



Project Name

South Orchard House, Longborough

Design & Access Statement

Project Number

22002

Issue Date

August 2022

Revision

-

architects  
**Dyer**



**Description**

This application seeks to obtain Detailed Planning Permission and Conservation Area Consent for the alterations, refurbishment and extension of the property at South Orchard House on Banks Fee Lane in Longborough, GL56 0QG.

South Orchard House is a two-storey pitched roof dwelling of stone construction which has been altered and extended over time. The property lies on the southern edge of the village and is within the Longborough Conservation Area and the Cotswolds AONB. The cottage features materials and details typical of the local vernacular, including coursed Cotswold stone walls, Bradstone tile roofing, dormers and stone-mullioned windows.

The existing property consists of two adjoining cottages, Orchard Cottage and South Orchard House, which were conjoined at some time in the past by the previous owners to form a single dwelling for a multi-generation family. The works that were carried out in the past to link the cottages involved a simple single-storey flat-roofed structure across the garden-facing elevation which served as the main entrance, 'sun room', utility room and an internal link to each cottage. Aside from this intervention the two cottages retained their separate internal layouts, each having its own kitchen, living rooms, stairs and first floor accommodation which remained unconnected. Whilst this arrangement seems to have worked for the previous owners, it does not meet the needs of the current owners who are looking to sensitively alter and extend the property to create a proper family home which meets the requirements and standards of modern living.



**Figure 01** View of existing south elevation with single-storey flat roofed extension

## **Process**

Architects Dyer were appointed in April 2022 to assist the Applicant in preparing designs for the project. At the outset the Applicant had a very clear idea of how they wanted the layout to work and so Architects Dyer helped to develop the initial sketch proposals into more fully-formed plans which took account of the existing building survey, the site constraints and the neighbouring context. Through a number of on-site workshops, the brief for the project was discussed and refined to reflect the proposals presented in this submission.

## **Use & Amount**

The existing dwelling measures approximately 277sq.m gross external area (GEA) and comprises two conjoined cottages with ground floor kitchens, dining room and living areas, and a total of 5 bedrooms on the first floor. There is a detached single-story garage of approximately 29sq.m GEA in the south-west corner of the garden.

The proposed scheme comprises substantially altered internal accommodation which will provide generous kitchen, dining and living areas and a guest bedroom at ground floor, and 3 further bedrooms, dressing room and bathrooms at first floor level. The detached garage is proposed to be extended upwards with a pitched roof to accommodate an attic study. The proposed footprint measures 318sq.m GEA for the main dwelling and 53sq.m GEA for the garage.

## **Scale**

The original existing cottages will remain as per the current scale and massing and will retain all the existing external features. The more recent single-story extension to the garden elevation is proposed to be demolished and a two-storey pitched roof extension added to the south-west corner of the main building to form an 'L' shaped plan. The height of the new extension will match the existing eaves height of the existing cottages, with the new ridge height approximately 700mm lower than the existing retained ridge height. The new addition has been carefully designed so as to appear as an original part of the building composition whilst remaining subservient to the original cottages. The height of the new garage has been designed to be no higher than the adjacent neighbours' outbuilding.

## **Layout**

The original cottages would at one time have served as workers' housing as part of the estate of the neighbouring Banks Fee country house (Grade II listed, listing ref. 1089758), and as such were oriented so that the entrances were on the rear garden-facing elevation, rather than on the front road-facing elevation. This results in a rather convoluted entrance arrangement and as part of the alterations it is proposed to relocate the main entrance door onto Banks Fee Lane.

The new front door will give access to the double-height entrance hall which in turn gives access to a small boot room, living room and the generous dining kitchen with associated utility room, pantry and WC. The ground floor guest bedroom is retained at the eastern end of the building, accessed from the living room. A new staircase is provided from the livingroom to the first floor hallway which gives access to 2 further double bedrooms, a family bathroom and a master bedroom suite comprising a dressing room, double bedroom and ensuite bathroom. Primary access to the rear gardens is provided via the utility room by a solid timber 'stable' door, and a number of glazed doors in the dining kitchen, the livingroom and the guest bedroom provide secondary means of access.



### Appearance

Due to the sensitive location of the property within the Conservation Area and AONB, the external appearance of the new elements has been carefully designed to complement the existing cottage, and to blend in to the wider setting. External walls are to be clad in coursed natural stone which will be of a similar size and proportion to the existing rubble walls. Roofing will be of reconstructed Bradstone tiles which will match the neighbouring properties. New feature dormer windows will be constructed to match the existing and will re-use materials and components from the demolished structure where possible. Many of the new windows will feature stone mullions to complement the existing windows. Roof detailing and rainwater goods will be specified to match the existing components.



**Figure 02** Sketch view of proposed dwelling from south-east

### Landscaping

The landscaping around the property will be enhanced to create a beautiful setting for the building. The levels around the building perimeter will be altered slightly to allow level thresholds into the building. The proposals for the garden will feature a sequence of terraced areas which will provide opportunities for outdoor dining and relaxation space. The ground surfaces are proposed to be predominantly hard landscaped with a mixture of gravel and stone paving with some soft planting around the edge of the garden to provide screening to the boundaries.

There are two small fruit trees located in the centre of the existing garden which will be replaced in the new landscaping proposals. Existing boundary walls, which are in poor condition, will be substantially rebuilt to match the existing. Refer to figures 04, 05 and 06 on the following page which illustrates the existing and proposed views from the adjacent public right of way. Please also refer to the Landscape Architect's proposals for further details of hard and soft landscaping proposals.





**Figure 04** Existing view of dwelling from south

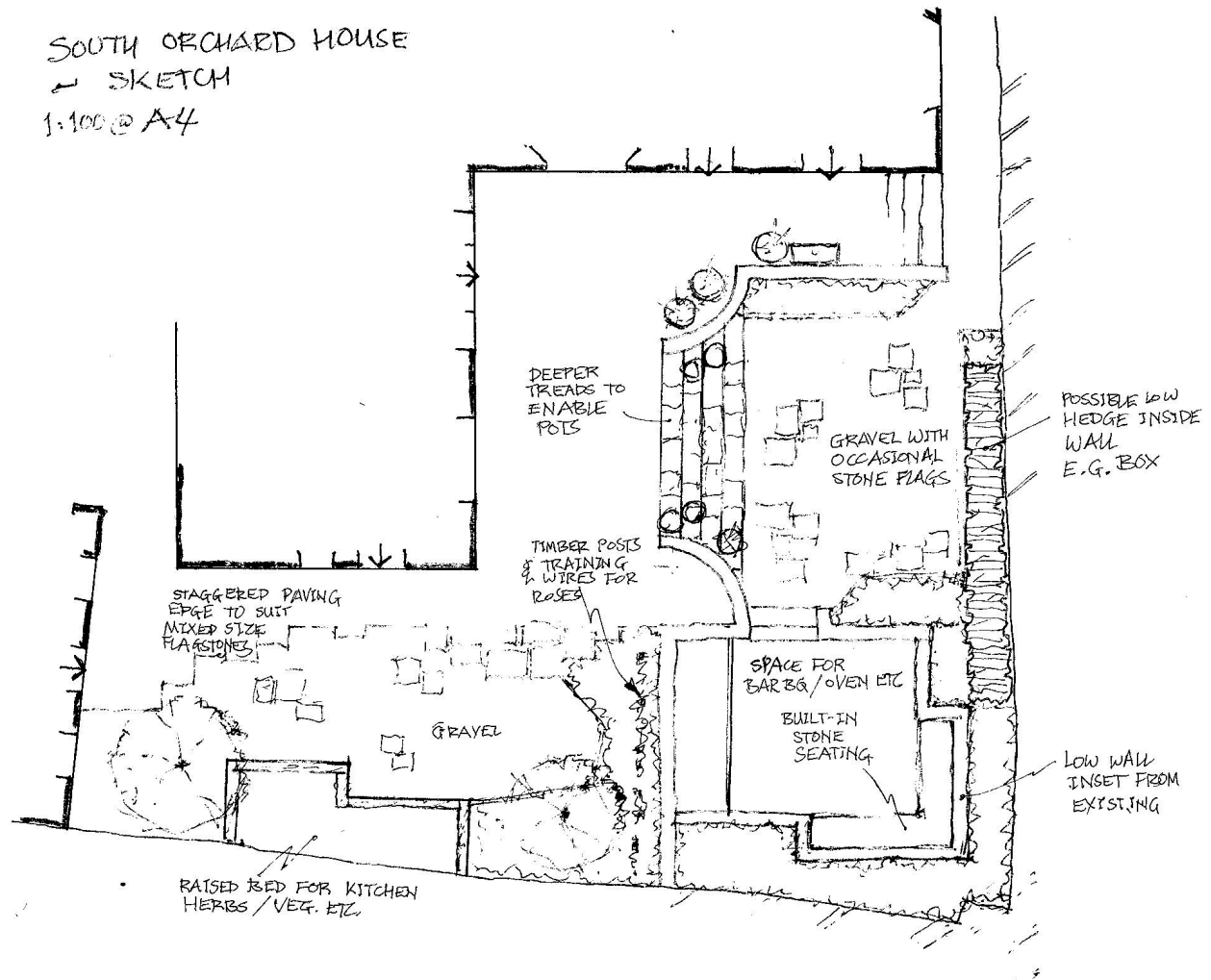


**Figure 05** Photomontage of proposed dwelling from south - without replacement tree planting



**Figure 06** Photomontage of proposed dwelling from south - with replacement tree planting





**Figure 03** Initial concept sketch of landscape proposals

### Sustainability

Upgrading the environmental performance of historic buildings is always a challenge and is often a balance between retaining important features and enhancing the efficiency of the structure. The new elements of construction will be of the highest standards of thermal efficiency in order to comply with Building Regulations, whereas the existing parts of the building will have lesser demands on their fabric performance as permitted in the regulations. When considered holistically, the new dwelling will have a greatly improved environmental performance compared to the existing structure.

The specification and performance of materials and components will be carefully considered as the designs develop to ensure that we use sustainable products which are durable. We will avoid the use of products which contain harmful chemicals (such as paints with high VOC content) which can compromise indoor air quality.



### **Access**

Access to the new dwelling will be greatly improved by the proposals. A new front door will be provided directly into the cottage from Banks Fee Lane which will help to animate the frontage and will be similar to the existing front door access to neighbouring properties on the street. The new front door will lead into an entrance hall with a slightly raised floor level (+450mm) in order to tie in with the external street level. The rest of the ground floor will be flat and at the existing ground floor level and will have level access to the gardens via the back door and the glazed doors.

The proposed new dwelling will be designed to comply with latest Building Regulations Part M4(1) 'visitability' and as such will make reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms (the lounge, kitchen and dining room) and sanitary facilities (the WC) on the entrance storey.

### **Conclusion**

The proposed alteration and extension of South Orchard House has been sensitively designed to create a comfortable family home which retains the charm of the existing structures whilst providing internal reconfiguration and a modest increase in floorspace to allow for the needs of modern living. The massing and scale of the proposed new works have been designed to be in keeping with the existing building and its neighbours and will have negligible impacts on neighbouring amenities. The external appearance, materials and detailing will be in keeping with the retained parts of the existing building and the wider Conservation Area setting and will sit within sensitively designed gardens. The new dwelling will provide improved comfort and accessibility for its users and will reduce the carbon emissions of the dwelling by upgrading the thermal performance of the external fabric.

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