

12th July 2021

## PLANNING APPLICATION FOR A SINGLE STOREY REAR EXTENSION IN POULTON, CIRENCESTER

DESIGN AND ACCESS STATEMENT

Site Address: Rivendell, Poulton, GL7 5JE



### 1 Introduction

This Design and Access Statement is submitted in support of a Householder Planning Application to demolish the rear conservatory at Rivendell to be replaced with a single storey dual pitch extension. The statement is to be read in conjunction with the submitted Architects Drawings.

### 2 Location and Description of the Site

Rivendell is located on London Road - the main highway through the village, set within the local conservation area.

Poulton village is predominantly residential with several agricultural barns, community halls, public houses and large homes dotted between. The village is rich with traditional Cotswold period cottages fronting the highway, there are a range of building periods that can be seen throughout the village spanning over many centuries, the more recent modern buildings paying homage to their predecessors by demonstrating a critical regionalist narrative.

The house is set back from the main road with a walled garden to the front of the property. There is a gradual slope down from the road to the house which continues to fall away gently to the rear boundary.

There appears to be a dual approach to the characterisation and material palettes of the front and rear elevations. Materials to the front elevation broadly include; painted timber frame sash windows, solid rubble stone walls, stone lintels, cills and quoins along with a steep pitched roof line finished with Cotswold stone roof tiles. The rear elevation would appear to have several differences; the roof is of a much shallower pitch in comparison and also finished with slate tiles. The windows are of timber casement, much smaller in size and differ in style to the sash windows at the front.

### 3 The Proposal

The proposed demolition of the conservatory is necessary due to its incapacity to perform as a comfortable living space, its absence of purpose and lack of thermal efficiency and airtightness means the family have to close it off from the rest of the house for large parts of the year.

The new extension will provide a visually harmonious relationship with the cottage. It will take on the role of connecting its occupants with the outdoors with its glazed doors over the courtyard while providing a highly functional, comfortable and thermally efficient living environment all year round.

### 4 Internal layout

The Cottage itself will undergo refurbishment to the ground floor including reconfiguration, insulation and redecoration of existing walls, windows, doors and ceilings. Current storage space to the ground floor is limited which often means circulation spaces become cluttered and cumbersome. Twentieth century partitioned spaces in the former kitchen area will provide for a new pantry and boot room, quintessential features of a Cotswold period property that will enhance the quality of living experienced by its occupants. A generously sized hall connects the living spaces which allows for comfortable two-way foot traffic between rooms and a break out space from the busier kitchen area. There is a utility and w/c neatly tucked away off the hall and separated from the living spaces so that unwanted noise from white goods and wet room activities can be easily controlled.

The new extension will provide a much better Kitchen/living space than the current Kitchen located in the cottage. The design will provide a closer connection with the outdoors and will be a space for the family to enjoy making the most of the natural light and views of the garden.

The open plan arrangement will feature stepped level from the hall to the kitchen that will help to differentiate between the two spaces. Its sunken profile provides privacy and seclusion for its occupants while providing a much more accessible transition into the garden. This arrangement also lowers the overall height of the eaves level, therefore being more sympathetic to the cottage and surrounding area. The vaulted ceiling overhead will heighten sense of grandeur, add warmth and help to create a Modern Cotswold style ambience.

### 5 External Layout

The construction style is modern contemporary, combined with simple and traditional forms and traditional Cotswold features including; a dual pitched roof, gable end, slender glazing and omission of bargeboard and fascias.

## 6 Materials

The materials all follow the local vernacular: natural stone walls, high quality blue slate roofs, natural stone boundary walling, double glazed flush casement windows and doors, reconstituted stone lintels and cills.

## 7 Consultation

Adjacent neighbours have been consulted on the scheme, and the design takes into account each of the neighbours privacy and proximity through its position, size, views and massing.

These proposals have not been discussed with Cotswold District Council.

## 8 Access

Access to the front entrance and driveway will remain unchanged along with Off street parking the front, side and rear of the property.

## 9 Massing

The new extension will be a single storey dual pitched massing of similar foot print and scale to the current conservatory.

The building massing has been designed to sit neatly within the Cotswold vernacular. A primary shallow dual pitch roof runs front to back creating an attractive gable. Massing remains subservient in scale and characteristics to the main house.

The overall size of the property is comparable in massing and scale to the adjacent nearby properties and appropriate to the area. The materials will be in keeping with the surrounding properties, with natural stone walls, a slate roof and flush casement windows.

## 10 Sustainability

The building has a very efficient massing form, and will be very highly insulated and highly airtight, well in excess of Building Regulations standards. With this highly efficient building form, the proposal will have a positive impact on the buildings current energy demand therefore will require less energy to keep the inside temperature constant.

Generously sized and strategically placed doors and windows will ensure artificial lighting should not be required during daylight hours. The new hall and open plan kitchen arrangement will ensure the evenness of air temperature and quality across the plan, and well placed generously sized openings will help to gain ample cross ventilation.

## 11 Landscape

A landscaping strategy will be managed within the project scope to ensure a good design is achieved that creates useful functional space for the occupants. A simpler access patio to the rear will be successfully integrated into the context of the site that supports and enhances biodiversity, and is in keeping with the vernacular style of Poulton Village.

## 12 Conclusion

We believe the proposal carefully addresses the needs of current and future residents, the requirements of the Conservation Area, the climate and most importantly a design

and layout which will stand the test of time - providing for families over generations to come.

We have taken great care and time in developing these proposals which are sensitively designed, and do not harm the local area with the architecture and materials. We believe the proposals will not have an adverse impact on the Conservation Area or local context from the public domain. In fact, we believe this development would set the high standard of regeneration of this immediate area.

We strongly believe that our assessment of the site has provided a proposal which strongly reflects the principles set out in the Cotswold Local Plan, and therefore that a swift should be granted for the project.

Yours faithfully

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