

## DESIGN AND ACCESS STATEMENT FOR THE PROPOSED EXTENSION TO GLOVERS COTTAGE

RE: Glovers Cottage, Cheap Street, Chedworth GL54 4AA



### Description:

Glovers Cottage is located on the North West edge of the Conservation Area and village of Chedworth. The property is a detached 1.5 storey Cotswold style Farmhouse comprising of 3 bedrooms, 2 bathrooms, 2 reception rooms, a kitchen, separate dining room and a utility room.

This statement is to be read in conjunction with the accompanying drawings and is for the following elements of work:

### Exterior:

1. Single storey side extension with a dual pitched roof located on the North East elevation to accommodate a new dining room, office and enlarged utility room.
2. New stone link element with flat roof and a full height slim-line fixed window to front elevation, located between the existing house and proposed extension.
3. Demolition/removal of the Entrance Porch
4. Existing Dining room window located on the front elevation to be dropped to ground level to form new glazed entrance door with a new cantilevered oak framed porch over - incorporating stone tiles.
5. Partial blocking up of rear utility door on the rear elevation using matching stone to create new window.

### Interior:

6. Removal of utility window and section of external wall to north east elevation to create extended utility area.

7. Removal of kitchen window to north east elevation, opening to remain to create new servery hatch between kitchen and proposed dining room.
8. Removal of existing kitchen units to be replaced with new kitchen
9. New partition walls to form proposed kitchen office, utility, w/c and entrance hall
10. 3 new steps between Kitchen and dining area
11. 3 new steps to utility area.

### Surrounding Environment Assessment:

Chedworth village is a Conservation Area in the county of Gloucestershire 7 miles North of Cirencester and 11 mile east of Cheltenham. The village stretches over 1 mile from North West to South East and subdivided into 3 sections; upper middle and lower Chedworth. The villages stretch along the main highway known as Cheap Street, this is an undulating often single track minor road that winds steeply in places up through the valley boasting predominantly large detached farmhouses and cottages generously set apart with large gardens along its path. The village is predominantly residential, there isn't a village centre, the arrangement of houses along the road appear at random with some cottages facing sideways onto The Street and others set back with generous front and rear gardens.

### The Farmhouse:

The house is of early 20th century origin and sits side-ways onto Cheap Street where the east gable defines the boundary between the house and highway. The property is set within 0.25 acres of land which falls away down the valley from East to West.

The front of house emerges out of the landscape from the south approach forming picturesque views of the front of the property and grounds.

The building is of common construction of its time and for the area, consisting of limestone rubble walls, stone roof tiles and painted timber frame windows.

Neighbouring properties are at a lengthy distance from the cottage the closest sits across the road also orientated side-on to the highway, not affected by overlooking or overshadowing.

The property can be accessed via the single entrance from the road from which a private drive allows room for turning.

### The Proposal:

The current internal layout of the house particularly the ground floor lacks space to comfortably accommodate the Applicant's daily activities. The kitchen and utility rooms are small in contrast to the size of the property, the juxtaposition of the kitchen and dining room is awkward and lacks a sensible flow and relationship with each other. Due to changing circumstances working from home has become more common place for the owners, as a result they have found the house currently does not adequately facilitate for this. Currently the dining and living spaces double-up as work/study areas. A dedicated study/office is essential for the management of their daily lives.

The new layout will create a first class modern design fit for 21st century living that will transform the functionality and comfort of the existing space while complimenting the historical distinctiveness of the building's character.

External modifications to the house will be kept to a minimum comprising of a new traditional porch to the front entrance, new flush casement painted timber frame windows to match existing, blocking up of 2 doorways on the north and south elevations. All with the aim of improving the connection and flow of internal spaces while minimising external impact and enhancing the original exterior aesthetic.



The strategic location of the proposed extension will ensure important elevations of the Cottage from all sides are preserved - in particular from the highway and neighbouring properties. This serves to preserve the character and appearance of the Conservation Area.

All modifications will aim to capture the mood of the site with use of similar materials and preserving the Cotswold style & feel.

The internal open plan arrangement will provide for a flexible space for multiple activities and social engagement. The new extension will also provide a closer connection with the landscaped rear garden and will encourage the owners to make the most of the outdoor space, further enhancing their living experience.

The enlarged kitchen with relocated dining area that encompasses views over the garden is a modern way of living, and this arrangement combined with carefully considered materials will help to provide a much more desirable, comfortable environment for the family.

Strategic location of new windows and skylights to the extension and entrance hall will ensure the new rooms will maximise daylight and contribute to a much more welcoming ambiance than its predecessor.

A narrow profile stone link element with flat roof between the existing house and new extension with full height glazed slim line fixed window set into front elevation will offer a subtle transition between the proposed and existing, allowing the evolution of the building to be recognised.

#### Sustainability:

Thermal performance and energy efficiency of the existing building will be greatly improved by using 21st century glazing technology, high quality insulation, building material and techniques.

#### Consultation:

Our client has discussed the proposals with the neighbours.

#### Works already carried out:

No work has been carried out on the property

#### Proposed Works and Materiality:

The new works will consist of high performance glass painted timber framed, flush casement doors and windows with high performance glass to increase thermal efficiency of the spaces. New doors and windows will be in keeping with the existing style in an effort to maintain a Cotswold aesthetic, further preserving the Conservation Area. The slim line fixed window to the front elevation will be a modern contemporary glass approach with a slender painted metal frame to create a simple minimalistic and graceful transition between buildings.

Where possible insulation will be set into the intermediate floors to increase thermal and acoustic efficiency while preserving the heritage of the building.

High quality craftsmanship along with the proposed materials will ensure its long term durability and provide a high standard of finish and thermal efficiency in comparison to the former arrangement.

#### Conservation Setting:

The design will have no adverse impact to the Conservation Area as no significant historical elements will be removed or modified. The views of the building from the highway and valley will be maintained. Detailed matters, such as scale, form, dimensions, colours and materials of the

external modifications as well as the landscape treatment of the proposals, have been carefully considered and thought through. New materials will be in keeping with existing materials where appropriate and deliberately contrasting where it's necessary to read the evolution of the building. Special attention to detail and craftsmanship will ensure the proposal has a positive notion on its surroundings.

#### Degree of Access:

Vehicle access to the property from the main road will remain unchanged. The location of the new front door will have a closer connection to the parking and driveway making shorter travel distance to vehicles. Inclusion of near level thresholds to front and rear doors and a double door opening into the main hallway can be provided for fluidity when transitioning between spaces.

#### Emergency Access:

This would be unaffected by the proposals.

#### Landscaping:

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. The landscaping will be successfully integrated into the context of the site that supports and enhances biodiversity, and is in keeping with the vernacular style of Chedworth Parish.

Should you have any questions regarding the project, please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of Jonathan Rixon.

Jonathan Rixon  
Director - Rixon Architects Ltd