

LANZA

Architects

DESIGN, ACCESS INCORPORATING HERITAGE STATEMENT

FOR

DAGLINGWORTH HOUSE, DAGLINGWORTH, GL7 7AG



To accompany the following documents:

GTK-535-22A

GTK-535-23B

GTK-535-23C

2103 – LOC01 – LOCATION PLAN

2103 – PL01 – BLOCK PLANS

2103 – PL02 – PROPOSED SITE PLAN

2103 – PL03 – PROPOSED FLOOR PLAN

2103 – PL04 - PROPOSED ELEVATIONS

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1.0 Introduction

- 1.1 Daglingworth House is a Grade II listed property in Daglingworth, district of The Cotswolds. The house was constructed in C18 with C19 and C20 extensions to the rear of the main range.
- 1.2 The building sits with the Daglingworth Conservation Area and adjacent the Grade I listed Church of the Holy Rood, the building itself is Grade II listed. We will assess the proposals impact on the listing and setting around the listed building in a later chapter.
- 1.3 The proposals include a minor single storey extension to the north elevation of the property, directly access from the C20 addition. The scheme will provide a garden room off the main living space and bring more light into the existing windowless kitchen.
- 1.4 The concept idea for the proposals came from country-houses in Ireland which the applicant has visited and which we consider, the status of the houses and form of the bay windows to be a relevant precedent for the scheme.



From top left clockwise; Castle Coole, Deerfield, Steffan House and Mount Stewart.

- 1.5 The dwelling is located in Flood Zone 1 and a flood risk assessment is not necessary for the proposals.

2.0 Design Proposals

- 2.1 The applicant seeks consent to construct a single storey extension, which is more akin to a large bay window at the rear of the property on the north elevation;
- a) The proposed extension will provide 25sqm of additional space for family to gather in the living space which is used most frequently. Currently, the family gather around a circular dining table with a more comfortable armchair for the guest who arrives first.

The scheme will provide a place for the family to mingle and spend time together, particularly when grandchildren arrive and need to be monitored.

- b) The existing kitchen space is dark due to its location in the C20 addition between the listed building and the pool addition. The space is oddly proportioned due to the lack of windows on the south elevation, which sought to avoid impact on the Church to the South within close proximity to the house. The applicant has sought to improve the space by adding rooflights and sun tunnels but the proportions of the space and the north facing orientation mean this space is seldom naturally lit. The applicant seeks a garden room not only to provide space for family to gather off the kitchen but also to improve the light levels in the kitchen and create a comfortable environment.
- c) The thought process behind the design is to respect the listed building by being located towards the rear of the building, off a C20 addition, set back, beyond the principle elevation. The pentagon shape of the proposals seeks to reduce the mass of the proposal from the side elevation. Refer to east and west elevations.



Above; Proposed Site Plan.



Photographs Above; Left, Principle elevation and Right, rear of the site with C20 addition.

- 2.2 The proposals are in a pentagon shape which reflects that of the concept images in section 1.0 but which also suits the site. The scheme ensures that access to the garages is retained yet maximises views and natural light from the main kitchen and living spaces. The style of the proposals reflect a Georgian circular garden room yet suggest a contemporary approach more suitable for the C20 addition to which it is directly connected.



Above; North Elevation indicating proposals.

- 2.3 The extension will be constructed in local materials and reflect those of the Cotswold vernacular, namely, ashlar stone columns and parapet with simple mouldings and rubble stone walling below windows which are proposed to be painted timber to match the existing.
- 2.4 As part of these proposals, the applicant seeks consent to add conservation rooflights into the north facing roof pitch to further increase light into the kitchen.

3.0 Historical Impact

3.1 The Listing

DAGLINGWORTH CHURCH LANE SO 9905 17/163 Daglingworth House 4..6.52
GV II

Large house. Late C18 with C19 extensions to rear. Facade; coursed squared and dressed limestone, building otherwise coursed rubble; Welsh slate at front, some stone slate roofing at rear; ashlar stacks. Rectangular main body with later C19 extensions to the rear. Three storeys and cellar; latest extension at rear single storey. Symmetrical, 3-windowed facade with tripartite sashes to the outer bays; single 12-pane sash over the front door with 9-pane sash above; band between each floor. Central 6-panel (possibly original) front door with the upper four panels glazed, within a round-headed surround with fanlight with decorative glazing bars; columns either side of the door supporting a frieze with two bosses and a single central rectangular fielded panel. Parapet with ball finials far right and left and rear left; moulded cornice across front only. Twelve-pane sash with horns and tall round-headed sash with glazing bars lighting stairs to the right-hand return (facing the church). Gable-end and lateral stacks; some original fireplaces; geometrical staircase with stick balusters, open string and risers with decorative brackets. Limited interior inspection.

Listing NGR: SO9933105005

DAGLINGWORTH CHURCH LANE SO 9904 18/158 Church of the Holy Rood 26.11.58
GV I

Anglican parish church. C11 and C15, heavily restored 1845-50. Nave and south porch: limestone rubble with dressed stone quoins. Chancel, north aisle and vestry: coursed squared and dressed limestone. Tower: ashlar. Stone slate roof with a coursed squared and dressed limestone stack. Nave with south porch, north aisle and west tower, chancel, C11 nave with long and short work rebated to give the appearance of a pilaster, at each corner (except the north west).....

Refer to <<https://historicengland.org.uk/listing/the-list/list-entry/1090207>> for full listing.

- 3.2 The house was first listed in 1952 and although amended, makes no reference to the C19 or C20 additions.
- 3.3 Interestingly, a photograph existing of the property in the 1920/30's, prior to its listing. This photograph shows a range to the rear of the property on the site where we are seeking consent for the single storey extension. It is thought this section of the house was destroyed in a fire before the house was initially listed.



Photograph of Daglingworth House circa 1920/30.

- 3.4 The proposals have been designed with careful consideration to minimise impact on the fabric and importance of the Grade II listed building. As previously stated, the building has undergone several changes since its first listing and the proposals seek to change no part of the original listed building. (It could be argued that this image shows a well proportioned house with the rear edition being very much suited to the Cotswold vernacular and scale of the overall building. It is a pity it was not replaced at the time it was destroyed.)
- 3.5 The proposed location of the single storey extension has been considered to;
- (i) Minimise impact from the adjacent Grade I listed Church,
 - (ii) Minimise impact from the principal front elevation,
 - (iii) Positioned on the site of a historic extension; and,
 - (iv) The proposal is designed to be a clear addition to the building with no doubt towards the date of its addition.

3.6 We have referred to the Conservation Principles, published in 2008 by Historic England. For alterations and new works; "New work or alteration to a significant place should normally be acceptable if:

- i. There is sufficient information comprehensively to understand the impact of the proposal on the significance of the place;
- ii. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- iii. The proposals aspire to a quality of design and execution which may be valued now and in the future;
- iv. The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future." (paragraph 138).

3.7 Due to the location of the extension, we do not consider the proposals to have any impact on the Grade I listed Church of the Holy Rood, located on the South of the site.

3.8 Historic England's Managing Significance in Decision- Taking in the Historic Environment advises that it is first necessary to understand the significance of an asset, before assessing the impact of any proposal upon that significance. The following section assesses the significance of the building in regard to Aesthetic Value, Evidential Value, Historical Value and Communal Value to give us "a better understanding of how adaptable the asset may be".

a) Aesthetic Value

Externally, the aesthetic value of Daglingworth House will not be altered from the principal elevation. The aesthetic value of its setting will be impacted from the North due to the addition, but we hope to have minimised this by designing the addition in the contemporary style yet still using local materials.

b) Evidential Value

In archaeological terms, we suggest the site has significant evidential value from the 1920's former extension and although we are constructing over this site, we do not foresee the proposals altering the archaeological value of the building due to the previous works which have been carried out in this area.

c) Historical Value

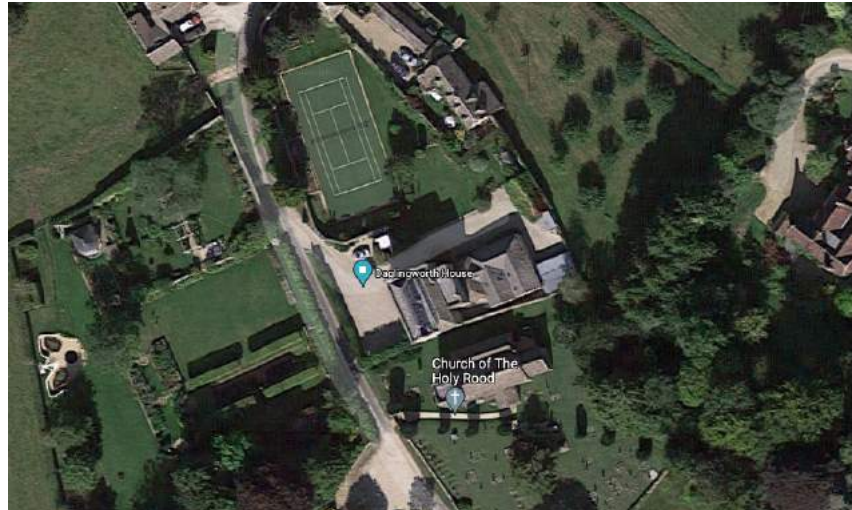
The building has changed dramatically in the last century and we hope this minor development is seen as an ongoing development of the site. The maps below show the evolution of the building between 1885 and 2021;



Above OS Maps, Left 1885 and Right, 1903.



Above OS Maps, Left 1924 and Right, 1959.



Above; Google Maps Image, 2021.

d) Communal Value

The Grade II listed property is not the only example of this type of building in the area and we consider that any communal value impacted due to additions, was done so circa 1995 when the latest addition was added to the rear of the building. Thus, although there is an impact on the building, we hope this is seen as impacting the latest C20 addition more so than the listed C18 element of the house. Without rendering the C20 addition less important, the impact is less reduced because it does not 'relate' directly to the C18 building and therefore it can be admired in equal measure as presently, as per the image below.



Above; Daglingworth House, 2021, Lanza Architects Ltd

- 3.9 Generally, the proposals consist of a minor development which do not involve the loss of historic fabric from C18 or C19. The proposals do not impact the heritage value of the Grade II listed building to the principal elevation and we have previously stated the materials for the addition will be contemporary in style yet complimentary to the existing materials.

Overall, the proposals are sensitive to the listed building and we hope these proposals are seen as an evolution of the building, which will benefit the comfort and wellbeing of the occupants and conserve its longevity.

- 3.10 In 2020, consent was given to extend the neighbouring property at The Stables, Church Road (Application reference 20/00497/FUL). We do not consider our proposal to cause any more impact the church than the permitted scheme to The Stables.

4.0 Planning Policy

- 4.1 There are a number of relevant planning applications for the property and these are listed below for ease;

[Extension comprising garage, swimming pool. Kitchen alterations to existing to form dining room.](#)

Ref. No: 95.00448 | Status: PER

[Extension comprising garage, kitchen, swimming pool. Alterations to existing to form dining room. All together with ancillary services.](#)

Ref. No: 95.00449 | Status: PER

[Extension comprising garage, kitchen, swimming pool and alterations to existing to form dining room](#)

Ref. No: 95.01941 | Status: PER

[Extension comprising garage, swimming pool and kitchen, alterations to existing to form dining room etc., all together with ancillary services](#)

Ref. No: 95.01942 | Status: PER

[Hipped roof extension to form new kitchen area](#)

Ref. No: 96.00063 | Status: PER

[Hipped roof extension](#)

Ref. No: 96.00064 | Status: PER

[Installation of 2 sun pipes](#)

Ref. No: 07/03338/LBC | Status: PER

[The insertion of a new window, replacement of doors and the removal of larder](#)

Ref. No: 09/00858/LBC | Status: PER

- 4.2 Daglingworth Manor lies within the area of outstanding natural beauty (AONB) and thus we have considered the potential impact on the setting of the AONB where 'in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.'

- 4.3 Policy EN1 states that designs must ensure design standards that complement the character of the area and the sustainable use of the development. This policy is relevant to the proposals which will be constructed in local materials such as local stone and timber by local craftsmen.

The policy also states that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

- 4.4 We feel the proposals are in line with Policy EN2 of the Cotswold District Local Plan which states that Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality. We hope we have shown this in the design and emphasized the concept of the design within this statement.

5.0 Scale and Materials

- 5.1 The scale of the proposal is minor in relation to the scale of the overall building and the massing remains subservient to the host dwelling. The proposal is not visible from the road and does not directly impact the street scene or the principal elevation.
- 5.2 Materials reflect those used already in the building, namely the timber framed windows, painted to match the existing and with Cotswold ashlar stone detailing.

6.0 Landscape and Access

- 6.1 The existing driveways, turning and parking areas will be unchanged.
- 6.2 No trees will be affected by these proposals.
- 6.3 Existing access arrangements to the site will be maintained. These are convenient for all purposes anticipated including emergency services.

7.0 Justification

- 7.1 The Applicant seeks consent to carry out minor alterations without compromising the listed building. The proposed alterations will improve functionality whilst having little impact on the character or significance of the building. Changes to the layout will have a minor effect on historic fabric but will enhance the architectural quality of the house by improving the connection between spaces and creating a lighter, more comfortable kitchen and living space with improved ventilation and natural light.
- 7.2 In our assessment of the site and surroundings we consider that our proposal adequately reflects the principles of rural design and has been considered within its surrounding area. These proposals represent the minimal scope of work which we consider necessary to achieve the stated aims. With that in mind, we hope you find the proposals acceptable.

END OF STATEMENT

Date: 1st July 2021

Ref: 2103DAHSTATE