircase**

- 15) Remove partition enclosing current bathroom and make good.
- 16) Create door way into bedroom. Use late 19th Century architraves and moulding as per existing sash windows etc. Make good. Door to be solid wood 4 panel.
- 17) Construct lightweight partition to enclose new ensuite bathroom
- 18) Create new panelled wall and secret doors in master bedroom to create wardrobe and ensuite facilities behind. See 1:20 detail – drawing 1007-5A.

Second Floor:

- 19) Install new staircase from First to Second Floor. Staircase to be solid timber and constructed with 14 goings at 236mm (including 16mm bull nosing) and 15 risers at 200mm. Overall width including handrail to be 884mm.
- 20) Remove existing partitions enclosing current shower room and left-hand bedrooms. Construct new lightweight partitions as indicated on plans. Make good all round. Use late 19th Century architraves and moulding as per existing sash windows for new doors. Door to be solid wood 4 panel.
- 21) Make good to existing dormers as necessary
- 22) Remove collared ceiling in smaller second floor bedroom to create vaulted room as per reciprocal second floor bedroom.

General:

- 23) 5 Star wood treatment to be applied to all existing timber if exposed during works.
- 24) New heating system to be installed throughout.
- 25) Existing thermal windows to be fully restored on site (remove existing paint layers and recover to allow opening lights to close against frame).
- 26) Remove faux stone surround to ground floor living room
- 27) Demolish existing brick garage



Casement to be replaced by new French Doors



Remove existing floor finishes



Block wall to be removed and create double fronted study



Openings to be in filled to create new Play room (note: in fill will not obscure existing piers)



Smaller window to be replaced with new door way onto Hall. Note: Soil pipe moved to new location hidden within new WC



Wall to right currently separating kitchen and conservatory to be removed



Staircase removed. Existing door relocated to new position.



Remove Faux stone surround



Remove stair soffit and under stairs cupboard



Internal view of existing window to be replaced by door way from hall to garden room



Make good to ceiling where staircase removed



Area to be partitioned by new panelled wall to create wardrobe and ensuite facilities off master bedroom



Staircase and partition beyond to be removed



Brick conservatory to be removed/replaced



Later chimney stack to be removed



Staircase removed/replaced from first to second floor



Shower room to be removed



Ceiling to be removed and vaulted as per reciprocal bedroom at second floor



Brick garage to be removed

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