
Design and Access Statement

Proposed Garden Room

at

14 Windrush



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Introduction

Number 14 Windrush, also known as Keepers Cottage, is one of a pair of cottages located within the village of Windrush. It was originally part of the Sherborne Estate and was subsequently in the ownership of the National Trust until the freehold was sold at the beginning of this century. The Trust have described the pair of cottages as '*of considerable architectural significance. They are well designed and the exteriors are very largely unaltered*'. There remains a restrictive covenant on the property whereby the National Trust prohibits any new building, new structure or new erection without their written consent.

The house is typical of the local estate houses built in the early part of the 20th century. It is of natural stone construction with a stone slate roof. The windows are generally single glazed metal casements set within dressed stone surrounds. The property has two bedrooms and a bathroom on the first floor and a dining room and living room on the ground floor. There is a single storey wing to the rear housing the kitchen which is believed to be contemporaneous with the main part of the house. It is within the Windrush Conservation Area and the Cotswold Area of Outstanding Natural Beauty. Although it is not listed as being of special architectural or historic interest the house makes an important contribution to the village street scene.

Planning History

An application was made in 2011 by previous owners for a single storey extension to provide additional living space and also a small shower room. This received planning consent from Cotswold District Council (11/05783/FUL) in February 2012. It is understood that subsequently an application for approval under the terms of the restrictive covenant was made to the National Trust. This was refused and the extension was not built.

Garden Room Proposals

As there is a restrictive covenant on the property whereby the National Trust have to approve any alterations to the external appearance the design was developed in consultation with the National Trust.

The new design gives the appearance of a simple free-standing box with glazed walls and a solid roof. It is independent of the existing structure by being set away from the stone walls of the house and provides a modest transition space between the house and the garden.



1. View of the single storey kitchen wing

The unadorned flat lead roof is carried on oak corner posts and the walls are fully glazed aluminium framed folding doors without glazing bars, transoms or mullions. The roof floats free of the existing adjoining structure via lead lined box gutters which also allow the existing stone detailing around the windows to remain undisturbed.

Scale

The scale of the proposed garden room is in keeping with the main house and will be subservient to both the main house and the existing single storey kitchen wing.

Landscape

There are no proposals to alter the existing landscape features within the garden. However, the new structure will allow direct access to the main part of the garden.

Consultation

There has been extensive consultation with the National Trust and their national and regional specialists have given their advice regarding the design of the garden room. The local planning authority have been approached for pre application advice. The neighbouring residents have also been contacted and the only comment of significance was regarding the risk of light spillage at night. This concern will be addressed via the use of solar control and low-emissivity glass together with conventional blinds.

Access

There will be no alteration to the access to the property.

Conclusions

The proposed garden room is of a modest size, retains the existing features of the property and will provide much needed additional space. It is a light and transparent structure which, although modern, is well mannered and respects the vernacular architecture.