

LIZ ASHMORE  
ARCHITECT



B S C D I P A R C H R I B A

Design and Access Statement  
&  
Heritage Statement  
In Support Of  
Planning Application  
FOR  
20/22 Kaffir Road

## Introduction

This Statement has been prepared on behalf of Mr & Mrs Bissell and provides information to accompany a Listed Building Application for internal alterations to the above property.

## Assessment and Physical Context.

### 1 Physical Context

The application site is situated 20/22 Kaffir Road, Edgerton within the heart of the Edgerton Conservation Area. The property is listed and the listing description is included below. The area is that of a leafy Victorian residential area, with large, architecturally interesting detached houses set in generous grounds. 20/22 Kaffir Road is typical of the sort of property found in the area. It sits in a row of similar property facing off Kaffir Road. It

has a parking area to the front and the land falls away to the back of the property where there is a large garden. Originally the property was one large house, but it was divided into vertically forming 2 semi-detached dwellings and then no20 was divided horizontally at first floor level to form 2 Flats, probably in the 1970's. This application is for 20/22 Kaffir Road, both ground and first floor flat, which was originally the front of the dwelling. Both flats are owned by the applicant

The adjacent properties are houses.

The property was listed in 1978

## 2 Listing Description

20 and 22 Kaffir Road

Mid C19. Hammer dressed stone. Pitched slate roof. Elaborately bargeboarded gables and eaves. 2 storeys and attics. Tripartite and bipartite trefoil-headed sashes, some in raised ashlar frames. 2 canted 2-storey bays with crenellated batter between floors and hipped stone roofs. 2 gabled porches, also bargeboarded, with trefoiled arches on columns with elaborate foliate capitals. Doors with trefoil fanlight.

Internally, most of the original features were removed, presumably prior to listing as there is no reference to anything of significance. The original main staircase was removed in the 1970's alterations. The original house had a large stair well with a glazed lantern at roof level. This stair has been removed and the stairwell now has a stair to the first floor flat.

## 3 Proposal

When the alterations were carried out in the 1970's the servant's stair from ground to first floor was partly removed. It was closed off at first floor level and on the ground floor the first three steps were removed and a stud wall was built across the bottom.

This application is to reopen these stairs to give access directly from the ground floor to the first. Currently the first floor flat is accessed from the side of the building.

In order to do this the existing 'modern' staircase that leads up to the attic needs to be adapted. The bottom rise of stairs needs to be moved approximately 1 meter out to

provide the necessary head room over the steps from the kitchen.

The existing opening at the bottom of the stairs that leads into the dining room is to be blocked up and the original door to the stair in the kitchen retained.

### 3. Economic Context

Not Relevant to the application

### 5. Involvement

Not Applicable

### Access

There is no material change to pedestrian and vehicular access to the site with the existing access being utilised.

### Conclusion

This proposal reinstates an original feature of the dwelling and causes minimum impact on the original existing fabric of the building.

Should you require any further detail please do not hesitate to contact **Liz Ashmore**.