

# Extension to Tally Ho Cottage & Conversion of Outbuildings

Planning | Design & Access Statement



## Document Control

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## Associated Documentation

This Design, Access & Heritage Statement should be read in conjunction with the following drawings:

- P001 Site Location Plan
- P002 Existing and Proposed Site Plans
- P003 Existing and Proposed Floor Plans
- P004 Existing Elevations
- P005 Existing and Proposed Floor Plans
- P006 Proposed Elevations
- P007 Existing Outbuildings
- P008 Proposed Outbuildings

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# 1.0 Introduction

## Introduction & Context

Tally Ho is a c19th cottage that lies in an 1.6 acre plot at the edge of Condicote village in the Cotswolds. A previous application for a single storey rear and side extension was permitted in February 2021 (20/00130/FUL) and this application seeks to amend these permissions now that the property has changed ownership. The new owners would like to revisit the permissions to suit their needs and aspirations for the property as a whole, including the wider site and outbuildings.

## Summary of Applicant's Objectives & Proposals

The issues highlighted in the previous application remain for the new owners, who have similar aspirations for the accommodation in the main house, but would also like to make changes to the wider site to achieve the following objectives for the property:

- Improve the entry and enlarge the bootroom space
- Increase the size of the kitchen / dining area to provide better views across the countryside
- Rebuild the previous poorly constructed extensions at first floor with higher performing building fabric
- Make better use of the outbuildings
- Connect the house to the public sewer, removing the current septic tank constructed over the henge

## Pre-Application Consultation with Historic England

Prior to submitting this application Historic England have been consulted and support the proposals, having also supported the previous scheme due to its potential for public benefit. Concerns were raised about the impact of proposed landscaping works which have been addressed and removed from this application until further information can be provided.

## Planning History and Relevant Neighbouring Applications

- **Tally Ho: 20/00130/FUL** (*Permitted 2021*)  
Proposed extension and exterior alterations.
- **Tally Ho: 14/05275** (*Permitted 2014*)  
Replacement of single storey extension to the east with a new two storey extension. New garage to the east of the house.
- **Tally Ho: 12/00136** (*Permitted 2012*)  
Replacement of single storey extension to the rear with a new two storey extension.
- **Tally Ho: 08/01611** (*Permitted 2008*)  
New front (south) and rear porch (north east), replacement of flat roof at the rear with two pitched roofs.
- **Carylon House (formerly Eubury Ring): 16/00468/FUL** (*Permitted 2016*)  
Demolition of outbuildings and erection of two-storey side extension
- **Keepers Cottage: 21/00094/FUL** (*Permitted 2021*)  
Demolition of garage and extensions, erection of two-storey side extensions, detached garage, bothy and boundary wall with associated alterations
- **2 Agricultural Cottages: 21/04145/FUL** (*Pending*)  
Single and two storey extensions to rear elevation

## Planning Constraints

The following planning constraints have been identified:

- Located on a Scheduled Ancient Monument, Condicote Henge (ref number: 1003332)
- Within Cotswold Area of Natural Beauty

## Relevant Documents

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cotswolds AONB Management Plan Sept 2018



Condicote, Aerial View (Google Maps 2020)

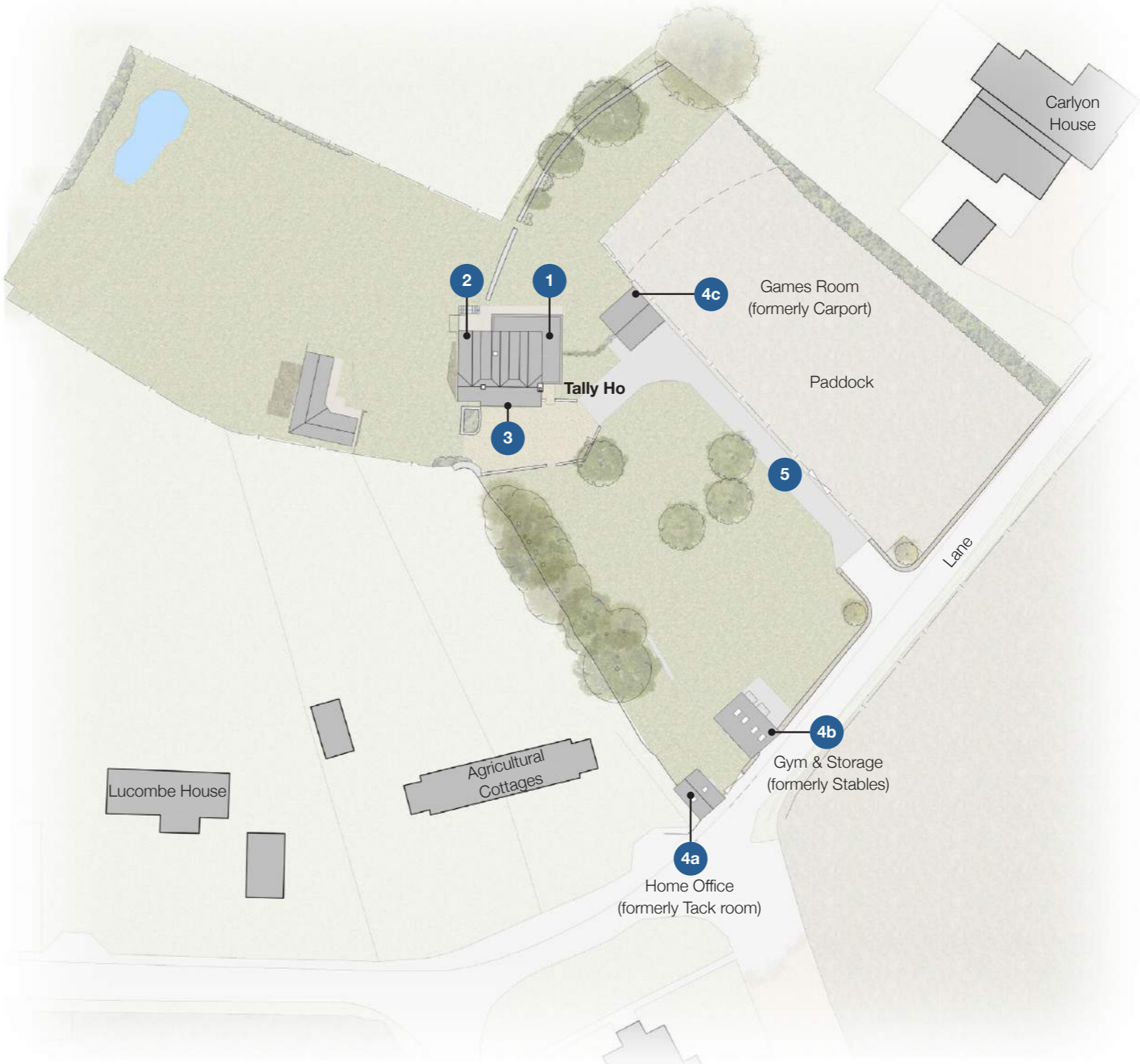
- Key**
- **B** Bus stop
  - - - - Site boundary
  - Conservation Area

# 2.0 The Proposed Works

## The Proposed Works

In order to achieve these objectives, the applicant would like to make the following changes from the previous application:

- 1 Change the materials on the approved single storey side and rear extension
- 2 Rebuild the rear extensions at first floor using higher performing fabric, consolidating the style of the existing house
- 3 Remove the existing porch on the south elevation to clarify the position of the primary entrance to the house
- 4 Convert the outbuildings into ancillary functions for the house
  - 4a Home Office (formerly Tack room)
  - 4b Gym & Storage (formerly Stables)
  - 4c Games Room (formerly Carport)
- 5 Connect the house to the public sewer utilising the previously disturbed route of the driveway



Proposed Site Plan



### 3.0 The Proposals in Detail

**1. Change the style and materials on the approved single storey side and rear extension**

The owners would like to retain the principle of the previously approved extension but change the materials and style of glazing, favouring multi-light “crittall style” fenestration. Further to this the timber cladding is now proposed to be dark in colour, rather than untreated, to better complement the existing outbuildings. The fascia remains metal and similar in style to the previous application. The proposal occupies the same footprint as the previous scheme and uses the same low impact structural strategy consisting of screw piles and strip footing on the line of previous disturbance caused by an existing drainage run.

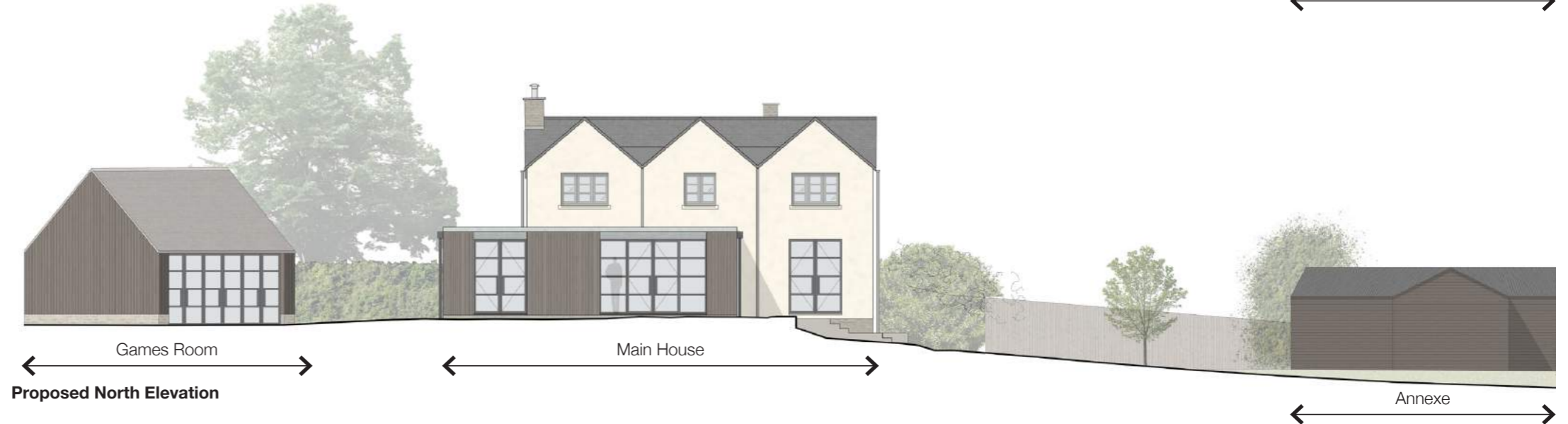


**2. Rebuild the rear extensions at first floor using higher performing fabric, consolidating the style of the existing house**

The existing extensions at first floor are of poor quality in terms of both design and construction, having been built in an adhoc nature and have poor thermal performance. The owners would like to rebuild these gables using higher performing fabric and alter the proportions so that they are equal in elevation. This will involve a small increase in footprint of approx. 0.9 sqm, improving the space available for the 2nd bedroom as was approved in the previous application. As part of these works the proportions and styles of windows will be consolidated to give the rear elevation a more considered appearance.



The rebuilt gables will be rendered under a slate roof to recreate the existing, albeit with more considered detailing for the eaves and verges. Discrete lead dormers will provide additional usable space in the valleys between roofs. It is argued that these changes are unlikely to be noticeable from the public realm but will provide considerable benefit to the clients both in terms of upkeep costs and long term enjoyment of the property.



### 3.0 The Proposals in Detail (cont.)

#### 3. Remove the existing porch to clarify the primary entrance to the house

The owners would like to remove the traditional style porch built in 2008 as it is not used to enter the property and confuses the front elevation and approach to the house. The proposed extension will become the primary entrance and the owners would like to clarify this through the removal of the porch, whilst also increasing the amount of light into the lounge by incorporating glazing into a replacement door.

#### 4. Convert the outbuildings into ancillary functions

It is proposed to convert the outbuildings at the boundary of the site which are currently used for storage into usable internal spaces to provide additional functions on the site. All the works are limited to above ground and as such there will be no disturbance to the monument.

The Tack Room (A), which has been repaired and adapted previously, is to be converted to a home office with the inclusion of 2no. new conservation style rooflights and a wetroom which will be connected to the sewer out from the wall, meaning no works below ground. At this time the owners also plan to carry out minor structural works, predominantly repointing, on the advice of a structural engineer.

The Stables (B) are to be converted to accommodate a small home gym and provide storage for garden equipment. It is proposed to replace the roof, increasing the height slightly to facilitate the creation of thermal envelope whilst maintaining sufficient head height internally as well as changing the covering from felt to a corrugated metal which is more inkeeping with the agricultural nature of the area. In addition 4no. conservation style rooflights will be added to better light the interior. At this time the structural repairs will also be undertaken on the advice of a structural engineer.

In addition to the conversion of these buildings on the boundary the owners would like to convert the existing carport (C) to create a “games room” with glazing on the north west elevation looking out to the countryside. The structure will be clad in dark timber cladding which matches that of the single storey extension to further unify the site.



Existing Tack Room (A)



Existing Stables (B)



Existing Carport (C)

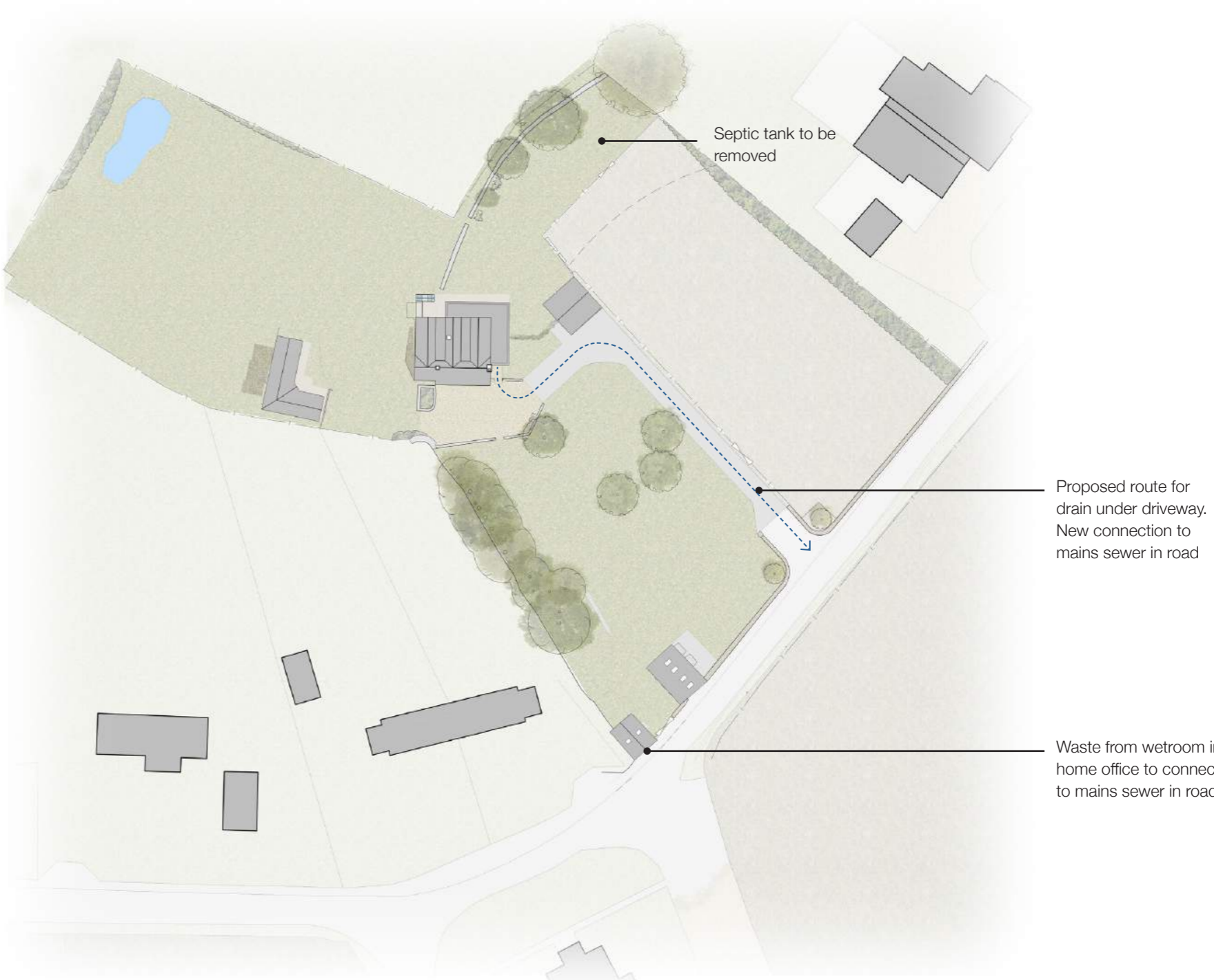
### 3.0 The Proposals in Detail (cont.)

#### 5. Connect the house and home office to the mains sewer

In order to connect the house to the mains sewer it is proposed to route the drain under the existing driveway as the ground has already been disturbed in this area, meaning no additional risk of damage to the monument. The previous illegal works are shown in the photograph from 1987 below.

Connecting to the sewer will also allow for the removal of the septic tank which was constructed over the henge previously and now contaminates the earthworks.

The home office will also be connected to the mains sewer in the road with the waste pipes exiting the wall at low level to avoid below ground works.



General layout of unauthorised works. Taken 28.11.1987



Proposed Drainage Strategy



## 4.0 Other Considerations

### 4.1 Other Considerations & Heritage Benefits

#### Heritage Benefits and Impacts

Both the benefits and potential impacts of the works to the monument have been carefully assessed and discussed with Historic England with the following items considered the main benefits:

- The removal of existing outbuildings (a greenhouse and shed) and vegetation in the northern part of the site open up views across the henge
- The connection to the mains sewer in the lane utilising previously disturbed ground will stop the contamination of the henge and help preserve the archaeological deposits that remain
- Works to the main house and other outbuildings will lead to better management of the site by providing sustainable long term use of the structures

Impacts to the monument have been minimised through carefully designed foundations and avoiding works below ground wherever possible. A full assessment of the impacts are provided by archaeology consultant John Moore Heritage Services in a separate report.

#### Landscaping & Trees

It is proposed to increase the biodiversity of the site through wildflower planting in the lower lawn area to the east of the house. Existing low quality trees will be removed from the northern part of the site to open up views across the henge from its centre on the public lane. Further landscaping work may be proposed under a separate application which would seek to change the use of the paddock to provide more garden space and further improve the biodiversity of the site.

#### Sustainability

The new extension will be built to modern building standards and rebuilding the gables will improve the thermal performance of the existing building. The bathroom fixtures in the new bathrooms will be low-flow and all lighting will be LED to reduce consumption of both water and electricity. Landscaping will be native and drought-tolerant.

#### Amenity

The nearest property is approximately 45m to the south (Agricultural Cottages). It is argued that these proposals will have no impact on the amenity of the neighbouring residents at Carlyon House as the single storey extension is largely obscured by the existing carport and the rebuilt gables will appear the same from the public realm.

#### Access & Parking

Alternations to the driveway and parking are proposed under a separate application which seek to enhance the approach and provide additional garden space through the re-routing of the drive.



## 5.0 Conclusion

### Conclusion

In conclusion, the new owners proposals are fundamentally unchanged from the previously approved scheme and despite a negligible increase in area at first floor it is argued the changes won't be perceived from the public realm. Making use of existing outbuildings also avoids over development of the original cottage.

In addition, there are a number of benefits of the scheme:

1. The single storey side and rear extension is a sensitive addition which takes into account the importance of the henge
2. The previous poorly constructed extensions will be replaced with higher performing building fabric promoting sustainable development and reducing running costs
3. The legibility of the front elevation will be improved
4. The outbuildings will be given a viable use and their conversion ensures long-term maintenance for the benefit of the wider context of Condicote

In conclusion, the scheme is in line with the principle of sustainable development as per the National Planning Policy Framework, and therefore we see no reason why it shouldn't be supported.