

Heritage, Design and Access Statement



Proposed North Elevation

Pilgrims, Gretton

Introduction

This application seeks planning approval to make external changes to the existing fabric of Pilgrims, a domestic dwelling, to improve the external façade by introducing new elements by means of porches and a canopy

Location.

The property is located within the village of Gretton, which was designated as a Conservation Area in 1975.



Extract of the Location plan showing the local heritage assets

Listed Buildings

There are 23 listed buildings in Gretton, those in the vicinity of Pilgrims are Lynch Lane Farmhouse, Bank Side, Oak Cottage, Well House, War Memorial and Pink Cottage all which are Grade II listed. It is important to note that although Pilgrims is in a slightly elevated position it does not overlook the neighbouring properties, in part due to the plot layout but also due to the mature planting around the property. The heritage assets defined here would not be overlooked by any of the changes proposed in this scheme.

Planning History

The existing property was a replacement dwelling that was granted planning permission in 2002 [02/01576] with later amendments in 2004 following further applications [04/00086 and 04/01550].

There is currently planning permission granted on the property for a similar proposal which this one is to supersede.

Design Overview

The existing stone building forms a substantial well-built property that has taken some design cues from the local vernacular but lacks the detailing that would elevate it to be something quite special.



Well House, Gretton

The characteristics of the local vernacular, such as stone mullions within the windows, timber framed porches and dormer windows break up the mass of buildings by creating points of interest. This is a design method that the Cotswold movement of Arts and Crafts designers used to great advantage, particularly when designing large buildings, in order to retain a human scale. The work of Ernest Gimson at Sapperton is a good example of this tradition and a source of inspiration for Pilgrims.



Whilst attention has been paid to the creation of a plinth wall and the detailed stonework around the door other features that would visually enhance the building have not been used.

Pilgrims, Gretton

Proposals

The primary purpose of the scheme is the visual enhancement of the building and some ordering to enhance the functioning of the property.

Ground Floor

A porch extension to the front door meets several design requirements, 1, it creates shelter to the front door, 2, it defines the hierarchy by creating a clear statement that this is the main point of entrance, 3, in elevation the addition of this form helps to breakdown the large mass of stone by creating a point of interest.

The adding of a canopy to the rear of the property, which creates an open transition space between the reception Hall, Kitchen area and Sitting area. The canopy also has the benefit of adding shading on the South elevation where solar gain is at its maximum.

To summarise we are to add the following

- Oak framed Porch to the front elevation
- Oak framed Porch to the side elevation
- Oak framed Porch to the rear elevation
- Oak framed Canopy to the rear
- Oak framed car port and store

Garden Building

The proposed Garden structure replaces the existing pool and terraced area located on a raised area of the garden to the East of the main house. The existing swimming pool is ~~ruined~~ and its crude construction detracts from this area of the garden. Our proposal is to seek consent for a new ancillary garden building that will house a gym and hot tub, which replaces a hot tub on the existing rear terrace.



The new structure has been designed in the style of a garden folly making reference to many such picturesque structures set in landscaped gardens. Using this idea as a backdrop, we have reimagined the garden building and integrated this into a new contemporary design.

Materials

The materials in the construction compliment the palate of materials used on the main house i.e. Natural stone, timber and aluminium powder coated frames. The profile of the building has been kept low in order to minimise visual impact. The alignment of the building is oriented into the garden and set back into the Eastern boundary so that it can't be seen from neighbouring properties. The level of the building has been carefully set to minimise groundworks and avoid altering the natural topography. This building will remain ancillary to the main house and other residential use.

Appendix

1, Gretton Conservation Area Plan

