
Design and Access Statement



Church Cottage, Church Lane, Windrush

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Context

Church Cottage is a two storey property located in Church Lane, Windrush. Originally part of a terrace of late 18th early 19th century cottages owned by the Sherborne Estate when it was known as 2 Coppice Green, the building has been subsequently divided into two properties with Church Cottage forming the easternmost dwelling. It is constructed of local coursed stone with blue Welsh slate roof. It was altered in approximately 1984 when a two storey extension was added to the north. The property is not included on the statutory list of buildings judged to be of historic or architectural interest although it is within the Windrush Conservation Area.

Planning consent was granted for a single storey rear extension in 2008 (08/00730/FUL) and as construction had not started a successful application for an extension of time was made in 2011 (11/05347/FUL). The property was then sold and this consent lapsed. The application to which this statement forms a part, is identical to that previously approved apart from a minor alteration to the location of a partition and a resultant amendment to the fenestration reflecting the present owners' preferred use of the space.

Proposals

The proposals are for the construction of a single storey extension to the existing dwelling. This will provide additional ground floor space for a dining room and utility room thus allowing the existing small kitchen to be expanded. It is also proposed to alter an existing ground floor window in the east elevation to a form a new door opening and it is believed that this may be a simple reinstatement of an historic door opening. A simple stone canopy supported on stone brackets would add protection to the door.



Photograph 1 - East elevation showing location of new door

Layout and Scale

The new dining room and utility room extension to the main house comprises an additional floor area of approximately 20 m². This provides sufficient space for the intended uses while allowing the existing small kitchen and dining area to be redesigned to provide a more spacious kitchen. The proposed extension to the main dwelling occupies a small area of garden at the rear of the property. This area is now remote from the main garden area after the construction of an extension in 1984.



Photograph 2 - North elevation showing site of proposed extension

The proposed extension follows the line of the existing building and is designed to reflect the lean-to conservatory style which has been employed to successfully extend similar properties. The solid walls to the dwelling extension will be constructed in coursed natural stone to match the adjacent stonework. The glazed upper part of the conservatory style walls and roof will be set in painted timber framing which is typical of the area. The use of lead for the small apron roof area is again a common roofing material in the area.

Landscaping

There will no major alterations to the landscaping.

Access

The location of access to the property will remain unaltered.

Conclusions

The proposed modest extension and new door opening are sympathetic to the Cotswold vernacular style of the property. The design closely follows the previously approved scheme and complies with *The Cotswold District Local Plan 2011 – 2031 Policy EN2, Design of The Built and Natural Environment*, particularly as it promotes the protection, conservation and enhancement of the historic and natural environment and their settings. The proposal includes the alteration to the foul drainage system which will provide an improved soil and water quality. The addition of the new entrance door, noted as DG2 on the drawings forming part of this application, allows more ready and much safer access, particularly for children, from the kitchen to the main garden. This is especially important as the only other entrance door from the kitchen is directly onto the highway.

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