



# Offa House

Village street, Offchurch

Prepared By

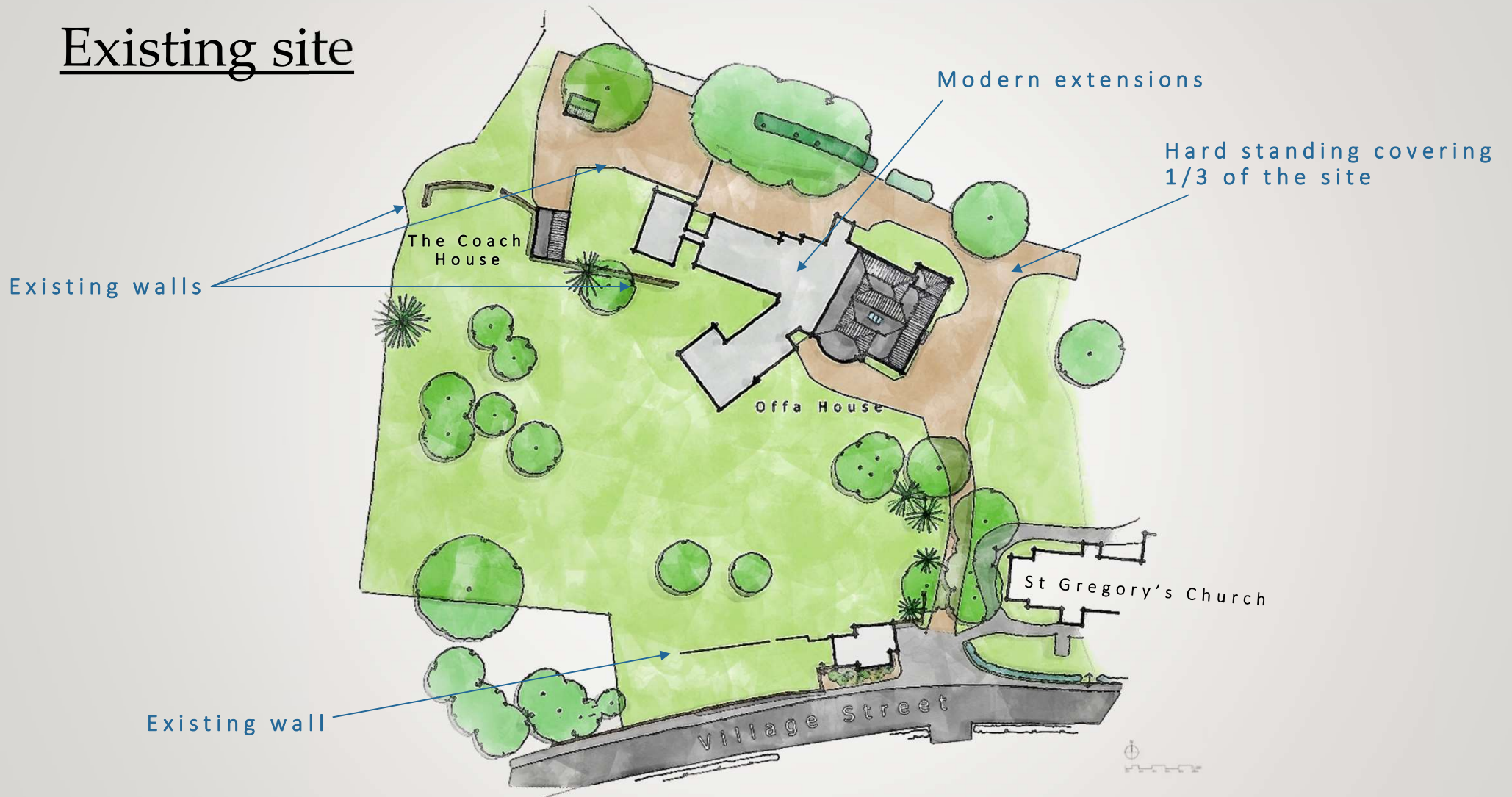
Heritage Matters &

**M P C**  
MACDONALD PLANNING  
CONSULTANCY

&

**h**architects

# Existing site



# Existing 20thC extensions

Current incongruous additions detract from the main building and the setting overall



St Gregory's Church

The Lodge cottage

The Coach House

Ugly, overbearing extensions



The Coach House

# Existing 20thC extensions



North elevation  
compromised through  
institutional use



West elevation of Offa House  
concealed by awkward  
modern additions

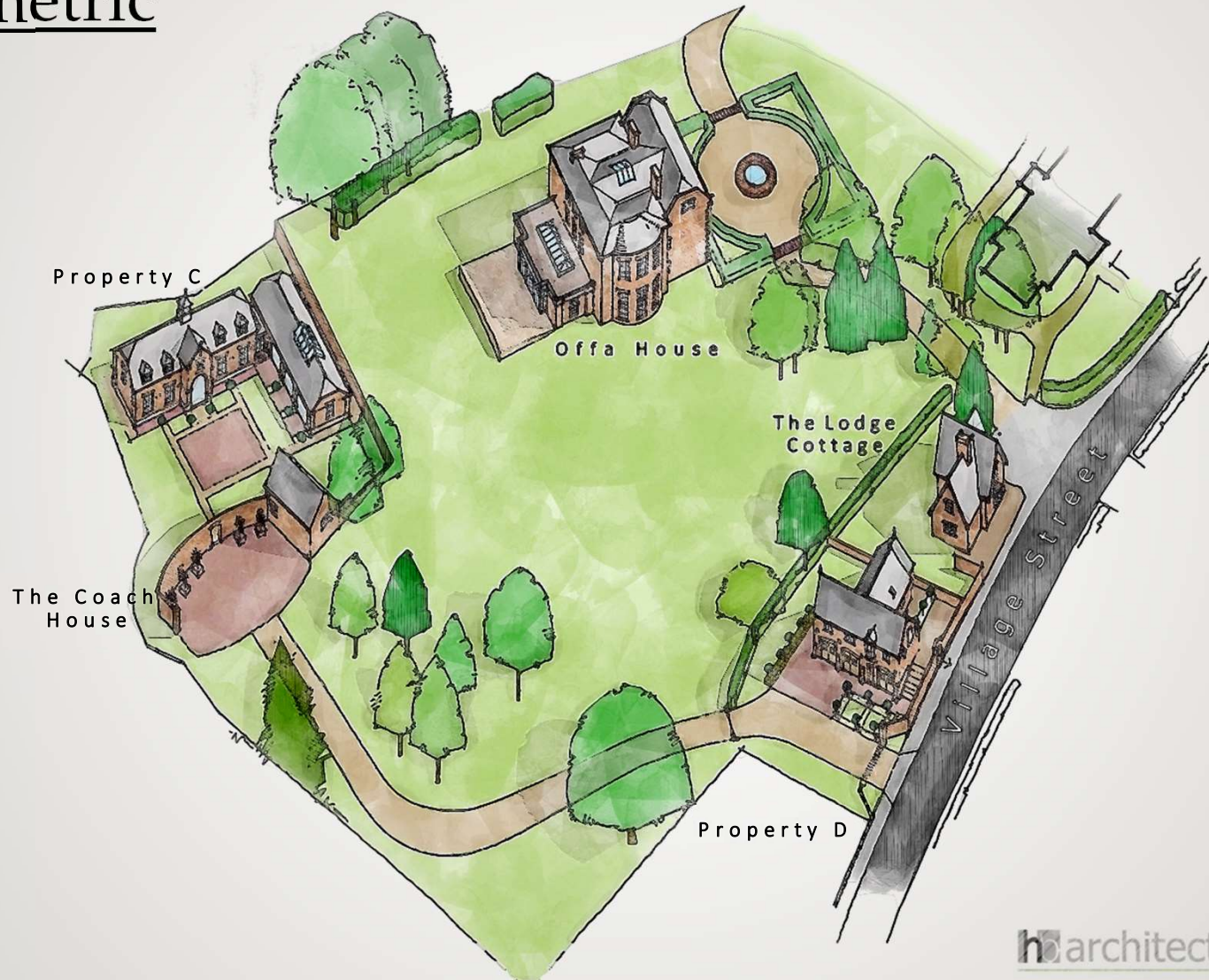


# Site plans



# Axonometric

Proposed



# Enhancing listed Facade – Artist Impression

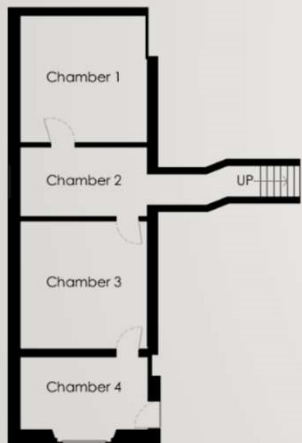


Existing

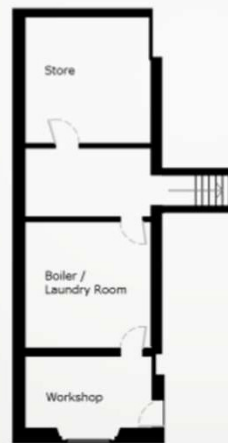
Proposed



# Cellar Plan



Proposed



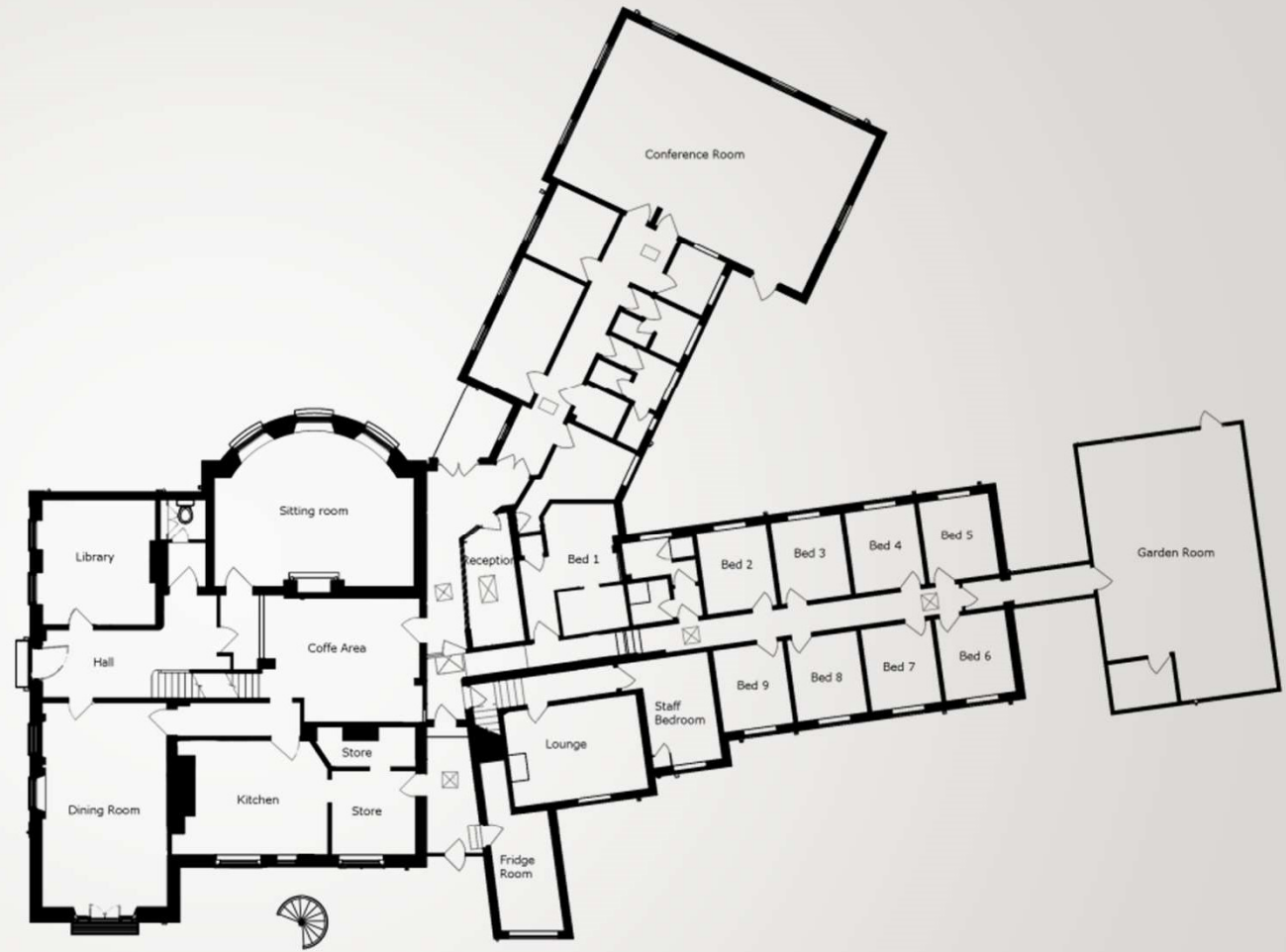
Existing



# Ground Plan

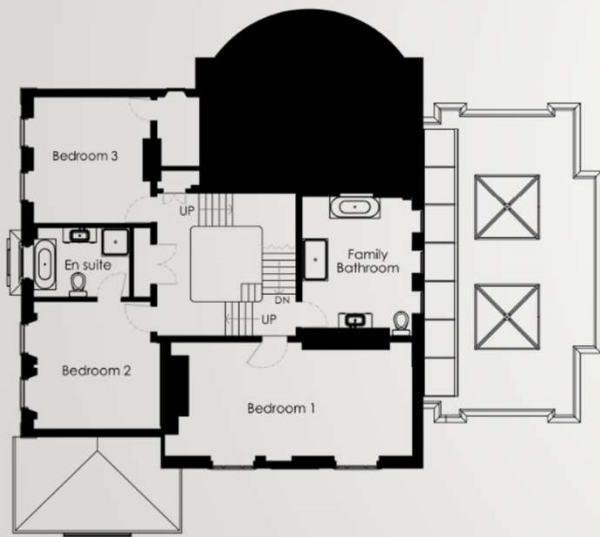


Proposed

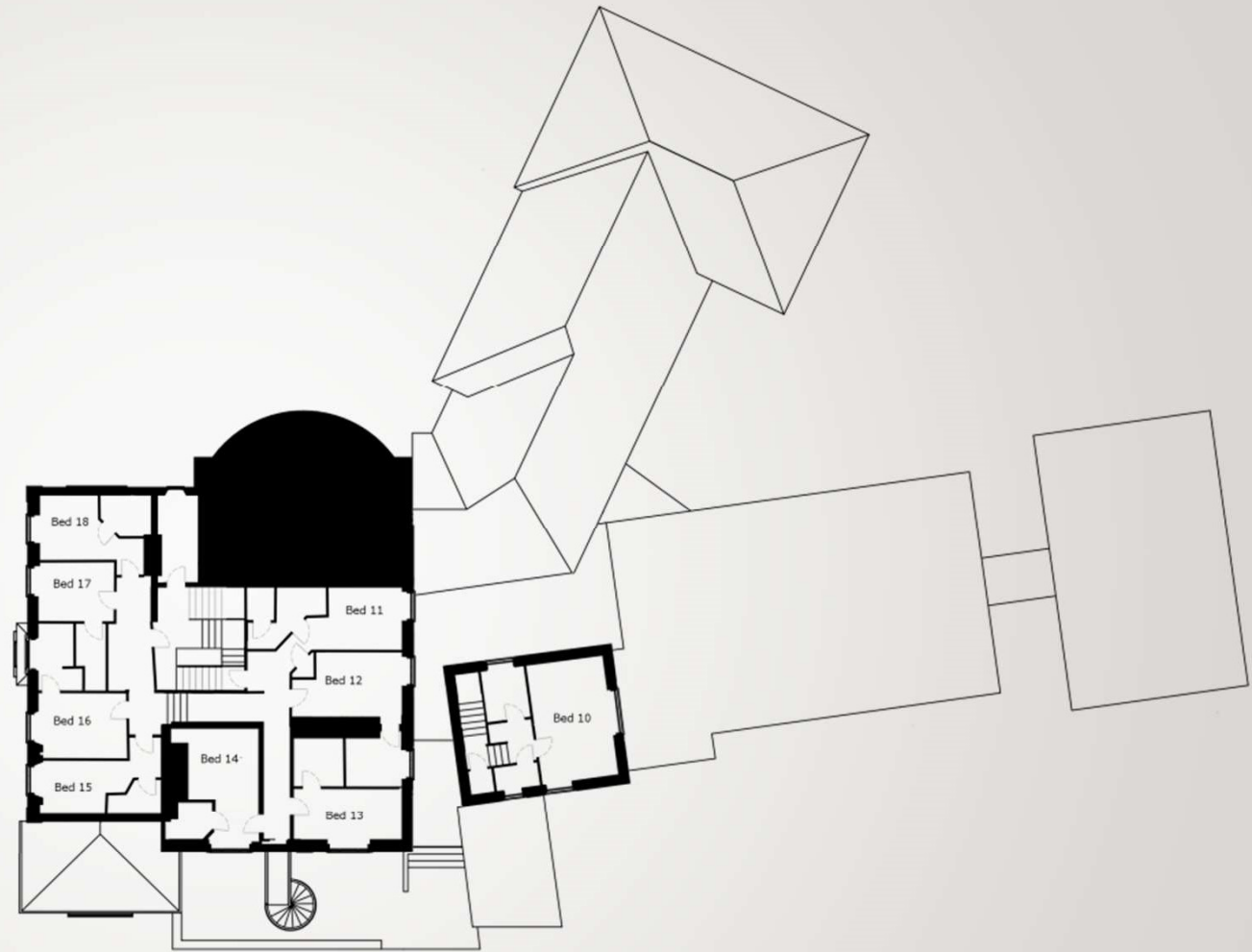


Existing

# First Floor Plan

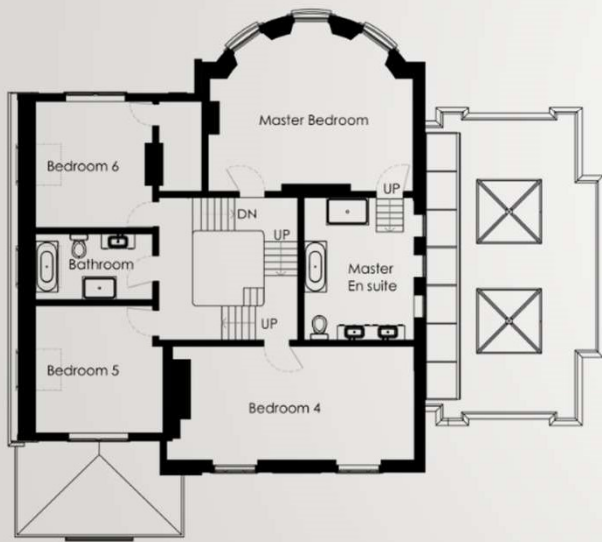


Proposed

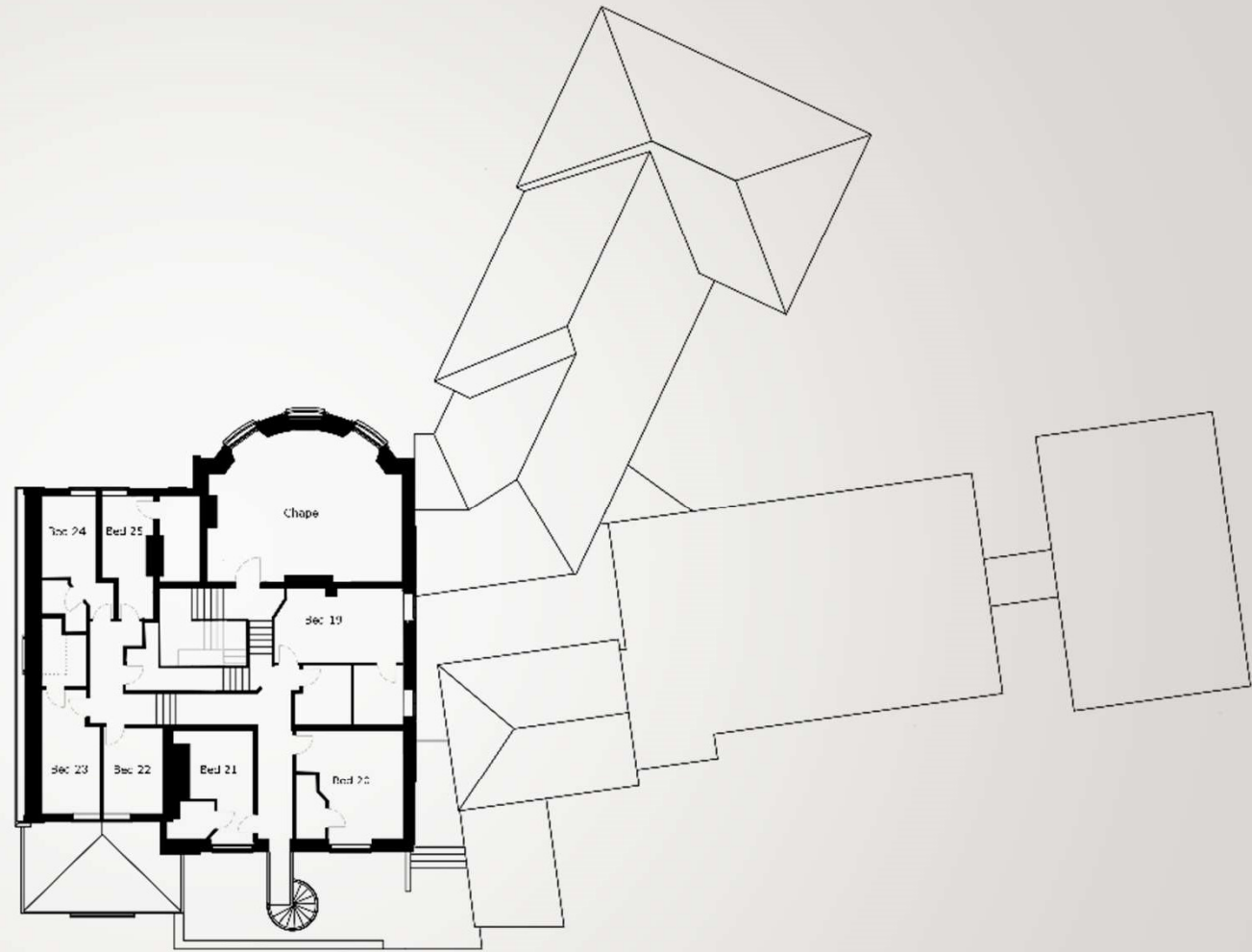


Existing

# Second Floor Cellar

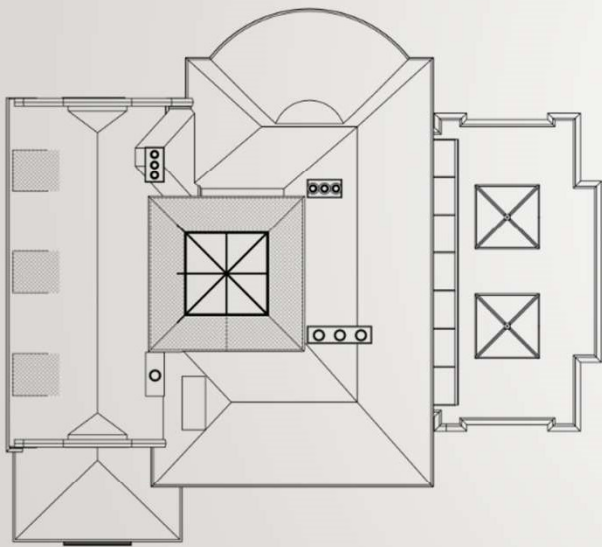


Proposed

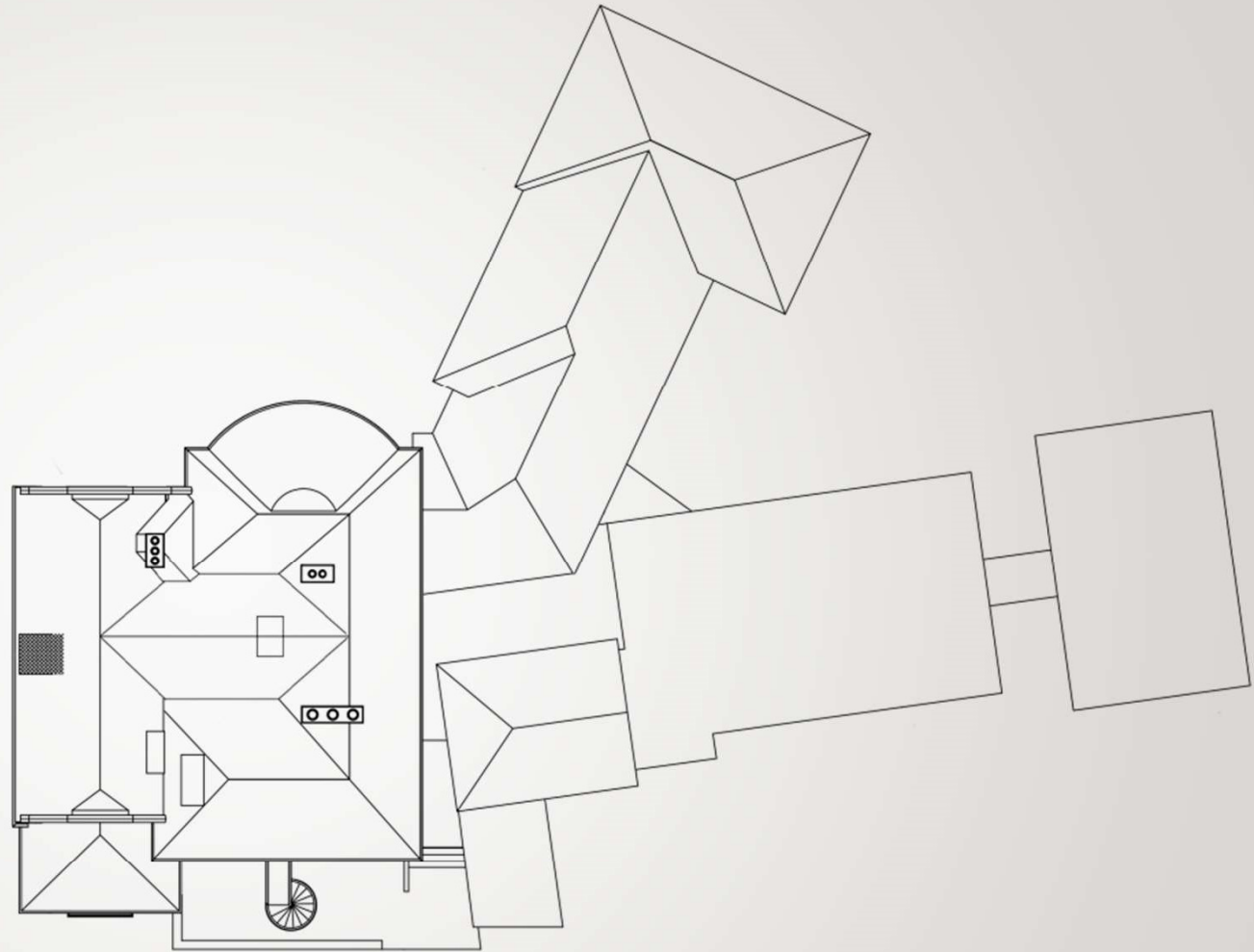


Existing

# Roof Plan



Proposed



Existing

# Enhancing listed setting Facade

Existing



Proposed

Coach House roof level  
(as existing)



# Enhancing listed setting

Existing



Proposed



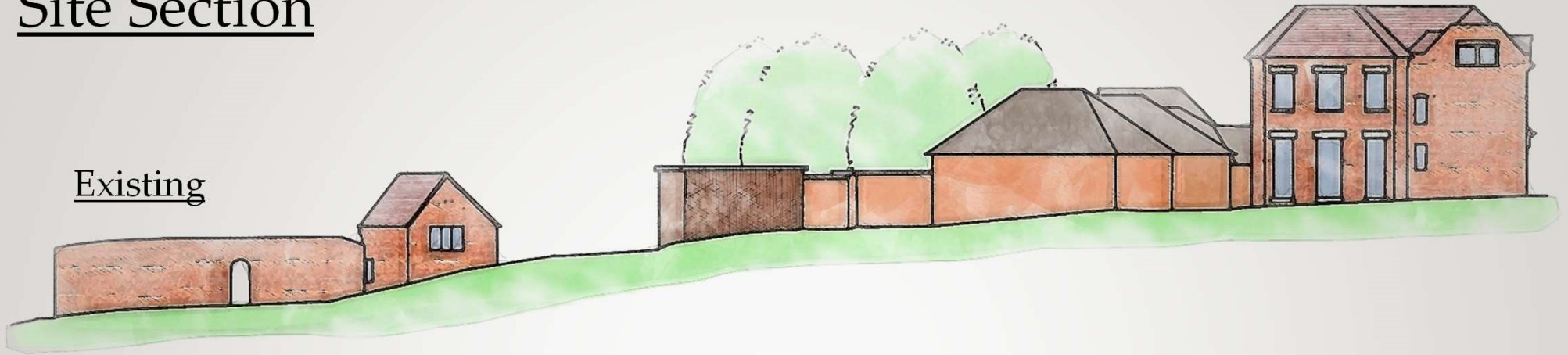
Landscaping to soften

Glazing / window details to follow

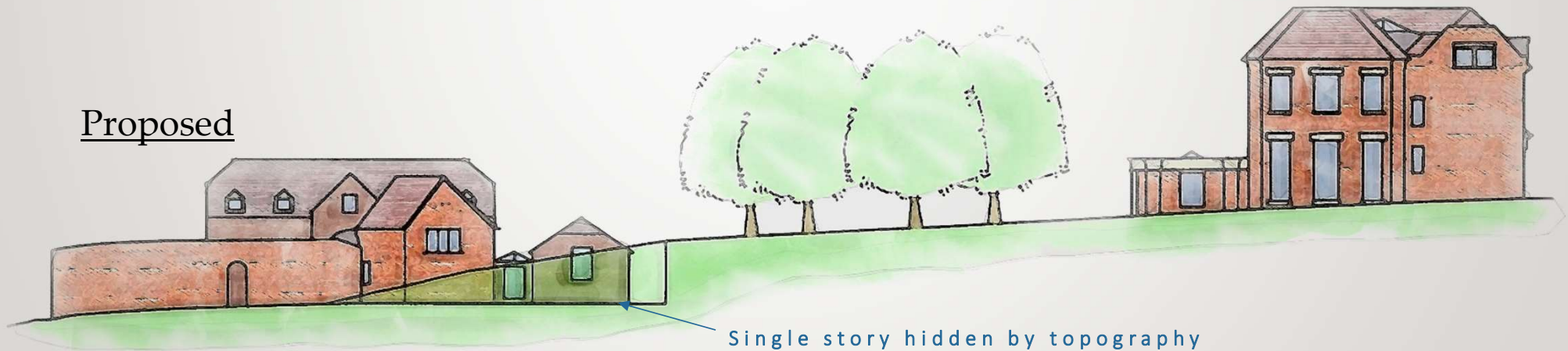
Coach house exterior unaltered

# Site Section

Existing

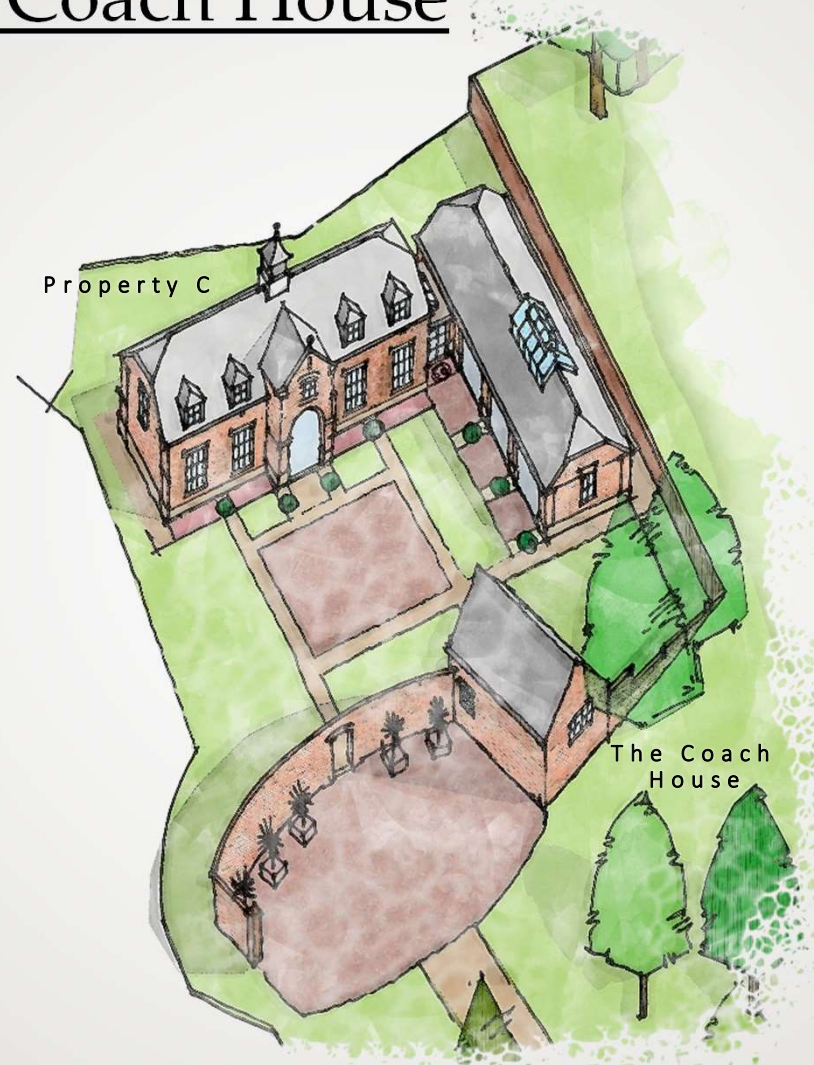


Proposed



Single story hidden by topography

# Property C – The Coach House

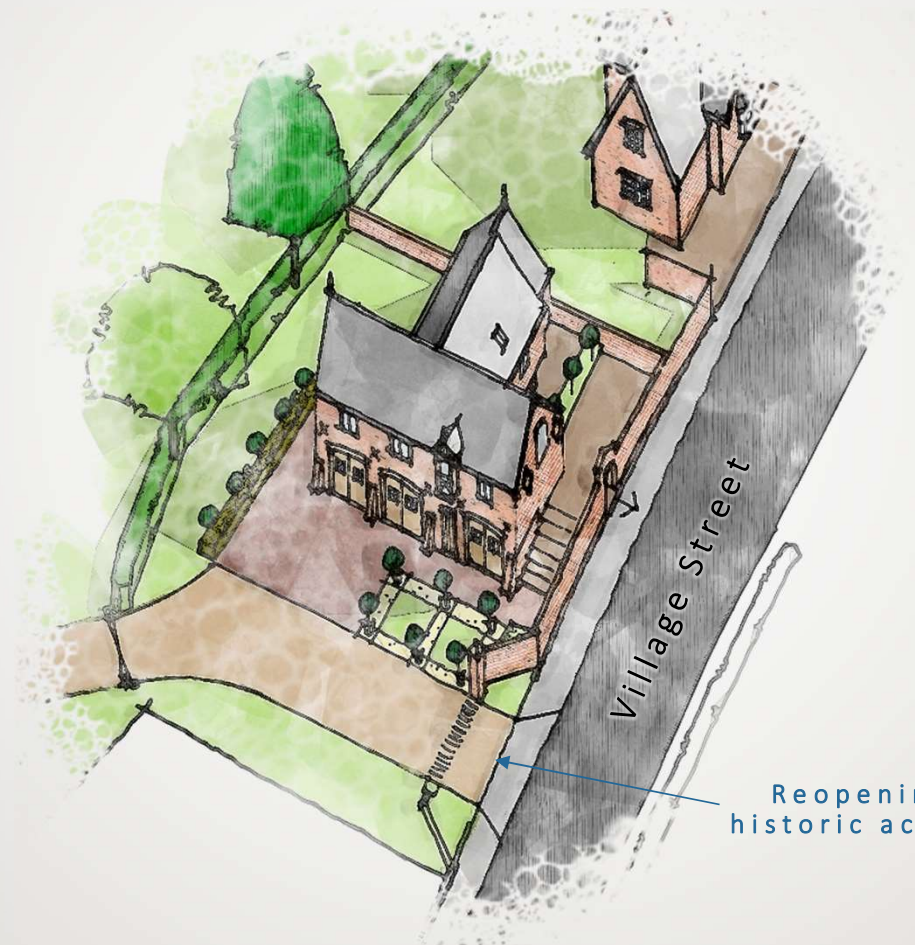




# Artist Impression - Property C – The Coach House



# Property D – The Barn Style Property



Reopening  
historic access

# Property D – Street Scene -Proposed infill plot



# Property D – Artist Impression - Proposed infill plot



# Precedents and Inspiration



Other Village Street buildings



Property D ideas



Stable block courtyard



Large openings

# Materials & finishes



Georgian styling and traditional landscaping



Statement arches reflecting existing Coach House



Warwickshire barn air brick details