

DESIGN & ACCESS STATEMENT

Project

Alterations and additions to modify an existing listed private residential dwelling house to form a 1 metre extension northward to the existing single storey kitchen.

Location

Lavandula, Becky Hill, Lower Slaughter, Glos, GL54 2HS

For
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Site location

The site comprises a large private residential plot adjacent to The Square at the centre of Lower Slaughter which is principally a historic Cotswold vernacular with natural stone dwelling house along a narrow vehicular service lane running adjacent to the River Eye.

Similar to the character of adjacent properties the site is boarded by a high natural stone wall fitting in between residential buildings of a similar character and nature. The existing listed principal dwelling is sited centrally and adjacent to the east boundary which gives rise to an entrance and parking area to the frontage on the north side and with a fine enclosed courtyard garden to the rear.

The style of the dwelling house is of traditional Cotswold vernacular with steeply pitched roof covered in natural stone slates and walls of a random rubble natural stone nature with fenestration emphasised by sawn stone mullions and surround sets with standard corbelled label moulds over and sawn stone quoins emphasising reveals and corners entirely matching the nature of the village. A later addition was formed by way of a garage with linked accommodation at the rear forming separate living accommodation from the principal house inclusive of kitchen, bathroom and a living room/studio bedroom.

This is similarly constructed in the Cotswold vernacular style with matching stonework to external walls and steep pitched roof with stone slates coverage. The windows and door openings are slightly simplified to the principle character of the main dwelling.

In addition a single storey extension has been added to the front of the gable end to the dwelling on the south side forming a kitchen. This has a flat roof construction with raised parapets and sawn stone copings.

Proposal

The scheme of submission proposes to extend the front external wall to the existing single storey kitchen northward by 1 metre to slightly enlarge the kitchen and to re-form the existing kitchen door and small window on the east elevation into a simple window of format and design top match the existing fenestration to the house. This will give rise to a better layout for the kitchen fittings to provide a slightly larger kitchen more in keeping with the size and facility of the existing accommodation.

Whilst the unit has the appearance of a large dwelling, as will be seen from the drawings, a substantial amount of area is taken up with the thick stone walls and stone cross walls inside; the ground floor accommodation comprising a dining room, a sitting room with what is at present a tiny kitchen at the north end frontage.

The accommodation over comprises two bedrooms with bathroom facilities. It will be noted from the sections that the ceiling heights are extremely low and because of the respect to avoid overlooking on the west elevation the window positions are restricted resulting in quite a dark and gloomy interior.

We feel that this small extension will have limited impact on the overall appearance of the existing listed building but will provide vital increase in the kitchen facilities more relevant and appropriate to the size of the dwelling. We also propose to incorporate a glazed flat roof

lantern within the flat roof which will be raised 150mm to give better headroom and overall internal lighting which we hope will spread through into the existing dining room to lift the gloomy appearance.

The intention is to maintain the same character as the existing structure and externally of the same scale which will therefore have no adverse effect on the parking area and will not be intrusive to the garden frontage.

The existing kitchen is we believe a fairly recent extension to the building (in the context of its period). Whilst the front three-panel window formed in metal units to moulded stone mullions and sawn surround sets is very much in the vernacular sympathetic in matching the general fenestration of the existing building, both the kitchen door and small window in terms of material and sawn stone lintel and surrounds is somewhat out of character and would benefit from replacement by way of a similar style window to match the north facing unit. This will also give considerable lift to the dark gloom of the existing kitchen at the same time improving the harmony with the principle residential accommodation.

Design principles

The aim is to maximise the kitchen facility whilst at the same time minimising the overall impact on the principle dwelling. All elements are chosen to match the existing vernacular and materials both internally and externally will be entirely harmonious to the existing. In terms of kitchen fittings the existing units will be repaired from recent flood damage and restored and new units will match entirely.

Vehicular access and parking

There will be no modification to the existing facility. The site has provision for three parking spaces.