

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT
EXTENSION AND ALTERATION WORKS AT
WILLOW COTTAGE, LITTLE BARRINGTON, BURFORD,
OXFORDSHIRE, OX18 4TE

Mr and Mrs Dickens

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1 Planning History

Applications 20/04252/LBC and 20/04251/FUL (Nov 2020) for a replacement extension (withdrawn).

Pre-application advice sought in 2021 on a different scheme; positive advice received from Cotswold District Council received on 11th August 2021 (see attached). There are some small differences in the detail of this formal application however the scope has not changed. The detail will be addressed in the following Design, Access and Heritage Impact statement.

The cottage was first listed in the 1950s and this entry was updated in 1987. The listing is as follows:

BARRINGTON THE GREEN, SP 2012-2112 Little Barrington Village 11/82 Willow Cottage (formerly listed as one of three 23.1.52 cottages south of Sundial Cottages) GV II Cottage at end of row. C18. Coursed squared and finely dressed limestone. Stone slate roof formerly with ashlar stacks now replaced by coursed squared and dressed limestone and by brick stacks. Rectangular plan with a later C18-early C19 extension at right angles at rear. Two storeys and attic lit by a single 2- light roof dormer with leaded panes. Single light, 2-light and 3- light stone-mullioned casements, mostly with leaded panes; C20 casement without glazing bars inserted in former door surround with keystone in the right gable end. Single-light and 2-light casements mostly with horizontal glazing bars lighting the rest of the gable end. C19 plank door with a flat stone canopy (probably C19) supported by brackets to extension to right. Gable-end stacks with skirtings. Interior not inspected.

2 Proposal

The proposed scope of work comprises:

- Demolish existing, modern single storey flat roofed extension.
- Demolish two walls of the single storey WC off-shot – first suspected to have been of an earlier date but we have photographic evidence of the structure in partly plastered state which tells us that the structure, which may have earlier origins, is constructed with a block work core and may have been reconstructed (possibly circa 1980s).
- Construct new, two storey extension on the footprint of the former.
- Alter the modern arrangement of garden retaining walls adjacent to the rear terrace to slightly enlarge the terrace area.
- Rebuild the collapsed stone party boundary wall between Willow Cottage and the next door neighbours (on new concrete foundation with integral wind posts to strengthen the wall).
- Construct new single storey lean-to garden studio against the taller section of the party boundary wall which will have the benefit of buttressing the existing structure.
- The only internal alteration proposed is the widening of the existing first floor window opening providing access to the extended area of the bedroom on the first floor.
- The use of the existing window in the new elevation (mentioned in the pre application has been discounted as this window is frame is a C20th modern insertion)
- Replace decorative Victorian Bargeboards on the existing C19th rear range (current bargeboards are modern).
- Lime render the brickwork of the Victorian rear range.
- To replace the rotten subframe of the existing attic dormer window to the front elevation as a like for like maintenance repair.

The various materials proposed are detailed on the application forms and drawings.

The aim of this project is to:

- Add a small amount of space at first floor level – the rear bedroom in the Victorian rear range is very narrow.
- To allow the existing Victorian rear range to remain visible and readable as an important phase of the house and improve the appearance of it.
- To add a cohesive contemporary layer to the development of the house in the new addition.
- To integrate the existing WC off shot into the ground floor form of the extension. This could have been left intact but it is clear from the photographic evidence that it is definitely not an intact historic structure.
- To reinstate an important historic boundary garden wall which collapsed last winter.
- To ensure the longevity of the existing taller section of the garden wall whilst providing a small garden studio as a simple workspace for the owner.

The designs being put forward in this formal application differ from the pre app in the following ways:

- Added the work to the attic dormer at the front.
- There was the question of the age of the WC off-shot – see new photographic evidence.
- The widening of the former bedroom window in the Victorian range has been added.
- The use of the bedroom window in the new extension discounted as this window is in itself not historic fabric.
- The use of lime render as shelter coat for the existing brick rear range.
- Reduced the size and number of openings in the studio building and reduced the size of the proposed roof lights.

3 Impact

In terms of the impact of the works on the historic structure:

- Two affected walls of the WC off-shot are of later construction or reconstruction with block work linings.
- The ground floor part of the extension is not more or less impactful on the Victorian rear range than the current extension.
- The first floor section of the proposed extension will of course impact further on the Victorian rear range but it is designed to allow the original fabric and phase to remain in-situ and visible. Technically we can make a straight joint connection between the old and new fabric to ensure that this is always readable as an addition. The widening of the bedroom window to form a better connection between old and new will involve the removal of some further Victorian brickwork but this fabric is a lesser significance than the body of the C18th cottage.
- The proposed lime render to the Victorian brickwork is a soft natural material which will provide a shelter coat for the masonry and will not damage the underlying material and most of all remain breathable.
- The studio construction is designed to be in the style of a simple lean-to potting shed, a structure that might be expected in this context. The benefit for the long term stability and preservation of the wall will outweigh any impact that this structure will have on the historic fabric. This is also to be seen with the extensive reinstatement of the historic boundary which is an obvious benefit.

See photograph (1) below of existing WC in partly plastered state. This was likely to have been reconstructed in the 1980s under former ownership. Note use of block work on internal wall and as lining to external walls. Steel RSJ boxed in above the internal door opening and of course gypsum plaster.



Photograph 1 Existing WC