

**Project 2915 Cromwell Lodge, 13-14 Old Road ,Great Tew
Alterations to approved Single Storey Rear Extension , addition of dormer
windows and formation of bathroom on second floor.**

DESIGN AND ACCESS STATEMENT

DESIGN

This application seeks to change one part of the extension granted approval on 22nd September 2020 , ref. 20/01888/HHD & 20/01889/LBC. The proposed alteration is to move the back wall of the kitchen 600mm south west into the upper garden to provide a more workable internal space . By reducing the roof pitch the ridge height remains as approved . All other elements of the approved extension remain unchanged.

To take advantage of the second floor attic rooms with their good headroom and original staircase access it is proposed to add dormer windows to front and rear roof slopes to improve their daylight and ventilation provision . The form of dormer is based on a reduced version of the one on the rear roof slope of Blue Bell Cottage in the same row of cottages on Old Road .See image below. Internally one of the second floor rooms will become a bathroom .



The previous Design and Access statement (below) is still relevant to the current approval apart from accommodation now being reduced to three bedrooms each with bathroom. The proposed dormers will be formed in thatch around an oak sub-frame with three light arched head metal casement windows.

The present two-and-a-half storey Listed property has four bedrooms and two bathrooms on the upper floors, and ground floor accommodation comprising Sitting Room, Dining Room and small Kitchen/Utility. The present ground floor arrangement is inadequate, inconvenient and insufficient for a compact four-bedroom family dwelling.

Whilst no alterations are proposed for the attic room and only minor internal improvements to the two first floor bathrooms; the main emphasis of this application is to achieve a desirable living arrangement on the ground floor. Due to the constraints caused by the historic importance of the property, its small footprint and proximity of adjoining cottage, the proposed extension is required to occupy least space whilst maintaining a low profile.

At a preliminary pre-application meeting the present lean-to structure was identified as detracting from the composition of the rear elevation by its juxtaposition and partial impingement of the stair tower. The present lean-to is a later addition to the cottage, probably dating to late 19th or early 20th Century and as such is of lesser historic importance. Thus in order to extend the property it was considered necessary to remove a small portion of the lean-to allowing the stair tower to be seen in full, uncompromised and unencumbered. With the width of the extension now effectively pre-determined the length had to be proportionate but sufficient to contain adequate space for dining and preparation of food. Within the footprint of the modified lean-to a compact arrangement allows for small entrance hall and a combined WC/Utility.

Despite a restrained use of space within the extension it became apparent that a common section with a uniform profile would not produce a satisfactory composition and would likely result in overshadowing issues with the adjoining property.

The solution adopted locates the Kitchen in an outbuilding or bothy which due to the 1.8 m level difference between upper and lower gardens becomes a retaining structure of modest and charming proportion. The dining area is contained within a "contemporary" low-profile structure that links the outbuilding and lean-to.

The weathered zinc roof of the link follows a shallow curve that tucks under the eaves of the Cardinal Slate roofs of the buildings at each end. In re-roofing the lean-to Cardinal Slate is chosen in preference to blue slate as its colour, texture and matt finish sit better next to thatch than the smoother, shinier alternative.

Modest conservation roof lights set within the sloping roofs provide essential daylight and ventilation whilst a more generous plateau roof light heightens and enlightens the dining space.

Externally a new flight of steps occupy the kitchen gable and link the proposed courtyard to the upper garden. The adjacent retaining wall is arranged to form discrete storage for logs, refuse and recycling under an oak framed structure and lead clad flat roof. The stone wall continues on the south eastern boundary where it replaces a close-boarded fence and completes the containment of the courtyard. The courtyard is devised to improve the approach to the entrance and to provide an amenity space which is addressed by the glazed façade of the dining link.

ACCESS

This proposal makes no material difference to the access arrangements into and within the site.

HERITAGE STATEMENT

LISTING DETAILS

Grade II

House, formerly sub-divided. C17. Coursed squared marlstone with ashlar dressings ; thatch roof with limestone-ashlar ridge stack. 2-unit gable-entry plan. 2 storeys plus attic. 2-window front has 3-light stone-mullioned windows, except ground floor right which has 4 lights; all have labels and leaded glazing. Left gable wall has a central entrance with chamfered segmental arch and label, at first floor is a 3-light mullioned window, and in the gable a 2-light mullioned window below a blocked single light without label. Rear has a central Stonesfield-slatted gabled stair projection with mullioned windows; remaining windows have renewed lintels and casements. C19 stack has moulded plinth and cap.

IMPACT OF PROPOSED ALTERATIONS

EXTERIOR

The removal of the late 19th/early 20th Century lean-to structure at the rear of the property would significantly ameliorate the present detraction from the composition of the earlier building.

The proposed extension tucks neatly under the thatched roof, clear of the stair tower and allows all stages of the building's development to be read clearly without detriment .

The addition of thatched dormer windows is in keeping with roof form and retains a balanced composition.

INTERIOR

Ground Floor

There are no alterations proposed to the original building save a minor adjustment to the doorway between the Sitting Room and the rear Hall and this has negligible significance.

First Floor

Internal stud work partitions will be reconfigured in Bathroom 2 but the material disturbed is likely to be 20th Century by the very nature of the facilities provided and is in no way significant. Likewise a doorway is to be relocated in Bathroom 1 and the same criteria apply .

Second Floor

One room becomes a bathroom and light and ventilation are enhanced by the insertion of dormer windows.

SCHEDULE OF WORKS

ALTERATIONS

The removal of first floor partitions and the relocation of a doorway will be undertaken in such a manner as to minimise damage to adjacent surfaces. Rebuilding, repair and all making good will be undertaken in materials to match existing.

The adjustment to the ground floor doorway will require propping of the wall above whilst new lintels are installed prior to the dismantling and rebuilding of the jambs in masonry, mortar and plasterwork to match the existing. Where relevant lime mortar and plaster should be used.

DEMOLITION

The removal of the lean-to extension and integral chimney will be undertaken to ensure minimal disturbance to adjoining structures. The retained section of boundary wall may require

underpinning when the foundations are formed for the proposed extension. This will be subject to advice from the structural engineer. The new masonry wall on the south east elevation will be bonded to the existing. The uncovered corner of the stair tower will be gently picked clean of plaster and repointed in lime mortar to match existing.