

Orchard Cottage Windrush

Design and Access Statement
and
Statement of Significance
Proposed new garage and home office
and gates



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1.0 Introduction

This Design and Access Statement incorporating a statement of significance has been prepared to support a planning and listed building consent application for development at Orchard Cottage, Windrush, Burford. OX18 4TS, on behalf of the freehold owners Mr and Mrs Pearce.

2.0 Proposals

Works include the demolition of a C20th garage and replacement with new garage and home office, and new gate to the access drive.

3.0 Heritage Asset

Orchard Cottage is a designated heritage asset listed grade II in 1952 (formerly known as Rose Cottage), and amended in 1987 (list entry number 1090389). The list description describes the house as follows:

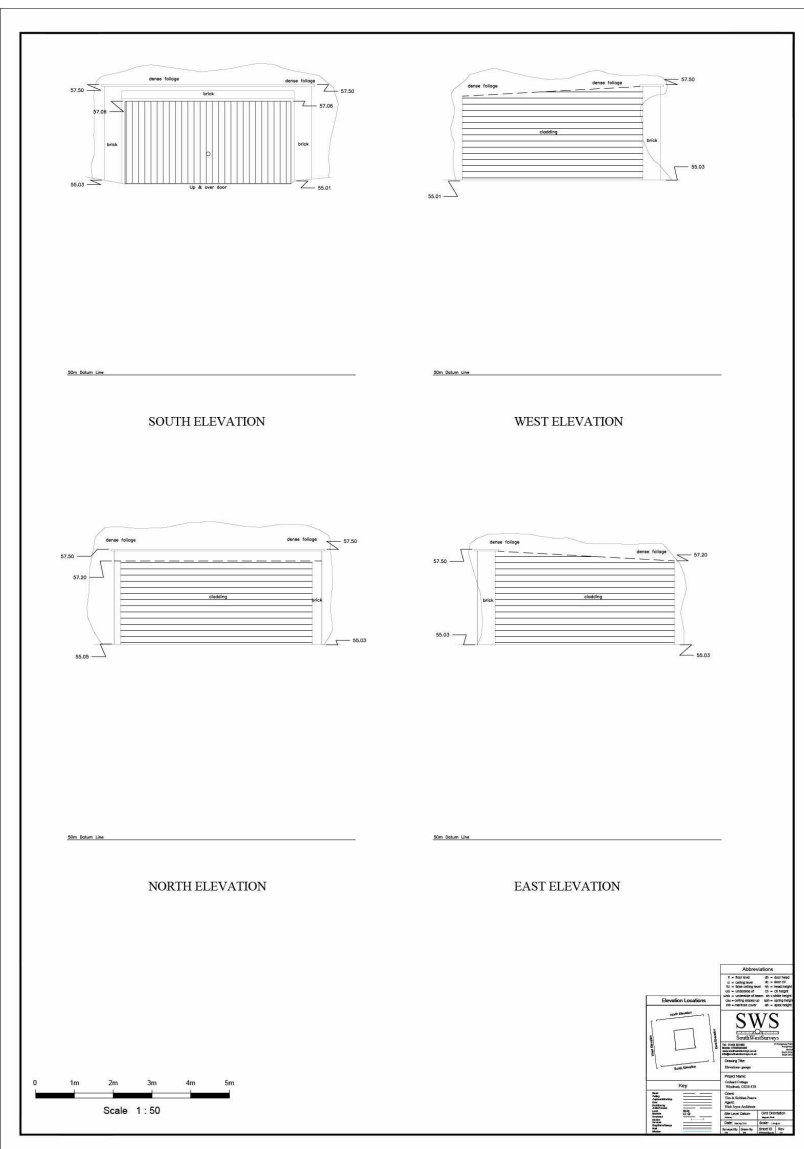
“Detached house. Mid C17-mid C18. Coursed squared and dressed limestone. Concrete tile roof with ashlar stacks. Rectangular plan to main body. C20 extensions to left of and at rear of main body, not of special interest. Main body; 2 storeys and attic. Two-windowed facade. Two 2-light double-chamfered stone-mullioned casements to first floor. Small 2-light double-chamfered stone-mullioned casement ground floor right. Three-light wood casement left. C20 part-glazed stable type door with stone lintel. Hipped 2-light roof dormer with glazing bars. Flat coping and stacks at gable ends. Interior not inspected.” The above description is also referenced in the Gloucestershire HER (Monument Number 46795).

4.0 Planning History (source: Costwold District Council website)

20/03914/LBC – replacement rooflight (approved)

21/01290/FUL – Demolition of garage; demolition of rear extensions; new two-storey rear extension and single storey side extension; new glazed link to barn; conversion of ground floor of barn; new double garage; internal alterations (house)

5.0 Existing Building and photograph



Existing garage from south (access drive)

6.0 Significance

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government planning policy NPPF section 16 'Conserving and Enhancing the Historic Environment'.

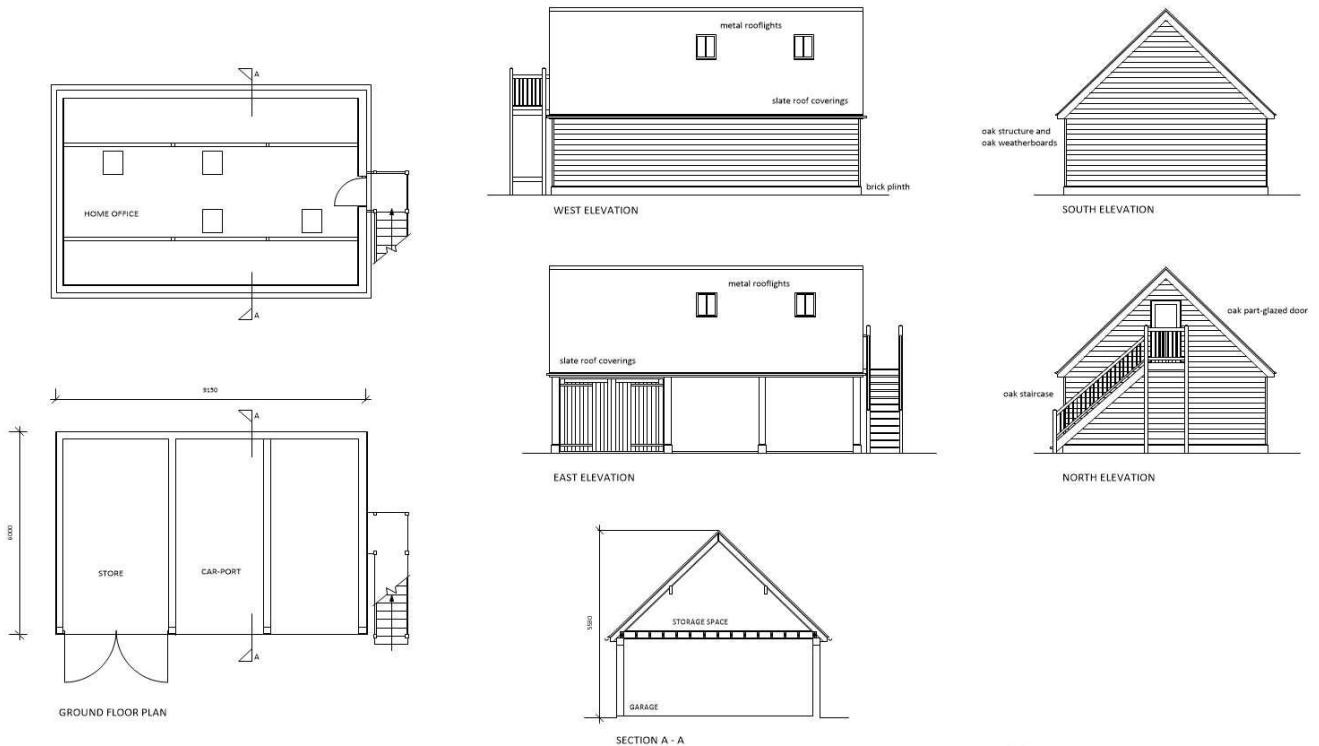
Orchard Cottage has been assessed by Historic England as having architectural and historic interest grade II.

English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

Exceptional, High, Medium and Low. Orchard Cottage would fit into the 'high' level of significance due to its grade II listed status.

7.0 Proposals and impact

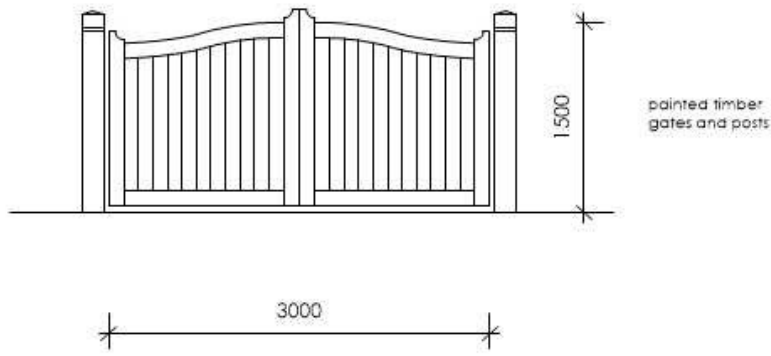
As part of the previous approved application no. 21/01290/FUL permission was granted for a replacement garage. This application proposes the same structure in terms of form, scale and materials but includes the use of the attic space for a home office with additional roof-lights and an external access stair. New gates are also proposed at the top of the access drive.



REV C (16/08/2022) EXTERNAL STAIRCASE AND USE OF ROOF SPACE ADDED(APB)
 REV B (15/09/2021) MINOR AMENDMENTS (APB)
 REV A (07/09/2021) MINOR AMENDMENTS (APB)

<p>NOTES-</p> <p>SCALE 1:100</p> <p>0 metres 5 10</p> <p>© This drawing and the building works depicted in it are the copyright of the architect and may not be reproduced except by written permission.</p>	<p>nick joyce architects ltd architects and historic building consultants Company No: 9514908 Registered in England and Wales</p> <p>5 BARBOURNE ROAD WORCESTER WR1 4RS TELEPHONE 01905 728307 / 39911 FAX 01905 728307</p>	<p>ORCHARD COTTAGE, WINDRUSH</p> <p>NEW GARAGE and HOME OFFICE - PLANS AND ELEVATIONS AS PROPOSED</p> <table border="1"> <tr> <td>SCALE - 1:100 @ A3</td> <td>DRAWN -</td> <td rowspan="2">DRG No - 2286/04C</td> </tr> <tr> <td>DATE - MARCH 2021</td> <td>CHECKED -</td> </tr> </table>	SCALE - 1:100 @ A3	DRAWN -	DRG No - 2286/04C	DATE - MARCH 2021	CHECKED -
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DATE - MARCH 2021	CHECKED -						

Proposed new garage



ELEVATION 1:50



PHOTOGRAPH SHOWING STYLE OF GATE

Proposed new gate

Due to the location of the garage/home office and gate some distance from the house the impact of the proposals on the listed building and its setting will be negligible.