

Design & Access Statement

Abbot Cottage Combe Raleigh

Previously the property has been rented out. Now that we are retired we intend to spend more time at the property than in recent years. As such our needs have changed.

Previously there were 2 outbuildings. A greenhouse 2.7m x 1.8m running left to right across the rear of the garden. To the left facing to the cottage was a 2.4mx2.2m wooden shed (apex 2.4m high). The green house had become entangled in vine weed and ivy, with many of the glass panels broken and in the winter winds, the frame had become twisted. With regards to the shed, the floor had become rotten and broken through and the left side panel had suffered a similar fate. The direct contact with the ground being the main problem.



Viewed from the cottage perspective, you will observe outbuildings buildings from the left boundary across to the right boundary.

We require storage to house garden equipment- lawn mower, strimmer, spades, forks etc and also the need to store safely & securely outdoor furniture, chairs, table, umbrella and cushions etc. In addition I am looking to take up more water sports now that time allows so have a need to store a canoe and associated safety equipment. Previously these items were stored in the kitchen or around the listed building but this is no longer practical.

We selected the replacement outbuilding after quite a significant amount of research. The design of the summerhouse has been chosen for unobtrusiveness, and the materials chosen to age and compliment its surroundings and be subservient to the listed building Abbot Cottage..

Statement of Significance

Having 2 separate rooms allows 'dirty' items like lawn mower, tools etc to be stored on the left room and then a 'clean' room on the right for storing tables chairs and cushions ie bulky items. Paint, petrol and other flammable items will be stored in the summerhouse instead of being stored in the thatched listed building. The design of this shed also limits windows on the side elevation to avoid any over looking concerns and has a low pitch. The outer covered area would allow more storage ie bbq. The replacement internal storage space is approx. 4sqm larger than the previous combined outbuildings. The overall footprint is c10% of the total garden space. The summerhouse will be constructed of 40mm spruce, 19mm flooring and roof boards (sustainably sourced) with bitumen shingles to match the rear modern extension of Abbot Cottage and would be similar to that used at Marillian (next door) and the Chantry (listed building in village).

The revised approach is to dispense with the raised platform so that the ridge height is reduced to a more acceptable level. As previously mentioned the low profile roof will have an apex of 2.365m or just over 7 feet 8 inches. In addition trellis will be added to the side profile adjoining Thatchers Cottage to reduce/eliminate and over looking concerns. Finally the finished structure will be painted grey to blend in to the background and additional planting with climbing honeysuckle will reduce any visual impact.

Location

We have chosen to site the summerhouse as far away from the property as possible to minimise any impact, thus preserving the character of the cottage from the front of the house. This is 24m away from Abbot Cottage, c30+m from Thatchers & Marillan and over 50m from Knapp Green and is the furthest point within our boundary. To the left the Devon bank rises to 125mm and there is then a 1400mm fence, to the right there is a fence 1400mm thus reducing or eliminating any visual appearance



Visual image of finished building, albeit the windows and doors will be grey

Finally, the side gate allowing access to the rear garden has been replaced. The existing post attached to the wall of Abbots Cottage remains in situ. To match the replacement gate the lap fencing to the left has been over boarded. This application seeks to regularise the planning process whereby any work on existing fencing to a listed building requires approval.

