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16th April 2022

Dear Sir,

Re: Householder Planning Application and Listed Building Consent Application for:

- i) The rearrangement of modern internal partitions and the stairs,**
- ii) The alteration to the roof to the rear and the insertion of one rooflight,**
- iii) General refurbishment and associated internal works, including repositioning and work to the party wall with adjoining Grove Cottage,**
- iv) Demolition of existing rear garden party wall, rebuilding it in a new position,**
- v) The demolition and removal of the timber garage,**
- vi) Associated external works.**

Site: Roses Cottage, Over Worton, OX7 7EP

Please find the attached documentation for these works, which include a Design and Access Statement incorporating a Heritage Statement, and drawings. I have set out a full list of attachments below.

The Applicants own Roses Cottage, and own and occupy the adjoining Grove Cottage, both of which are Grade II Listed. Roses Cottage is in very poor condition and needs an extensive, but sensitive, refurbishment. An improvement in the circulation within this dwelling is also proposed, this work affects modern fabric, principally to the rear of the cottages.

A pre-application consultation, 21/03747/PREAPP, was undertaken with your Department's planning and conservation officers, with helpful advice that was been incorporated into the previous proposal, which was approved (22/00213/HHD & 22/00214/LBC). The consultation addressed works to both cottages simultaneously, although for Grove Cottage only a modest element of work was proposed, principally to extend the first floor bathroom, and to simplify the associated 'flying freehold' condition that exists in the modern shared component of the building.

Continued./..



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After these previous proposals had been approved, the Applicants identified a further improvement that could be made. The first floor extension to Grove Cottage could be omitted if the rear room of Roses Cottage became the bathroom to Grove Cottage, with access via the footprint of the former 'flying freehold', thus improving and simplifying the arrangement. The ground floor room to the rear of Roses Cottage could be combined with the small room to the rear of Grove Cottage to provide a useful dining room. This rearrangement and the omission of the first floor extension will require a small ground floor extension to Roses Cottage to accommodate the footprint of a remade kitchen area. Officers have suggested increasing the set back to the side and rear of this kitchen extension and also to lower the new roof, these suggestions for further improvement have been incorporated into the current proposal. The rear garden party wall is to be moved, and the existing garage to Roses Cottage is to be removed and it is not to be replaced.

The previous advice from the officers was to submit parallel planning and LBC applications separately for both cottages. This has been done with the current proposal too, although there is obviously an overlap in the parallel applications regarding the work in the vicinity of the party wall, to eliminate the flying freehold. For the sake of clarity the works covered by both sets of applications are set out in a single combined Design & Access Statement and a single set of drawings that address all the work proposed to both cottages.

I trust that you find the enclosed in order. Please do not hesitate in contacting me if any points require clarification.

Yours sincerely,



T P Howard Dip Arch MSc MCIAT RIBA

Encs Design and Access Statement Ref 21/197 v.15.04.22
Incorporating Statement of Significance and Heritage Statement

Drawings:

| | | |
|-----------------|-------------------------|-------------|
| 21/197.01 | Floor and Roof Plans | As Existing |
| 21/197.02 | Elevations 1 & Location | As Existing |
| 21/197.04 Rev D | Elevations | As Proposed |
| 21/197.05 Rev D | Ground Floor Plan | As proposed |
| 21/197.06 Rev D | First Floor Plan | As Proposed |
| 21/197.07 Rev D | Roof Plan | As Proposed |
| 21/197.09 | Joinery detail | As Proposed |

Cc Mr and Mrs M Axtell