Sunnyside Cottage
Fritchley
Design & Access Statement

2601-LM-XX-XX-PP-L-100-P01

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February 2026

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01 Introduction

2 Sunnyside Cottage is a three bedroom dwelling on Kirkham Lane on the northern edge of Fritchley, which adjoins 1 Sunnyside, the original cottage and 3 Sunnyside which was constructed in 2004.

Originally constructed around 1850's, the cottage had a two storey extension added in 1964 to provide to provide a kitchen and pantry downstairs and a bathroom and single bedroom upstairs.. A brick outhouse was then added in late 1960's to provide coal store and outside toilet with a blockwork and corrugated plastic porch added later to the access to the outside toilet.

In the 1880's the cottages were lived in by the Quaker Davidson family who ran the village shop on Fritchley Green. The lower field was an orchard providing fruit for the shop and the family. The properties are still owned by the great granddaughters of the Davidson family with the outer cottages rented long term to local residents.

The application is to create level living facilities for 2 Sunnyside Cottage to future proof the layout for any elderly resident with a shower, cloakroom, utility facility thus creating a breakfast area in the kitchen with views east across the valley. The application also vitally improves insulation of walls, floors and windows to decrease future heating costs.

The aesthetic of the rear of the cottage will be improved by the removal of the old coal store and outside toilet in an uninhabitable single skin cold and damp outhouse with a modest sustainable replacement.
Planning consent was granted in June 2023 (App. Ref. AVA/2023/0054) which includes refurbishment of outhouse, and installation of patio doors to east elevation of Sunnyside Cottage.

The owners now intend to rebuild the outhouse to modern building regulations to future-proof a more accessible dwelling. The proposals provide a utility room and ground floor shower room. This replaces the existing utility and downstairs toilet off the kitchen and creates a small dining space. The proposed patio doors will now be replaced with a window, retaining the views east across the valley.

The proposed materials palette was agreed as part of the previous application and includes:

- natural slates to roof;
- timber doors and windows painted white; and
- Saint Astier EcoMortar render. Stone colour reference 049.



2 Sunnyside Cottage frontage to the right of adjoining properties 1 Sunnyside & 3 Sunnyside



Location of existing outhouse to rear of 2 Sunnyside Cottage

02 Existing Site Photos



Front elevation of 2 Sunnyside Cottage



Existing outhouse, north and eastern elevation



Eastern elevation showing original cottage and extension with current window arrangement for the existing utility and toilet.

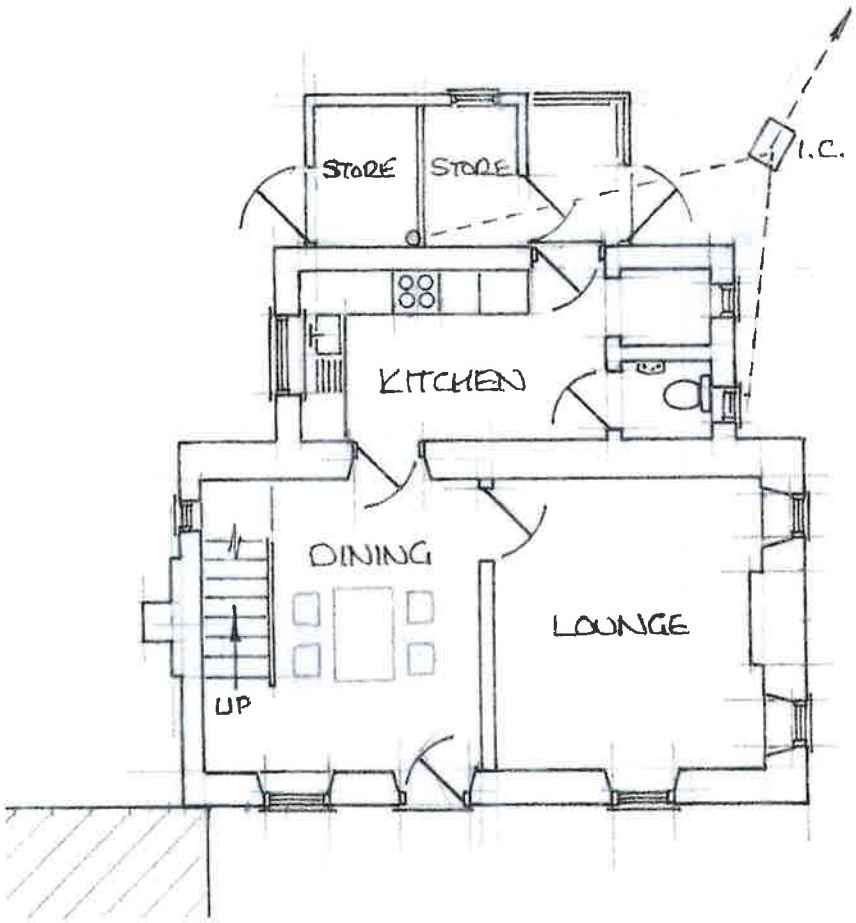


Northern elevation of 2 Sunnyside Cottage with outhouse



Eastern elevation of 2 Sunnyside Cottage

03 Existing Plan & Elevations

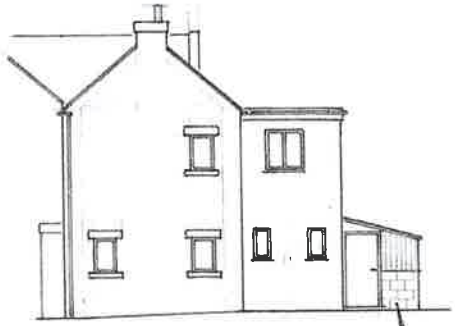




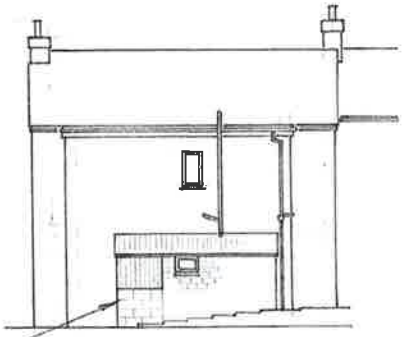
SIDE



FRONT



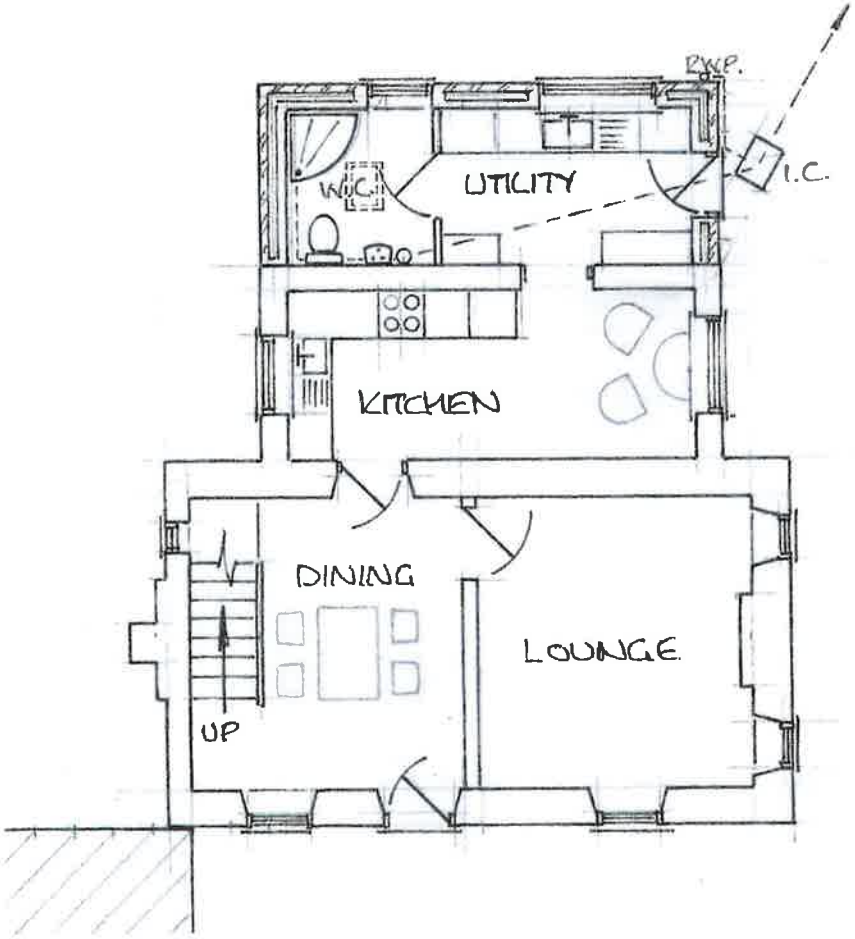
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REAR

BLOCK & BRICK OUTBUILDING TO BE REMOVED.

04 Proposed Plan & Elevations

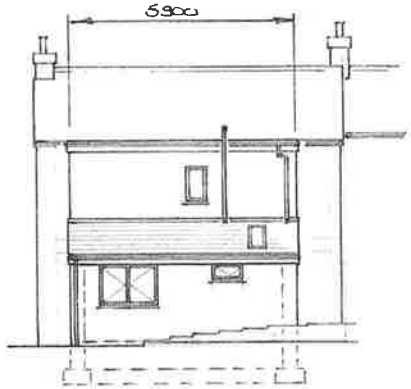




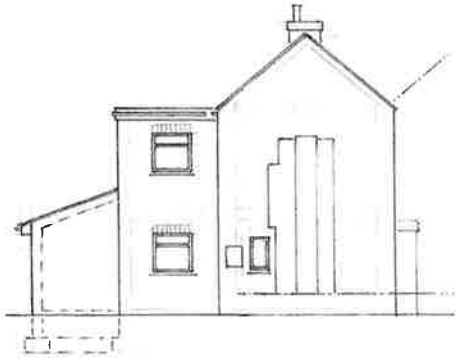
SIDE



REAR



REAR



SIDE