

[REDACTED]  
2 Slowwe cottages  
Silver Street  
Arlingham  
Gloucestershire  
GL2 7JU  
[REDACTED]

## 2 Slowwe Cottage Design and Access

Proposed single storey extension to rear elevation, additional Velux to existing lean-to extension

### Site

The site is located on Silver Street to the North of Arlingham village and falls just inside of Arlingham's conservation area. The property is an old cottage that has been split into two separate properties making it a semi-detached cottage. The plot has generous garden to the rear and side of the property.

### Appearance and Historical Asset

The pair of cottages date back to early C17, possible late C16. Timber-framed with brick infill, only partially visible, remainder faced in brick or rendered. Interlocking blue tile roof to front and rear. Large, rendered brick stepped external stack to right had return, small brick stacks to left end and centre ridge. Single range, single storey and attic. Left hand cottage has a small single storey lean-to to left. Three raking dormers on eaves, 2 to left, one to right. Left hand cottage has C19 twin wooden casements, C20 fenestration to right. Both have projecting raking porch with half-glazed double doors. Left hand cottage has chamfered beam on ground floor. Right hand cottage has small lean-to extension but it is unclear when this was added.

### Proposal

Erect a single storey oak frame extension to rear elevation of the property to provide a new ground floor kitchen and dining area.

### Pre-application advice

This is a follow up application. Some changes have been made to the original design plans. Due to the fact that this is a listed building, a new application was deemed necessary. The original application was approved (Ref. No:S.21/0567/HHOLD)

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## Design

The proposal is to enhance our living conditions by providing a rear extension to create a new kitchen and dining area on the ground floor as well as provide the property with a ground floor toilet and boot room. The extensions' external finishes will comprise of air dried KP1 European French oak for all beams, toughened glass throughout with bronze space bar and reclaimed imperial brick under reclaimed double Roman tiles or reclaimed blue Rosemary plain tile roof with vaulted ceiling and bespoke black powder coated aluminium roof Lantern lights. The north east elevation is comprised of a glazed oak gable with powder coated aluminium French doors at centre of gable end. The north-west elevation to have two powder coated aluminium sliding doors. To the south-east elevation 2 large windows in an oak frame. The existing rear window is to be removed, connecting the living area with the new extension.

1 conservation Velux is proposed to add to existing roofs to the existing lean-to extension, to provide the new ground floor toilet room with natural light and ventilation.

## Visual impact

The property is on the outskirts of Arlingham village and is a grade II listed building which is located just inside Arlingham's conservation area. The proposed development is to the rear of the property and will have minimum impact on the street scene as it is concealed by the host property as well as the long barn to the right-hand side of the property that stretches all the way down the garden. The extension is stepped in and is designed to be subservient to the host property to provide a clear separation between the two. The chosen proposed materials are common to the character of the area and compliment the host property in a way to show a clear break between old and new but at the same time capture and match the rustic style whilst providing us with a living space fit for the 21st century.

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## Conclusion

Based on the scale and design of the extension, we believe that nothing of historical value would be affected by this proposal, nor will it have a negative effect on the character of the Conservation Area. The design principles are based on 21<sup>st</sup> century architecture, with the aim to produce a distinctive local character and to enhance the vernacular for the past. In essence, the advantages of the unique and attractive character of the site, with its historical importance, has presented a rare opportunity to create an architectural statement which will inspire.

## Summary of amendments to original plan

Structure	Original design	Amendment
Roof lanterns	Eight roof lanterns. Four to each side of roof	Four roof lanterns. Two to each side of the roof dropped lower in roof structure to allow for inclusion of coping stones for added weather protection.
Shower room with WC	Blocking of current entrance to existing kitchen to create space for WC and shower	Existing entrance to kitchen remains open to allow through route to rear door. Removal of shower. WC only in space.
Veluxes	3 heritage Veluxes including one to original roof above stair well, one to Shower room and one to existing lean-to kitchen	1 heritage Velux above WC room
North-west elevation	Bi-fold doors	Two sliding aluminium powder coated doors
North-east elevation	Oak framed French doors	Powder coated aluminium French doors
South-east elevation	Glazed units to upper half of distal half of this aspect	Glazed units from top to base of distal half of this aspect