

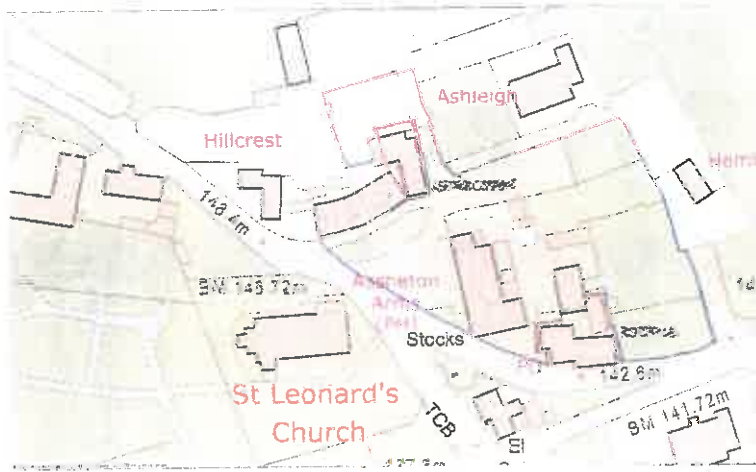
DATE 12/9/14

**Heritage Statement
Ashtree Cottage
Downham**

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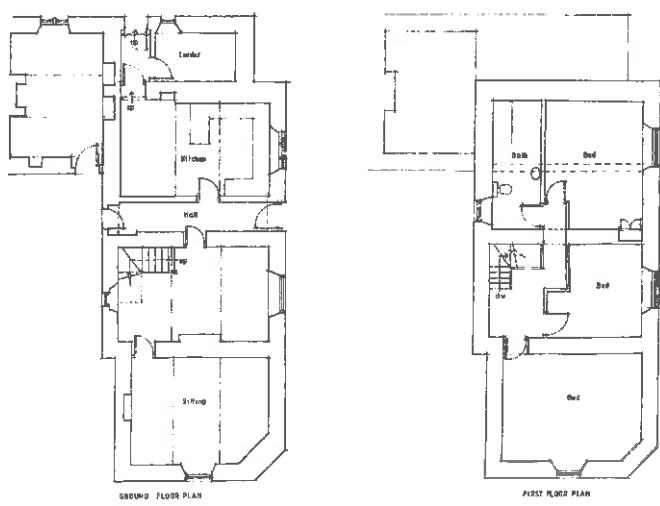
To be read in conjunction with change of use application from domestic residence to 4 No. ensuite bedrooms in association with the Assheton Arms.

Ashtree Cottage, as can be seen from the attached plan, is located alongside the Assheton Arms. It has been leased out as domestic residence by the Downham Estate.



Location Plan

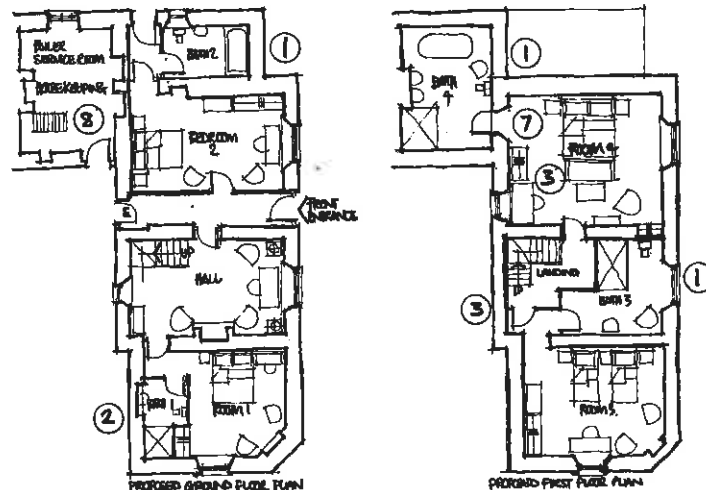
The current application for change of use proposes very little alteration to the fabric of the building with no external alterations proposed.



Existing Plans

The internal two storey layout (currently empty) has 3 no. principal rooms at ground floor either side of a central corridor. From the middle living room a timber staircase with quarter landing extends up to a landing which leads to 3 bedrooms and 1 bathroom. As can be seen from the existing plans, the middle and rear bedroom have been divided with timber stud walls in the larger bedroom to form a bathroom.

To the rear of the property is a two storey semi-derelict outrigger currently housing storage and a boiler.



Proposed Plans

Creates 2 bedrooms at each level with attached ensuite bathroms and proposes the following:

Bedroom 1, Ground Floor

This utilises the existing front living room and requires a bathroom constructing in this existing room. The walls will be timber stud/plasterboard. The service connections will be made to the existing system with the drainage connection in the external coridor to the existing main drain. The remaining works to this room will be decoration only.

Bedroom 2, Ground Floor

This room utilises the existing kitchen with the utility/larder area converted to the bathroom. All services exist in this area. As in Bedroom 1, the remaining works are decoration.

Hall / Stairs / Corridor

This area remains as existing utilising the existing staircase/doors, etc.

Bedroom 3, First Floor

With slight adjustment to the stud partitions on the landing area, this bedroom utilises the existing bathroom. Other than adjustments in the plumbing layout of the existing bathroom there will be little change.

Bedroom 4, First Floor

The existing bathroom stud walls are to be removed and a former door opening leading through to the first floor of the outrigger reopened. The first floor area will then be refurbished as described using dry lining to the walls. The services will be connected to the existing soil pipes located adjacent with matching materials. The removal of the existing bathroom to room 4 followed by the making good of the finishes will bring this room nearer to its original state. As noted in Bedroom 1, the only other works relate to redecoration throughout.

Duncan N Isherwood RIBA
11th September 2014