

Apricot Cottage, High Street, Twyning, GL20 6DE.

Proposed Alterations to grade II listed building.

Design and Access Statement, incorporating Heritage Statement.



Use: The site is currently occupied by a single residential dwelling, with an interconnected annex. The use of the site will not change.

Location: Apricot Cottage is a detached property situated on the north side of High Street, Twyning, between Pound Close and Fleet Lane. Twyning lies within the Tewkesbury District in the county of Gloucestershire.

Listing: The property is listed grade II on the National Heritage List for England, and appears as 'The Cottage (immediately west of Vine House)', under list entry number 1237435. The house was listed in 1992 with the following description:

House. Late C16/early C17, remodelled and made into 3 cottages in late C18/early C19. Original timber frame exposed to rear, left-hand gable and internally; lias rubble plinth; remodelled in random, mostly Flemish bond, brick; original lias rubble rear lateral external stack, finished in brick; original right end stack and left end stack (to lateral wall of cross wing and adjoining cottage), more extensively rebuilt in late C18/early C19. PLAN: late C116/early C17 house consisted of central hall with rear lateral stack, end stack to room on right and cross wing (2 rooms deep) with lateral stack on left; further bay to left of cross wing. EXTERIOR: Cottage of one storey and attic to left of main range of 2 storeys; 1:4-window range with segmental and flat arches over early C20 2-light casements, plank door to cottage and half-glazed door to house; mid C20 French window to left of

main range. C20 outshut to rear; this is built out over late C19 timber porch with glazed upper storey and C18 timber cross-transomed windows with original turnbuckles etc. INTERIOR: C18 principal-rafter roof with tenoned purlins, representing heightening of roof above original wall plate level in this period. C18 first-floor beams and plank doors. Ground-floor room on right has cased beam and open fireplace with chamfered bressumer; old winder stair to first floor and attic. Ground-floor room (original hall) to centre of main range has open fireplace to lateral stack with late C18 moulded overmantle and fine gun rack with moulded brackets. To left of the hall stood a cross wing, originally gabled to front, which has retained much of original timber frame with jowled storey posts to timber-framed cross wall. Cottage on left has retained timber frame to rear and left gable, with C18 winder stair, C18 moulded overmantle to open fireplace with mid C19 cast-iron range, and original deeply-chamfered beam.

Planning History:

1992: Planning consent was granted for 'Alterations and extensions to provide enlarged living accommodation, refurbished annex unit plus detached garage.'

1993: Listed Building Consent was granted for 'Alterations and extension to existing building including part demolition. Rebuilding of boundary walls.'

1994: Planning Consent and Listed Building Consent were granted for 'Erection of an attached garage.'

1994: Planning Consent was granted for 'Erection of a greenhouse plus retention of two dormer windows.'

Unfortunately, these works in the early 1990's resulted in the loss of several items listed on the National Heritage List.

Proposal: A number of alterations are proposed and are listed below. Please also refer to the following application drawings:

- D001 Location Plan
- D002 Block Plans
- D003 Existing Plans
- D004 Proposed Plans
- D005 Existing and Proposed Front Elevations
- D006 Existing and Proposed Rear Elevations

List of Proposed Works:

Annex

Ground Floor

1 Reception. Existing fireplace opening to be removed and original opening to be reinstated, including provision of stove.



This fireplace is located in the corner of the ground floor reception room of the annex, and appears to be an adaptation of an earlier fireplace. There is an inspection cover (shown in the centre of this photo), behind which the original brick recess/fire back can be seen. The beam above appears to be original. This fireplace is not specifically mentioned in the listing, probably due to the apparent later changes. The proposed works aim to remove the later false front and expose the original fire back, whilst retaining the beam and wall above. A stove will be installed in the larger, reinstated recess.

Impact: The proposal removes a later unsympathetic addition and reinstates an original feature, and will therefore cause no harm to the heritage asset.

2 Reception. Replace existing 'Crittall' style metal French doors to front elevation with timber/glazed doors.



This opening is located on the front elevation, to the left of the main entrance. Historically it is believed that, at some point in the late C18/early C19, the house was remodelled into 3 cottages. There is evidence of another opening to the right of this one (now bricked up), and it is possible during this stage that this opening was in fact a window, and the blocked opening a door to one of the cottages. The brick bonding in this location appears to back this theory up. It is possible that the front elevation at this time looked something like this:



POTENTIAL HISTORICAL FRONT ELEVATION

Impact: The proposal replaces a C20 metal 'Crittall' French window with a more visually appropriate (and environmentally friendly) timber framed, double glazed French window. Applied glazing bars will enable a thin profile of glazing bar to match the rest of the property, and will cause no harm to the heritage asset.



PROPOSED FRONT ELEVATION

3 Front Door. Replacement of existing more recent timber door with new timber stable door with glazing to upper half.

This door was replaced during the works in the 1990's. This element of the proposal aims to introduce more daylight into the room behind, and the double glazed top half will have applied glazing bars in order to maintain a slim profile and sit comfortably with the rest of the building.

Impact: This replacement door will have very limited effect on either the character or setting of the listed building, as it is appropriate for the building and replaces a contemporary element.



First Floor

4 Bedroom 1. Remove existing cupboard and install new sliding wardrobe doors. Provide access door to roof void at rear of wardrobe.



This wall is a later addition, used to subdivide the bedroom and form a store room. The wall dissects an existing ceiling skylight. The proposal removes this (plasterboard and stud) wall, and the installation of sliding wardrobe doors will provide a larger wardrobe, but one that will be easily removable. To the rear of the existing cupboard is a loft space over the ground floor, which currently has no access. It is proposed to introduce a small hatch/door to the rear of the new wardrobe to allow access into this roof void. This will enable the owner to undertake insulation works to the roof void, and also to use this area for storage.

Impact: This element will remove an unsympathetic addition, replace it with a more easily removable alternative, and will cause no harm to the significance of the heritage asset.

5 Existing Bathroom. Remove existing bathroom fittings and stud wall to create 2nd bedroom.



This room is located in the later 1990's extension to the annex. Conversion of this room into a bedroom will cause no harm to the heritage asset.

6 Existing Landing. Erect new stud walls to create new bathroom. Install new 'conservation' rooflight to rear roof slope.



This landing is located in the older part of the annex, at first floor level. There is an existing chimney breast to the east wall, which serves the fireplace in the hall below. The proposal looks to partition this landing to form a bathroom, and also add a 'Conservation' style rooflight to the rear roof slope. The proposed partitions will be timber stud and plasterboard, and therefore easily removable. The chimney breast will be retained and preserved behind a plasterboard wall, again, easily removable in the future.

Impact: This element is easily removable, and will cause no harm to the significance of the heritage asset.

Externally:

7 Rear Patio. Provision of new rear patio area including new retaining wall, using reclaimed bricks.



In order to provide a larger outdoor seating area, it is proposed to move a section the retaining wall (pictured above) away from the property by c.2m. It will be reconstructed using reclaimed brick (primarily from on-site, but supplemented by reclaimed brick sourced off-site if necessary).

Impact: This alteration will have very limited effect on either the character or setting of the listed building; consequently this element will achieve the principle aim of causing no harm to the significance of the heritage asset.

8 Front driveway. Provision of enlarged parking area to match existing.



In order to provide a larger off-street parking area, it is proposed to move a section the low wall/edging kerb (pictured above). It will be reconstructed using reclaimed brick (primarily from on-site, but supplemented by reclaimed brick sourced off-site if necessary). The existing drive surface will be extended to cover the new parking area.

Impact: This alteration will have very limited effect on either the character or setting of the listed building; consequently this element will achieve the principle aim of causing no harm to the significance of the heritage asset.

ENDS.