

DESIGN & ACCESS STATEMENT

Prepared in connection with a Planning Application

for

**Alterations and Extension to
Woodley Cottage
Ecchinswell Road
Ecchinswell
Newbury
RG20 4UB**

for

Mr & Mrs Alan Curtis

Agent
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Berks
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Design & Access Statement

Description of the property:

The property is a Grade II Listed Building and the description within the listing is as follows:

C17, C18 Timber framed house of one storey and attic with lower extensions at each side. Thatched roof, hipped and brought to a low eaves at each end, 2 eyebrow dormers. Exposed frame with painted brick infill. Small casements. Boarded doors in solid frames.



Photograph showing the character of the ground floor sitting room which is similar to other areas of the original property and is important to retain.



Photograph showing the character of one of the first floor bedrooms which is similar to other areas of the original property and is important to retain.

Interestingly, the listing refers to the property as Woodleys Cottage whereas the address is actually Woodley Cottage, which is also indicated on the Ordnance Survey plan.

The site is generally flat with a slight slope up to the rear boundary and relatively large for a village location being in the region of 1720sqm (0.17Ha) in area.

Design & Access Statement

Planning History:

Approved minor changes have been carried out to the property over the years including small outbuildings and works to trees. However, the most significant change to the property has been a two storey extension and conservatory approved in October 1989.

Background:

The property has three bedrooms on the upper floor with a single wc and the only bathroom facility is located on the ground floor. It is the applicants wish to provide bathroom facility on the first floor although they are conscious that alterations to the original listed property will have a significant and detrimental impact on the internal character of the listed building.

If a bathroom was located within the first floor "extension" this would limit the bedroom space to two bedrooms, both being located within the cold area of the original property.

Having lived in the property and in Ecchinswell for over 40 years the applicants are reluctant to move out of the property although their requirement for a first floor bathroom is of significant importance.

With the decision that moving house was not acceptable it was considered that the existing "new" bedroom at the rear of the property could be converted into bathroom facilities which would then allow an extension to be constructed forming a new bedroom overlooking the rear garden.

In order to achieve the extension in this location it was accepted that the conservatory, which is at an age requiring extensive maintenance, would be sacrificed to allow for the construction of a ground floor extension to support the first floor extension.

The replacement of the conservatory would allow the kitchen space to be extended into the new extension to provide a modern living overlooking the garden area while retaining the original features of the listed building at the front of the property. It is also the owners requirement that the ground floor area should be dog friendly, maximise daylight and include a porch where their dog could be cleaned before entering the property.

Various schemes were prepared and discussed with the owners and a Pre-Application Enquiry was submitted to the Councils Conservation Team for comments prior to submitting a formal planning application.

On receipt of comments from the Councils Conservation Officer, Daniel Ayre, changes were made to the scheme and re-submitted to Mr Ayre. On receipt of his comments Armour Heritage Ltd. were commissioned to prepare a Heritage Statement.

On receipt of this Heritage Statement minor changes were carried out to the scheme and forwarded to Armour Heritage for inclusion within their report.

Proposals:

The scheme proposed is a 1 ½ storey extension located to the rear of the property and attached only to the previously constructed extension. There will be no works carried out within or adjacent to the original listed building and none of the works proposed will be visible from the street at the front of the property.

The location of the extension attached to a previous extension will provide a visual record of the extensions to the property by age.

Design & Access Statement

Although a basic rectangular extension with a thatched roof could provide the accommodation required, it was considered that an extension visually different to the original form will provide a good contrast to the property. Therefore a design with a tiled pitched roof, dormer windows and set in from the previous extension has been prepared.

This design also ensures that the ridge height is lower than the previously constructed extension as well as the original property.

On plan the extension incorporates an angled corner rather than a hard 90 degree corner as this also reflects the angles and curves of the flint walls around the property.

To the rear elevation of the first floor extension a hanging window has been incorporated to break up the flat face of the masonry wall and provide shadow and interest. Something which the felt roof does at present. To the side of the first floor a dormer window has been included which will provide mid-day sunlight into the bedroom.

The walls of the extension are proposed to be painted brickwork and windows will be painted timber similar to the other parts of the property.



Photograph showing the location of the proposed two storey extension and the conservatory to be removed.

Access and Parking:

There is no increase in the number of bedrooms proposed and therefore there are no changes to the access and parking requirements.

Conclusion:

It is considered that the design proposed avoids any detrimental impact to the existing listed building and the original building fabric in particular. There will also be very little impact on the area and will blend in with the building and its surroundings. Therefore it is considered that the proposals conform to the principles of National and Local Planning Policies and the application should be approved.

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