

ORCHARD HOUSE

4 Court Orchard Painswick GL6 6UU

February 2021



Project Description:

Orchard House is a residential dwelling house in Painswick, which is located in the Cotswold AONB. The proposed works comprise modest front & rear extensions as well as an internal reconfiguration. The proposal rationalises the circulation of the house, which improves the layout for modern living whilst maximising views of local landmarks and the views of the valley.

The extension to the south of the property connects the upper ground floor to the garden and the newly created garden room and 'snug' on the lower ground floor. The roof of the extension provides outside amenity space in the form of a terrace that is directly accessible from the kitchen and living space. The south facing terrace maximises the impressive views of the valley, which strengthens the unique sense of place of the property.

The existing north elevation is currently confusing and detracts from the character of the existing house and its surroundings. The proposal sees unsympathetic additions removed and altered to provide a more balanced, legible and visually attractive appearance.



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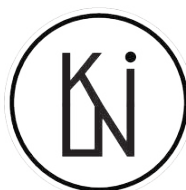
Design Statement:

The design complies with relevant planning policies and responds to Stroud's Residential Design Guide and Painswick Principles of Good Design. The north elevation reflects the formal design and proportions of local precedents and directly relates to the adjacent Court House. Traditional architectural features such as the gables add interest to the elevation and the entrance sequence is rationalised by removing one of the front doors.

The rear extension is an appropriate design and scale in relation to the main house and wider setting. The property sits centrally on a large plot. Due to the position and orientation of the house it has a minimal impact on the surrounding area and neighbouring properties. In terms of separation distances there are no 'facing' windows within 25m of the extensions and any windows looking towards neighbouring gardens are considerably further than 10m away (illustrated in the diagram in this report)

The proposal carefully considers the special character of the Cotswold AONB and responds by utilising traditional/natural materials in a sensitive and progressive design. This helps tie the building into its environment. Local Cotswold Stone walls are paired with zinc cladding, the dark grey zinc echos the tone of the traditional slate roofs in the town. Furthermore the regularity of the vertical seams and contrasting smooth texture of the zinc enhances the tactility and natural warmth of the honey toned limestone walls.

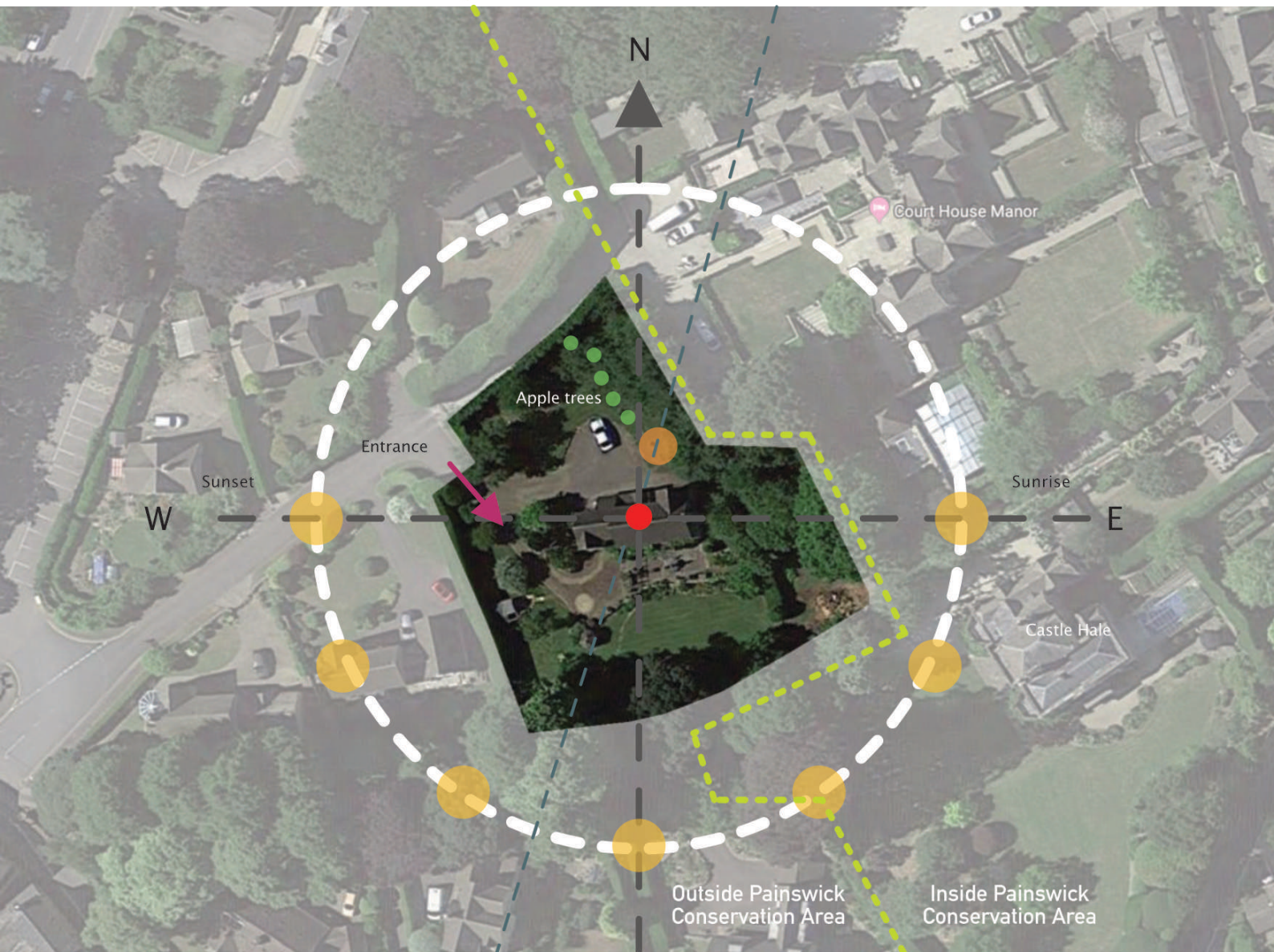
The result is an attractive and characterful design that creates easily understood spaces with lots of natural daylight. The additions are well proportioned and thoughtfully detailed so they easily integrate with and enhance the host building and surrounding fabric of the area.



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View towards the orchard with St Mary's Church & Court House Manor in background



Site Analysis Diagram

Valley & Horizon views to South

Outside Painswick Conservation Area

Inside Painswick Conservation Area

Painswick Conservation Area Boundary

Key Constraints & Features of the Site & Surrounding Context:

- The site is located in the Cotswolds AONB.
- The rear garden and balcony are south facing and benefit from sunlight throughout the day
- The apple trees in the front garden historically formed part of the orchard of the Court House and where the property gets its name Court Orchard.
- The Eastern boundary adjoining Court House Manor (Grade I Listed) and Castle Hale (Grade II Listed) form the edge of the Painswick Conservation Area (shown dotted in green). The application site lies outside of the Conservation Area.

- The site has extensive front and rear gardens and benefits from views of the Court House and St Mary's church to the north and views of mature trees and the valley to the south

- The property is in a sheltered position on Orchard Court a private cul-de-sac and obscured from public views by mature trees and planting.

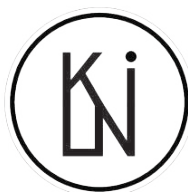


Site Diagram:

Illustrates separation distances outlined in Stroud Residential Design Guide.

Shows there will be no adverse impact on neighbours created by the proposed extensions

The protected trees on the southern boundary are considerably further than 15metres from any proposed works.



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Context - Key Architectural Characteristics of Painswick:

- Locally quarried Cotswold limestone complimented by contrasting dark slate/stone roofs
- Gable forms and dormers break up larger building volumes giving a pleasing rhythm and architectural interest.
- Well proportioned openings of various sizes.
- Variety of recessed windows and projecting bays and dormers.



Photograph showing a triple gabled elevation of the Court House



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Precedents showing traditional materials that are enhanced by sensitive additions and alterations. Careful detailing ensures old and new compliment one another harmoniously and ties the building into it's environment.



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Extract of Block Plan from approved application Ref.S.14/2186/FUL

Relevant Planning Policies:

This proposal has been designed with consideration of the NPPF and the adopted Stroud District Local Plan and the following relevant policies:

- CP14 High quality sustainable development
- ES3 Maintaining quality of life within our environmental limits
- ES7 Landscape Character
- ES10 Valuing our historic environment and assets
- HC8 Extensions to dwellings

Planning History:

Court Orchard has been subject to a number of historic planning applications:

Ref.No:S11/1509/CPL - A Planning Application to demolish two existing porches and rebuild on existing footprint was permitted in August 2011.

Ref S.14/2186/FUL - A Planning Application to Erect two dwellings was permitted in November 2014

Subsequently the following two applications were permitted for a revised scheme:

Ref.S15/0036/FUL - Erection of a bungalow (revised design following approval S.14/2186/FUL)

Ref.S.17/1374/FUL - Erection of one bungalow was permitted (Revised scheme to S.15/0036/FUL)

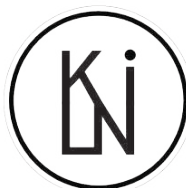
(The above schemes were not implemented).

Ref:S17/1375/FUL - A Planning Application to demolish the existing dwelling and then erect three bungalows was refused in August 2017 was refused.

Ref:S.17/2741/CPL - A Certificate of Lawfulness application to erect an outbuilding to the side of the principal dwelling was refused in 2017.

Ref.S.18/0217/FUL - A Planning application proposing to demolish the existing dwelling and then erect three bungalows was refused in April 2018.

Ref : S.1645.HHold Front & rear extensions and alterations to existing dwelling house. Approved 28.9.2020



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