



DESIGN AND ACCESS STATEMENT

17 Hollyhock Cottage, Down Ampney

ABSTRACT

Assessment of the relevant planning policies and contextual analysis which has informed the proposal relating to no.17 Hollyhock Cottage, Down Ampney.

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1 INTRODUCTION

1.1.1. This Design and Access Statement (DAS) is a requirement of the Listed Building Regulations 1990 (as amended) and this DAS has been prepared in accordance with the regulations. The DAS has been informed by the Cotswold District Council Design and Access template.

1.2. PROPOSAL

1.2.1. The proposed development relates to a householder and Listed Building application for a rear two-storey extension. The host property is a two-storey dwelling and part of a semi-detached pair. The host property dates to the mid-18th century and represents a typical pair of Cotswold estate cottages for the area. Figure 1 shows the location of the proposal.

Figure 1: Site Location Plan



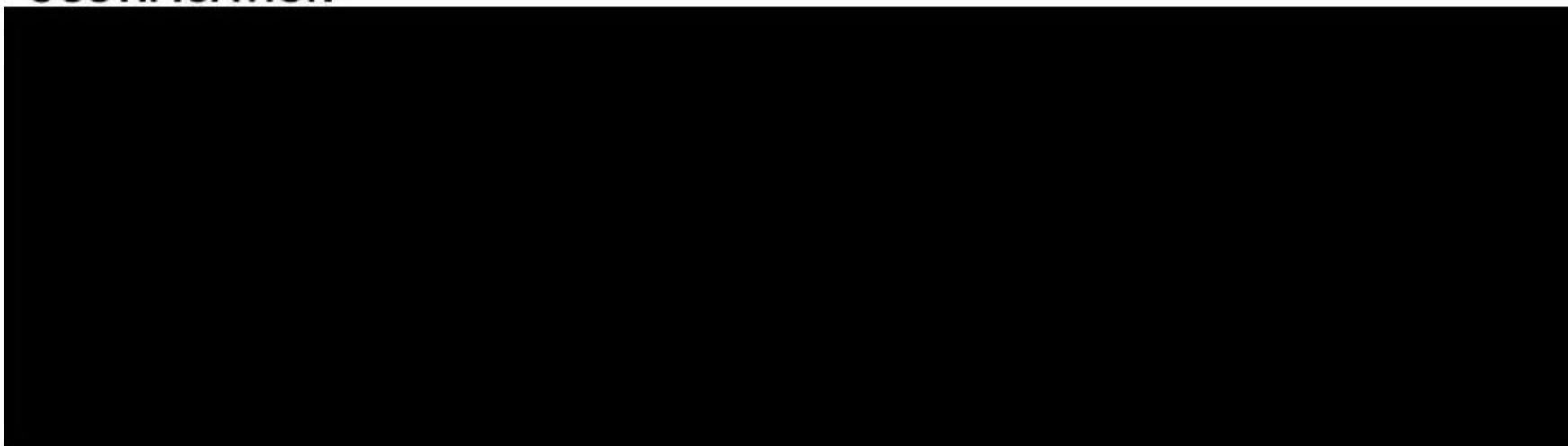
1.2.2. The host property is a Grade II listed building and as such special consideration needs to be given to the historic fabric of the building, its context and any other reasons for listing the building. The DAS will outline how the listing and the relevant planning policies have been considered and influenced the design of the proposed development, to ensure the proposal appropriately respects the character of the host dwelling and the wider area.

1.3. CONSULTATION

- 1.3.1. No formal consultation was undertaken to inform the proposal. However, the applicant did contact the immediate neighbouring properties to display the intended proposed plans. The applicant has stated no objections were raised.

1.4. JUSTIFICATION

1.4.1.



2. PLANNING POLICY

- 2.1.1. Planning policies set out the framework to assess development proposals. National policy sets out strategic overarching policies for the country whereas local policies should be informed and in accordance with national policy unless specific local evidence demonstrates there are grounds to deviate from national policy. Additionally, both national and local governments produce planning guidance to outline how the policies should be interpreted. Both planning policy and guidance are material considerations when making a decision on a planning application. The following policies and guidance are considered relevant to the proposal and have informed the proposed development.

2.2. NATIONAL POLICY

- 2.2.1. The **National Planning Policy Framework**¹ (NPPF) sets out the national planning policies for England. The NPPF is a material consideration in planning decisions. The following extracts from the NPPF are considered relevant to the proposed development:

- The NPPF outlines there is a presumption in favour of sustainable development, in relation to decision-taking this means: “approving development proposals that accord with an up-to-date development plan without delay” (NPPF, p.6, 2019), however, “local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.” (NPPF, p.7, 2019).
- Regarding design, the NPPF seeks to create well designed places and planning decisions should ensure developments “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and

¹ NPPF - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;... create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” (NPPF, p.38-39, 2019). Furthermore, “In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.” (NPPF, p.39, 2019).

- In relation to conserving and enhancing the historic environment the NPPF states “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.” (NPPF, p.55, 2019) Additionally, “In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.” (NPPF, p.55, 2019).
- In terms of considering the impacts of development on heritage assets “great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” (NPPF, p.55, 2019). Where there is harm to or loss of a heritage asset, “the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: grade II listed buildings, or grade II registered parks or gardens, should be exceptional” (NPPF, p.55-56, 2019).

2.2.2. National Government have produced additional documentation to support the NPPF in the form of Planning Practice Guidance (PPG). PPG gives further details on how policies within NPPF should be interpreted. The **Historic Environment PPG²** is

² Historic Environment PPG - <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

considered to be the main relevant guidance to the proposed development. The following extracts are considered applicable to the proposal:

- The PPG details what is meant by significance in reference to historic assets stating it is the “value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” The significance of an historic asset can be interpreted as:
 - a) **“archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - b) **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - c) **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”
- Regarding the importance Design and Access Statements and heritage assets the PPG outlines “Design and Access Statements provide a flexible framework for an applicant to explain and justify their proposal with reference to its context. In cases where both a Design and Access Statement and an assessment of the impact of a proposal on a heritage asset are required, applicants can avoid unnecessary duplication and demonstrate how the proposed design has responded to the historic environment through including the necessary heritage assessment as part of the Design and Access Statement.”
- The PPG explains the importance of the setting of a historical asset and how it should be accounted for in development proposals. The PPG states “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time. When assessing any application which may affect the setting of a heritage asset,

local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."

- Regarding how the potential harm to a heritage asset should be assessed the PPG advises "What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply." The decision maker will make the judgement on whether a proposal causes substantial harm however, the PPG goes on to state "substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."

2.3. LOCAL POLICY

2.3.1. The local planning authority (LPA) for the proposed development is the Cotswold District Council. The LPA has produced the **Cotswold District Local Plan 2011-2031**³ which was adopted on the 3rd August 2018 and is still the active plan for the authority. The following Local Plan policies are considered relevant to the proposal:

- Policy DS2 - Development within Development Boundaries
- Policy EN1 - Built, Natural and Historic Environment
- Policy EN2 - Design of the Built and Natural Environment
- Policy EN4 - The Wider Natural and Historic Landscape
- Policy EN10 - Historic Environment: Designated Heritage Assets
- Policy INF5 - Parking Provision

³ Cotswold District Council Local Plan - <https://www.cotswold.gov.uk/planning-and-building/planning-policy/adopted-local-plan/local-plan-2011-to-2031/>

- 2.3.2. The Local Plan also contains further guidance within its appendices, **Appendix D - Cotswold Design Code** is considered applicable to the proposal. The guidance has informed the design of the proposal to ensure the proposed development complies with local planning policy and responds to the special characteristics of the Cotswold area.
- 2.3.3. The residents of Down Ampney in conjunction with Cotswold District Council have produced the **Design in Down Ampney**⁴, a design statement for the village to help inform development proposals within the area. The statement encourages good design through assessing the characteristics of the village and suggests how the assessment can be applied to proposed developments. The statement also provides guidance to the LPA when making planning decisions. Consequently, the appropriate elements of the assessment have been incorporated into the design of the proposal.
- 2.3.4. The LPA has also produced technical statements which inform developers on how to preserve the special character of the Cotswolds. The following technical statements are considered relevant to the proposal:
- **Cotswold Stone Slate Roof**⁵
 - **Traditional Casement Windows Design Guide**⁶
 - **Traditional Dormer Windows Design Guide**⁷
 - **Cotswold District Council Parking Standards Review**⁸

3. PLANNING HISTORY

- 3.1.1. Previous planning consents are a material consideration when considering new proposals for development, where relevant to the proposal. A search of the planning history on the site was undertaken using the Cotswold District Council's Planning Register.
- **15/01824/LBC**: Proposal – Re-pointing to front of house. Decision – Approved. Date – 24/06/2015
- 3.1.2. The above application has been completed and is not considered relevant to the proposed development. Previously, other work was undertaken on the property outlined under Section 4.2 below. However, this was prior to the property receiving its Grade II listing and would have unlikely required planning consent therefore, there is no record of this development on the planning register.

⁴ Design in Down Ampney -

https://www.cotswold.gov.uk/media/1qnpru5c/design_in_down_ampney.pdf

⁵ Cotswold Stone Slate Roofing - <https://www.cotswold.gov.uk/media/hojnam3m/cotswold-stone-slate-roofing-technical-guidance-2000.pdf>

⁶ Traditional Casement Window Design Guide -

<https://www.cotswold.gov.uk/media/au2exqoh/traditional-casement-windows-cotswold-district-council-technical-and-design-guide-2013.pdf>

⁷ Traditional Dormer Windows Design Guide -

<https://www.cotswold.gov.uk/media/w0hncg0l/traditional-dormer-windows-cotswold-district-council-technical-and-design-guide-2013.pdf>

⁸ Parking Standards - <https://www.cotswold.gov.uk/media/gbtjnipz/6103-parking-standards-review-guidance-note-apr-16.pdf>

- 3.1.3. It should be noted that the Local Planning Authority (LPA) may have further historic planning consent information available which has not been uploaded to the Council's planning register. If there is further information known to the LPA which is relevant to the proposal it is requested this is made known to the applicant at LPA's the earliest convenience.

4. SITE ANALYSIS

- 4.1.1. This section assesses the character of the existing building and wider area to help inform the design of the proposed development.

4.2. HISTORIC AND SPECIAL ARCHITECTURE IMPORTANCE OF THE BUILDING

- 4.2.1. Historic England is the public body responsible for protecting the historic environment of England by preserving and listing historic buildings. As part of their role Historic England keeps a record of listed buildings within the country.

- 4.2.2. The list entry number for the property in question is '1152159' and was first listed on 17th June 1986. The property was listed as a grade 2 category and includes the adjoining property no.16, Down Ampney. Historic England include a description of the listing which outlines the key historical features noted for listing the building. In regards to no.16 and 17 Down Ampney the description states:

*"Pair of semi-detached cottages set back from road. Mid C19. Coursed and dressed stone with alternating flush quoins, stone slate roof with coped verges, centre stone ridge stack with grouped flues. Single range of single storey and attic with projecting single storey porches on each side, also with coped verges. Each cottage has small gable with 2-light stone mullion with metal casement in flush stone surround. Similar below with smaller panes. Chamfered stone Tudor archways to each porch with plank door to No 16, half-glazed door to No 17. Good example of 'estate' cottages."*⁹

- 4.2.3. The description of the listing predominantly focuses on the principal elevations of both properties, highlighting the symmetry between the two buildings and the features which differ. The listing description is a brief analysis of the historic fabric of the building, identifying key features of the listing however, this does not account for a full analysis of the listing. Therefore, further research into the property has been undertaken. The following photographs show the current condition of the proposed property and its immediate context:

⁹ Historic England List Entry - <https://historicengland.org.uk/listing/the-list/list-entry/1152159>

Photograph 1: View of Cottage Pair from Public Highway



Photograph 3: View of Cottage Pair from Front Garden



Photograph 2: View of Cottage Pair from unadopted Road Access to Village Hall



Photograph 4: View of no.17 Cottage Side Elevation from Unadopted Road



Photograph 5: View of Rear of Property (Location of Proposal) from Unadopted Road



Photograph 7: View of Driveway Access to Property and Rear Roof Profile



Photograph 6: View of Existing Boundary Treatments from Proposal Location



Photograph 8: View of Neighbouring Bungalow Property to the East



Photograph 9: View of Front Garden from Front Elevation



Photograph 10: View from the Side of Property Facing towards the Rear



4.2.4. In regards to the history of the property, No.17 was renovated in 1985 which amended the original interior design removing the lath and plaster and upgrading the interior to modern standards. The lath and plaster ceilings were removed to create vaulted ceilings and revealing the roof beams. The kitchen is located within the single storey element to the rear of the property, the roof of the kitchen has been replaced, with a new roof structure which matched the previous roof. The replacement included new batons and roof felt, the original roof slates were maintained and were refitted once the new roof structure was in place. The floor within the kitchen and porch has been tiled with modern slate tiles. The original sub-floor was removed as part of the previous renovation during 1985 and replaced with concrete. More recently double glazing has been installed to the front and rear door. The kitchen windows to the rear of the property have also been replaced with double glazing which was undertaken between 2010 and 2011 before the current owners purchased the property on the 16th November 2013.

4.2.5. The property is thought to have been first built in the 1760s according to the signing of the original title deeds. The design elements found to the front elevation which are more typical of an 18th Century property seem to confirm this date. Historic mapping of the area identifies the presence of both properties in 1875 according to the Ordnance Survey 1841 - 1952 Wiltshire III.6¹⁰ (Figure 2 refers). Based upon the historic records the property has been present in the village for a significant number of years and demonstrates how the village has evolved over the years from a medieval 13th Century village to its current iteration. However, the property has been subject to a number of changes over the years to modernise both the interior and exterior of the property. Where the property has been amended it has been done sympathetically to the prevailing Cotswold vernacular reflected in the original

¹⁰ Down Ampney; Latton - <https://maps.nls.uk/view/120376515>

property. The proposed development seeks to respect the original character of the property while creating a usable space to the rear of the property.

Figure 2: OS Historic Map of the Site (1875)



4.3. SETTING

- 4.3.1. The host dwelling is located within the rural village of Down Ampney. The property is part of a pair of typical estate cottages which formed part of the wider agricultural estate. The village includes a mixture of buildings ranging from traditional cottages, farm buildings, modern housing estates and bungalows.
- 4.3.2. No.17 is set back from the main road (Down Ampney Road) which runs through the village and is set within a long front garden which is walled to the front of the property and along its eastern boundary with a low stone wall. A mature hedgerow defines the boundary between the front gardens of no.16 and no.17. The host property has a patio and pebbled area to the side and rear which leads to the rear driveway. At the rear of the property are two outbuildings consisting of a small shed and a wooden storage building. The house also has a driveway which can support 2 parked cars and is accessed off of a private road which leads to Down Ampney Village Hall.
- 4.3.3. The property is surrounded by buildings to the sides and rear and faces toward agricultural meadow situated to the front on the other side of Down Ampney Road. The neighbouring properties are a mixture of buildings which range from modern buildings including a single storey pre-fabricated school building to the rear which forms part of the Down Ampney Primary School, the single storey village hall constructed in 2009 and bungalow style dwellings finished in Cotswold stone. Older more traditional buildings are also present including the original school building and the adjoining estate cottage. It is clear from the surrounding context that there are a mix of styles within close proximity to the host property which reflect different building

styles and designs which represent the progress of development within the settlement.

- 4.3.4. The location of the property lies outside of the traditional core of the village and forms part of the 18th - 19th century expansion of the village alongside the introduction of the school. In recent years the core of the village has moved, with the location of the village hall and shop being located to the rear of the property. Other community facilities are available near the host dwelling including sport facilities and a car park. These recent developments during the late 20th and 21st century demonstrate how the traditional core of the village has moved from the historic centre to the periphery of the village where there are less restrictions on the land. This demonstrates how people's needs have evolved to focus on different requirements. It is noted that these changes to the historic fabric of the village are located behind the residential buildings which front on to Down Ampney. In particular the re-development of the village hall and community facilities as well as the modern extension to the primary school are all located to the rear of the existing buildings including the original school buildings and the listed buildings no. 16 and 17. This emphasises the importance of the frontages of these buildings and how they represent the history of Down Ampney and the evolution of architecture as the village expanded.

4.4. HISTORICAL EVALUATION

- 4.4.1. Based upon the above assessment of the character of the listing building, research into the property's history and considering the setting of the listed building it is considered the listed building has significant architectural interest. The design of the building is considered to be a good example of an estate cottage typical of the Cotswold area and represents a specific architectural design when it was constructed in the mid to late 1700s. The listed building demonstrates a specific form of the science of design of its time. The building includes gabled dormer windows to the front and rear which are aligned to the external face. The windows are single glazing held in iron casements finished in white. They are considered to represent a good example of gabled dormers typical of the 18th and 19th century. However, it should be noted this is a more common design of dormer window for buildings of this age.
- 4.4.2. The windows within the front and side elevation of the property are traditional mullioned windows with iron casements and single glazing. This type of design is likely the original used when the building was constructed and represents a significant element of the listing with high architectural interest, particularly in relation to the science of the design which dates from the 18th century. The windows to the rear of the property appear to have been replaced with timber frame casement windows which contains ironmongery fittings and glazing bars. Although this type of window casement does not relate to the original construction of the building, they do demonstrate an evolution of design techniques between the 18th century and those used around the 1840s at the beginning of the Victorian period. Therefore, it is considered there is still architectural merit to these windows which add to the listing. The windows used in the kitchen element of the property are a modern imitation of the Victorian era design finished with double glazing while maintaining similar design features such as the glazing bar and limestone lintel. Consequently, it is considered the window does not add to the special character of the property in terms of the listing.

- 4.4.3. In regards to the historic interest of the property, this is not considered the main reason for the listing. However, the property does represent a typical estate cottage for the area and demonstrates the type of property people used to live in who worked as part of an agricultural estate. In terms of internal arrangements, the property has been updated to reflect modern living although some features have been retained. Due to the updates made to the internals of the property it is not considered it has historic value that demonstrates how people used to live or reflect the history of the surrounding community.
- 4.4.4. No explorative work was undertaken to determine archaeological interest at the property. However, considering the age of the property, the archaeological value of the building is considered limited and is not considered to form part of the listing.
- 4.4.5. In conclusion, it is considered the front elevation of the property has significant architectural value and must be maintained in its current form to preserve the special characteristics of the listing. However, the side and rear elevation also have architectural interest and represent an evolution of design between two historic periods. Although these have not been noted in the listing these elements should be preserved where possible.

5. DESIGN

5.1. PROPOSED USE

- 5.1.1. The proposed development seeks permission to construct a two-storey residential extension to an existing dwelling within the village of Down Ampney. The host dwelling is situated within the residential area of the village. Consequently, a residential extension is considered to an appropriate form of development in principle in this location.

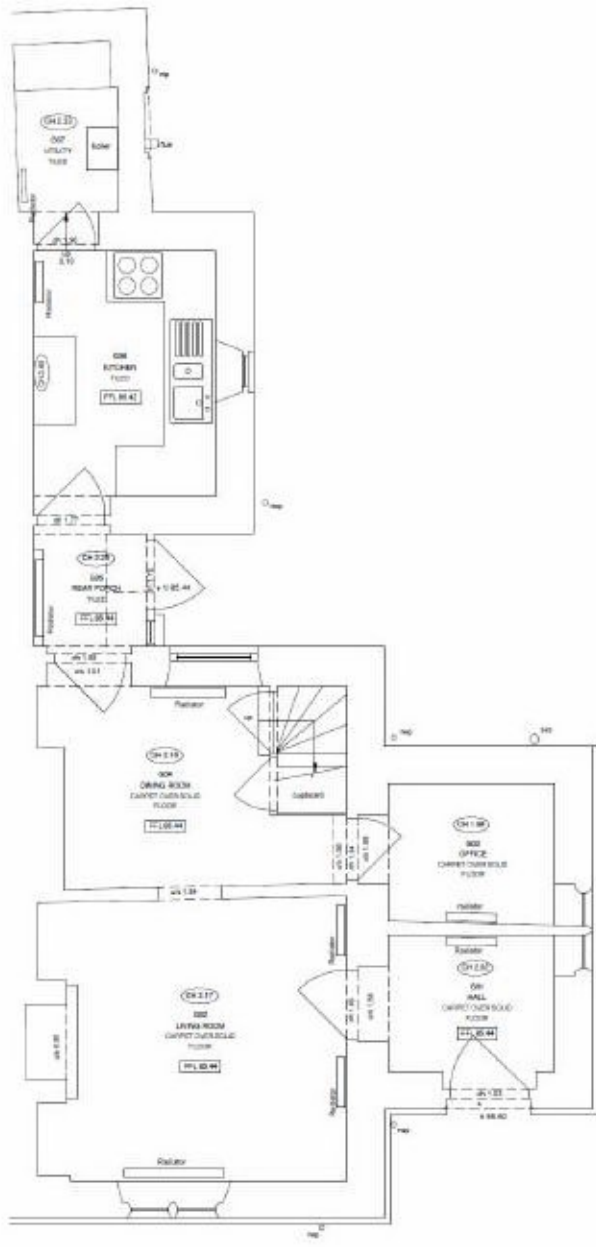
5.2. AMOUNT OF DEVELOPMENT

- 5.2.1. The proposed development would create an additional 38.6sq.m of internal floorspace set over two storeys. The existing property has an internal floorspace of 70.6sq.m over both floors. The proposed extension would therefore represent 54.7% increase in floorspace to the host dwelling. Although the proposed development would represent a significant increase to the existing floorspace, the internal design of the proposed extension reflects an open plan design maximising the internal floorspace available. Consequently, it is considered an the gross external floorspace should be used to understand how the amount of development would impact upon the property when viewed from outside. The gross external floorspace of the property following the development of the proposal would be 142.1sq.m. In comparison, the existing property has a gross external floorspace of 95.6sq.m representing a 48.6% increase to the property. Consequently, although the proposal would increase the floorspace of the existing building, it's gross external floorspace would be a proportionate expansion to the existing building. Additionally, to ensure the proposal is viewed as a subordinate extension, the proposed development would respect the existing building lines of the property not exceeding the building to the rear or side of the existing property. Furthermore, the extension would be built into the ground to ensure the height of the proposal remains significantly below the existing height of the property. It is considered these additional measures ensure the proposal would be subservient to the existing building.

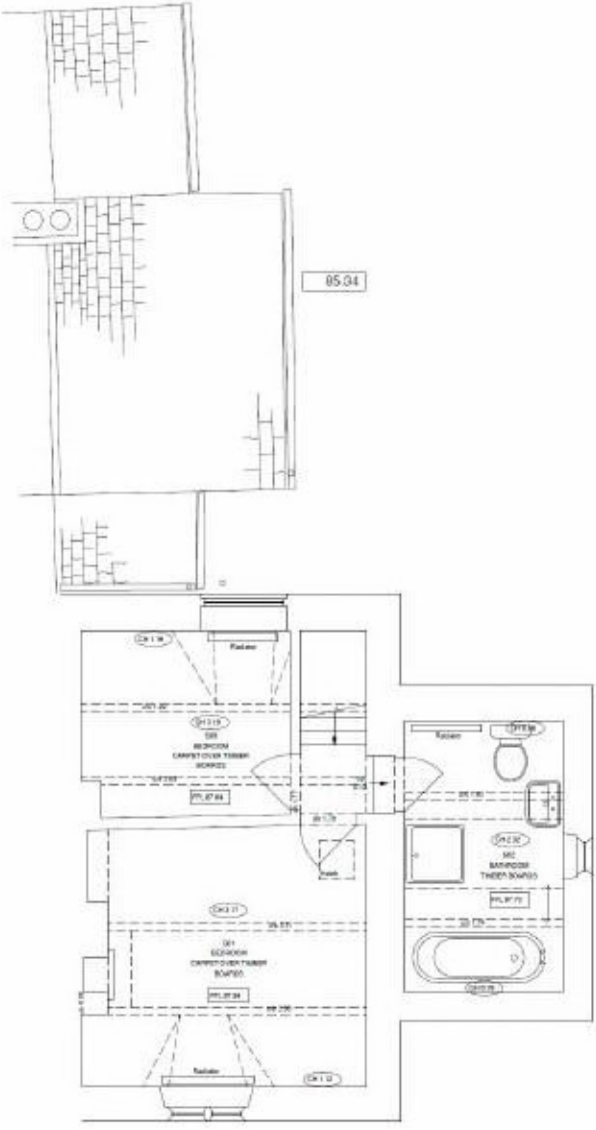
5.3. LAYOUT

- 5.3.1. The proposed development includes creating two new rooms to the existing property; an open plan dining room / entranceway and a bedroom with en-suite bathroom. The proposal also includes rearranging the existing layout of the property to accommodate the development and create a more accessible space. In particular, the existing staircase to access the 1st floor is very narrow with steep steps creating an issue with access. The proposal seeks to address this issue by re-positioning the stairway to start from the ground floor of the extension's entrance way allowing for a standard stairway to be installed which will lead to a small landing to access the 1st floor extension and the existing upstairs area of the property. The existing upstairs area will remain the same. The ground floor of the existing property would be re-arranged including adding a downstairs toilet to replace existing study and joining the existing porch to this area by removing a section of the partition wall. Further details of the proposed layout are shown on the floor plan extracts below:

Existing

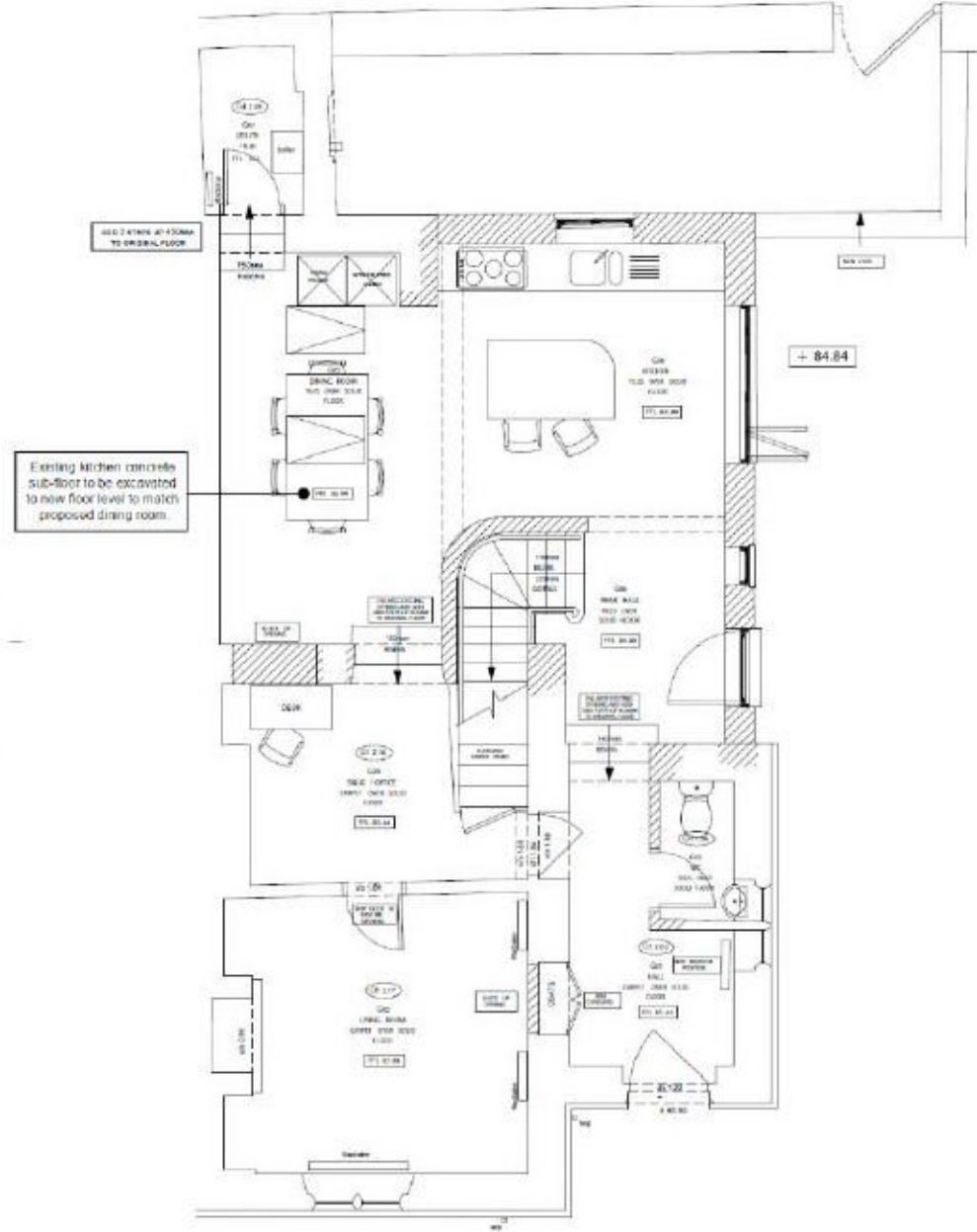


GROUND FLOOR PLAN

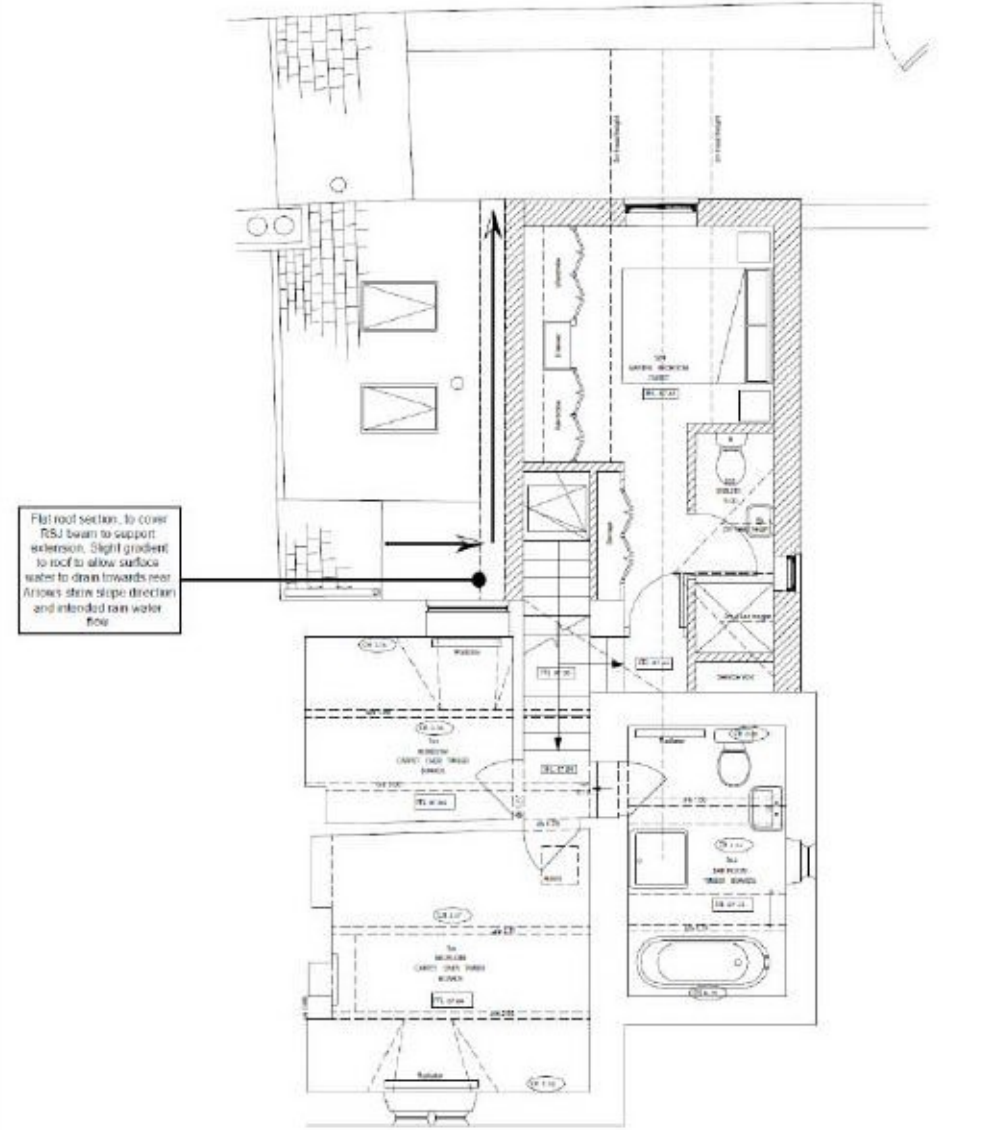


FIRST FLOOR PLAN

Proposed



GROUND FLOOR PLAN



FIRST FLOOR PLAN

5.4. SCALE

- 5.4.1. The proposed development would be set over two storeys, with the ground floor set below the ground level to reduce the height of the proposal while still maintaining a usable room height within the extension. The proposed extension would measure approximately 4.4m wide x 6.2m deep x 5.7m high (5.2m from existing ground level). The scale of the proposal is considered relatively modest for a two-storey extension and would remain within the building lines of the existing property. The height of the proposal would be set down from the roof of the existing side element of the property by approximately 0.3m and set in from the side elevation of the property by 0.3m ensuring the proposal is well screened when viewed from the front of the property and the adopted highway. The proposal will become more visible from the unadopted highway to the east while heading towards the village hall. However, this will be partly obscured by the existing boundary treatments which will remain unchanged as part of this proposal.
- 5.4.2. By setting the height of the proposed extension down from the existing roof line it ensures the proposal remains subordinate in character to the original property and would not detract from the existing character of the building in terms of its scale. Figures 3 to 6 below demonstrate the proposed scale of the extension in relation to the property:

Figure 3: Proposed Front Elevation



Figure 4: Proposed Eastern Side Elevation



Figure 5: Proposed Western Side Elevation



Figure 6: Proposed Rear Elevation



5.5. LANDSCAPING

- 5.5.1. The existing landscaping will be unaffected by the proposed extension. The existing trees found within the curtilage of the property will not be affected by the development proposal.

5.6. APPEARANCE

- 5.6.1. Due to the architectural importance of the property identified under Section 4, the proposal would maintain the front and side elevation of the existing property. The proposal would involve making significant changes to the rear of the property with the addition of the two-storey extension. However, this area is considered to be less important to the listing of the building. Measures have still been taken to ensure the design protects the special characteristics of the rear of the property. It is proposed the external finishes of the walls would match the existing property and the proposed roofing materials would match the existing stone slate tiles. The proposed dormer window would reflect the existing gable dormers aligned to the external face of the

proposed extension. These measures are considered to ensure the proposed extension would not detract from the character of the existing property and blend the extension in with the existing historic building. The pitch of the proposed extension reflects that used in the existing property and would maintain a line of the site to the existing gable dormer located to the rear of the property, preserving the special architectural characteristics identified under Section 4.

- 5.6.2. However, it is considered certain aspects of the proposal should not match the existing building to make a clear definition between the original property and the proposed new extension. This will help define the design evolution of the property. The design of the proposed windows would be different but would reflect the Cotswold vernacular. The windows would have limestone lintels with traditional timber casements and double glazing. A glazing bar would be placed to the middle of the windows rather than continuing the iron lattice design of the existing. Furthermore, the proposed extension would be set down from the existing building including a step down to the internal arrangement creating a clear definition between the new and older elements of the property both externally and internally. The proposal would also include roof lights to the existing kitchen roof and the proposed western pitch of the extension. These would have very limited visibility and would be conservation style roof lights set within the roof profile.
- 5.6.3. Table 1 details the existing materials found in the property and the materials proposed to construct the extension:

Table 1: Existing and Proposed Materials

Type	Existing Materials	Proposed Materials
External Walls	Traditional stone with lime mortar mix	Traditional stone with lime mortar mix to the outside walls with insulation block and cement to the inner
Roof Covering	Traditional stone roof tiles batten and timber supports	Machined stone Cotswold tiles (to match existing) with batten and timber frame
Windows	1 traditional metal window in a wooden frame (to rear elevation) and 1 traditional style double glazed window in a wooden frame in white (to Kitchen element)	Wooden framed double-glazed windows in white
External Doors	Panel door with wooden frame and 1 pane of double-glazed glass	Use existing door with new wooden frame and double-glazed cottage style patio doors
Ceilings	Lime plaster	insulated plaster board with skim finish
Internal Walls	Cotswold stone with lime plaster finish	insulated plaster board with skim finish
Floors	tile finish (to kitchen and side entranceway)	lime stone tile finish on concrete to lower floors

		wooden floor finish to upstairs
Internal Doors	panel doors	use existing or made to measure to match existing
Rainwater Goods	metal rainwater goods in Cotswold green	Match existing in Cotswold green

5.6.4. Figures 7 to 16 show the indicative 3D models of the proposal which demonstrate how the proposed development would interact with the existing building. These models include the adjoining property to show how the symmetry of the front elevation would be maintained.

Figure 7: Existing Front Elevation



Figure 8: Existing Side Elevation



Figure 9: Proposed Front Elevation



Figure 10: Proposed Side Elevations



Figure 11: Existing Rear Elevation



Figure 12: Existing Roof Plan

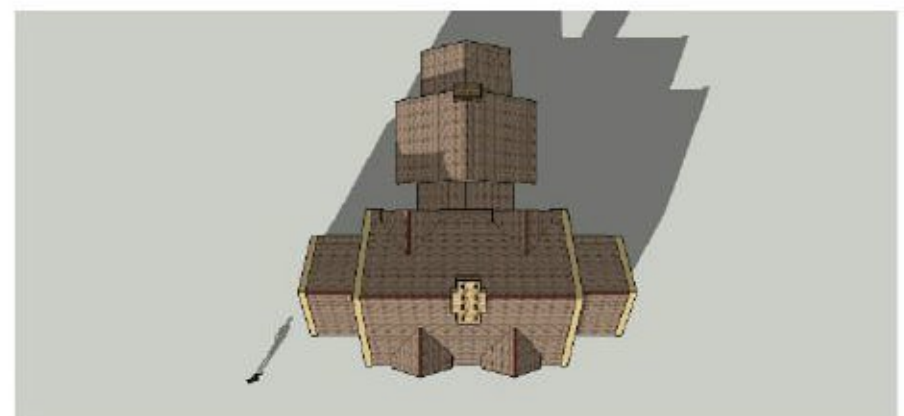


Figure 13: Existing Isometric View



Figure 15: Proposed Roof Plan

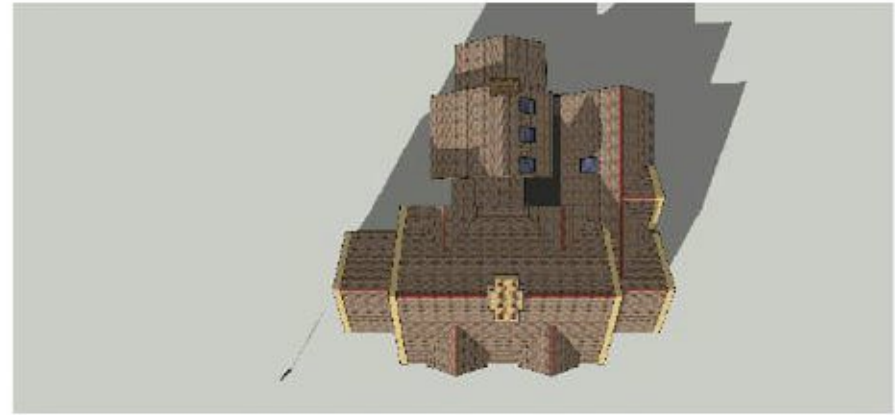


Figure 14: Proposed Rear Elevation



Figure 16: Proposed Isometric View



6. ACCESS

6.1. VEHICULAR ACCESS

- 6.1.1. The proposed development would not change the existing parking arrangement with 1 formal parking space available to the rear driveway and 1 on-street parking space located to the front of the property. A total 2 parking spaces would serve the property. The proposed development would increase the number of bedrooms to 3 however the parking demand would remain at 2 spaces in accordance with the Council's Parking Standards.

6.2. PEDESTRIAN ACCESS

- 6.2.1. The pedestrian access to the property would remain the same with the access points located to the front, side and rear boundaries via low wooden gates. The proposal would include a new step down to the proposed development to access the new side entrance and dining room doorway.

6.3. INCLUSIVE ACCESS

- 6.3.1. The proposed extension would be accessed by a step down which could impede disabled access if required in the future. However, the front entrance can be accessed from a flat level. Furthermore, the rearrangement of the internal layout would improve disabled access to the property and increase the functionality of the building. Additionally, the proposed stairway would increase in width and the depth of each step to improve accessibility to the upstairs. This would allow a stair lift to be installed if required in the future.
- 6.3.2. The proposed development would improve the adaptability of the existing property to meet the changing needs of the applicant's parents and allow them to care for them at home.

7. CONCLUSION

- 7.1. The proposed development is considered to respect the special qualities of the listed building as identified by the listing and the additional research undertaken as part of this proposal. Furthermore, the proposal has been designed to maintain the front elevation of the existing property to ensure the symmetry of the estate cottages is preserved.
- 7.2. The proposed extension would represent a proportionate and subservient form of development which complies with both national and local planning policies.