

Heritage Statement

This statement accompanies an application for listed building consent at:

CROSSWAYS, THE HEADLANDS, DOWNTON, SP5 3HP

The proposal for work includes;

The installation of new kitchen from under the stairs to create more usable kitchen dining area in existing lounge.

The existing kitchen units are dated and not hygienic.

The building having once been part of a hotel was divided approx 1960's. Crossways was at that time remodelled and given a new layout, including a kitchen area created under the stairs.

Crossways is a semi-detached house. Mid-C19. Flemish bond brick, Welsh slate roof with brick stacks.

It is of 2-storey, 5-window front.
tripartite sash and square bay window.

First floor has 1x 9-pane sash window with margin panes and flat arches, and one light casement to left. Brick pilaster with decorative iron gates to the left of property

Gable to the left has wavy barge-boards, brick stacks with decorated pots.
attached to rear is single-storey extension with barge-boards.

The existing lounge (new kitchen) has a picture rail, deep skirting boards, an existing fire place and surround, a wooden floor, shuttered doors into sun room and framed sash window to the front of the property.

The new units will be installed without disruption to the existing features.

The units will be cut to fit over the existing skirting boards. Therefore they will not be removed or damaged.

In order to install water in and waste out of the kitchen some floor boards will need to be lifted to gain access. These will put back with care.

Waste will be connected to main drains outside back door.

Water in will come from pipework from first floor, as it does for current kitchen.

This will be concealed behind tall cabinet units.

We propose to install 6 recessed lights over kitchen area.

We will install a floating multi engineered oak floor on top of existing wooden floor boards.

All work will be sympathetic to the room and provide a family friendly open kitchen. The space under the stairs will become office/study area.