

## Design and Access Statement & Listed Buildings

Honesty Cottage

Water Stratford Buckingham MK18 5DU



## **Introduction**

Honesty Cottage is a Grade II listed building from C18 – early C19. It consists of whitewashed rubble stone with timber lintels to openings, a thatch roof and end stacks.

The window layout comprises of three bays of varied 2-light metal casements, leaded in the upper left-hand bay. The centre first floor single casement window is leaded with coloured glass. There is a door to the rear in C20 brick extension.

The proposal is to demolish the existing single storey flat roof garage and part demolition of the chimney stack.

### *Remedial work to the stone cottage:*

Replacement windows to the front elevation, remove white paint from the stonework. A new ground floor solid slab including damp proof membrane. Removal of stud walls on the first floor and the creation of a new family bathroom.

### *Extensions and remedial work to C20 brick extension:*

Demolition of existing conservatory and rear extension. First floor front extension, first floor rear extension, new dormer window and rear ground floor extension.

### *Garage and driveway:*

New drive and drive entrance, double garage with a home office above.

## **Design**

### **Use**

The proposed scheme will create an open plan kitchen dining area with access to a new stone patio and the garden beyond. An existing bedroom in the stone cottage will be converted to a bathroom, the bedroom in this part of the dwelling currently doesn't have access to a first-floor bathroom.

The existing stairs in the newer brick element of the dwelling are steep and narrow, Figure 1, the front extension and new staircase will provide safer access to the first floor.



Figure 1 - narrow steep staircase

The porch will provide shelter while improving the character of this newer part of the dwelling with the use of oak and thatch. The current off-road parking is inadequate due to there not being enough room to park a car safely in front of the garage, Figure 2.



Figure 2- limited parking in front of the garage.

The proposed double garage and drive will allow adequate space to park cars off the road and the space in the loft will provide a home office.

## Amount

The proposed first floor front extension will have an additional internal floor 4.3m<sup>2</sup>, the proposed rear first floor extension will add 9.3m<sup>2</sup> and ground floor rear extension 13m<sup>2</sup>. The new garage will have an internal floor area of 46m<sup>2</sup> and the space above the garage 30.7m<sup>2</sup>.

## Layout

The property only has one bathroom on the ground floor, the proposal is to re-locate the family bathroom to the first floor in bedroom 3 and to create additional space for an en-suite bathroom to bedroom 1. The current location of the bathroom in the old stone cottage will be used as a new utility. A modern timber stud wall and built-in cupboards between bedroom 3 and the landing are to be removed and replaced with a banister, in keeping with the style of the existing staircase, Figure 3 and Figure 4.



Figure 3- cupboards and wall to be removed.



Figure 4 - cupboards, and wall to be removed, view from landing.

The current layout of the property is split between four levels. By demolishing the existing conservatory and kitchen, adding a small single storey extension and re-configuring the levels on the ground floor a spacious kitchen/diner all on one level will be created.

The current stairs leading to bedroom 1 are very narrow, steep and are a hazard, Fig1. By moving the wall between the living room and hall above and creating the first-floor extension a new staircase can be installed which complies with building regulations along with a wider hall. A first-floor rear extension will provide additional space for an en-suite bathroom. An additional dormer will provide extra space while maintaining the neighbour's privacy with a non-opening window 1.7m from the internal floor level.

The new double garage will have a pedestrian door on the side to provide access to a ground floor w.c and stairs to the home office above.

The proposed double garage has been set back behind the line of the front elevation of the house providing adequate space for off road car parking. The current layout and garage position does not provide adequate space in front of the garage for a car to be parked safely.

## Scale

The proposed garage has been set back from the old cottage with the ground levels reduced to lower the ridge height and lessen any visual impact.

The small front first floor extension extends no further forward than the existing building and no higher than the existing roof. It maintains the same character.

The existing flat roof will continue over the new extension keeping the height to a minimum, ensuring it's subservience to the existing stone cottage.

It is believed that this scheme will have no impact on the neighbouring properties or the locality.

## Landscaping

There will be a new lawn and garden where the existing garage and drive is to be demolished, Figure 5. and a new stone path from the road to the main entrance and thatched porch.



Figure 5- showing garage and chimney stack to be demolished.

The paved patio area is to be extended with Cotswold stone paving to the rear of the property and the retaining wall is to be replaced around the proposed garage and down the side of the property.

There will be a gravel covered parking area. The existing hedge at the front of the property will be removed and replaced by 1m high stone wall which matches the existing cottage either side of the 3.9m tarmac entrance. The stone wall will be raised around the perimeter of the oil tank to obscure the view of the tank from the street scene.

A number of trees are to be removed from the site; this is being covered by 21/04195/ATC, submitted by the client's tree surgeon.

## Appearance

The oldest stone part of the property is proposed to have the white paint removed exposing the natural stone. The existing painted brick extension and proposed extension will be finished in a sand and cement render painted with a colour complimentary to the natural stone. The rear single storey extension will have a sand and cement render to match the two-storey element of the property. Figure 6 shows the property in 1910 without exterior paint (bottom left of the photograph).



Figure 6 - Water Stratford

The existing conservatory will be demolished and be replaced with rendered walls in line with the existing brick extension and new infill extension. A new slate covered pitched roof will replace the conservatory roof. The new pitched roof complete with a pitched dormer will provide additional space for an en-suite bathroom.

The very low pitched roof will be removed and the existing flat roof will be extended to cover this area. The fascia and soffit will be clad with oak which would be allowed to age naturally to a silver grey. The use of a secret gutter will remove the need for guttering to be

fixed to the outside of the fascia. The small first floor extension at the front will be finished in a sand and cement render and the roof will match the existing.

The new porch will be constructed in oak using traditional method with a thatch roof and supported on rendered dwarf walls.

The garage will be finished in a sand and cement render painted with a colour complimentary to the natural stone. The roof will have a pitch to match the existing two storey extension with a slate roof covering, conservation roof lights on the front elevation and two pitched roof dormers on the rear elevation.

All of the windows will be replaced apart from the stained glass window in the centre of the front elevation, W10. The windows will be painted traditional hard wood casement windows with double glazing units and lead effect strips. This is a feature of one off the existing windows on the front elevation W9.

## **Access**

### **Vehicular and transport links**

The current parking arrangements are unsuitable with a small space before the garage doors to park a car and a narrow existing garage which makes it difficult to park a modern car.

The property is located in Water Stratford which is in the Aylesbury Vale district of Buckinghamshire, and is located 3 miles west of Buckingham and 2 miles southwest of Stowe. The closest railway station to Water Stratford is Bicester, with a journey time to London of less than an hour.

### **Inclusive access**

The property has level access at the rear kitchen door which will be retained. The property is on a hill and has been extended at various times creating a split levels. A ground floor cloakroom toilet can be access via the front door on the higher level.



## **Justification and Impact Assessment**

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### **Methodology**

The existing conservatory is poorly insulated with large amounts of glazing which means it is prone to over heating in the summer and expensive to heat in the winter. The existing pitched roof extension at the rear has a slate covered roof, slates should be fitted with a minimum 28° pitch. The pitched roof only has a 6° pitch and as a result of this leaks. This extension had been approved in a previous planning application with the implications of the low pitch having not been considered (Figure 7).



Figure 7 – Showing low pitch.

The proposed scheme comprises of a new flat roof covering the existing flat roof, the extension replacing the conservatory and the small infill extension. The flat roof will be finished with the fascia and soffit which will be clad with oak and allowed to age naturally to a silver grey.

The old stone cottage currently suffers from damp, this situation would be improved by removing the paint from the exterior walls and allowing it to breath. Repointing will be carried out where necessary with a traditional lime mortar. Removing the white paint would also return the cottage to its original finish.

The existing garage is impractical and unsightly, the proposal of a detached pitched roof double garage with an office above will provide adequate off-street parking, a much-needed home office and improve the overall appearance of the dwelling. The garage has been set back from the road and the front elevation making the garage subservient to the dwelling.



Figure 8 – Rear view of property