

# MGL DESIGN ASSOCIATES

Proposed New Dwelling Including Midsummer Clinic  
On Land Adjacent To Church Cottage, Church Westcote,  
Chipping Norton, Gloucestershire, OX7 6SF

## **DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT**

APRIL 2022

For Mr Michael McIntyre M.A, mnimh, mrctm.



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# INTRODUCTION

# 1.0 FORWARD

- 1.1 The author of this statement is Mike Lapworth B.A (Hons) Architecture and Environmental Science, B.Arch (Hons) RIBA and is the lead designer/architect on this project.
- 1.2 Mike has worked in various architectural practices in Birmingham and elsewhere and in 1988 founded Lapworth Partnership which was an award winning practice winning around 30 design awards until the practice closed in 2010. After that Mike Lapworth was a consultant with Lapworth Architects until 2016 but still continued with his own private projects and work. Mike has since traded as M Lapworth Design and now as MGL Design Associates.
- 1.3 Mike Lapworth was involved with the committee of Birmingham Architectural Association since 1980 as programme organiser, BAA Treasurer for 10 years, BAA Vice President and BAA President and during that time worked with the council's planning department looking at ways to improve the planning service offered by the council which included the idea to establish the householder team to deal with house extension applications leaving the area team members to deal with more complex applications.
- 1.4 Mike Lapworth has over the years been the architect designer of around 40 award winning projects and these include some of the following:
- 2019 National Award - London Evening Standard best small development in UK
  - 2018 National Award - London evening Standard medium sized house design award
  - Leamington Society Award - Contemporary design - large contemporary design extension to listed dwelling.
  - CABE Gold Award - Building for life - Redevelopment of Gordon Russel Works, Broadway, Wolverhampton.
  - CABE Compendium Guide to Design for Living - Development of Lickey Grange, Bromsgrove was included as good design example.
  - Green Tree for sensitive building in environment National Award - Lickey Grange Development, Bromsgrove
- Green Tree for sensitive building in environment Regional Award - Lickey Grange Development, Bromsgrove
  - Birmingham Post Housing Design Awards. Many wards in most categories including; Best overall development for relevant year, Best special development category, Best 2-bedroom house, Best 3-bedroom house, Best 4-bedroom house, Best executive home, Best apartment.
  - Conservation Awards - Birmingham, Solihull, Stratford.



George Road



Ampton Road Contemporary House



Evenlode house



Contemporary House

- 1.5 Mike has worked on many building types including housing, industrial, retail, education, university, restaurants, health buildings - doctors' surgeries to hospitals etc. He has worked on many period buildings and grant aided projects with Historic England, Birmingham City Council, Coventry Council and other projects were included as good examples in Solihull and Stratford Upon Avon Council's Conservation Area guides. Projects include:

#### 1.6 GRADE I LISTED BUILDINGS

- Croome Court – Earls of Coventry country estate, Nr Pershore - Capability Brown and Robert Adam
- Hagley Hall – Hagley

#### 1.7 GRADE II\* LISTED BUILDINGS

- Thorngrove – Worcestershire , Home of Lucien Bonaparte (Napoleon's brother) early 19thC and then Baker White Victorian explorer who discovered the source of the Nile. Worked on the property various projects to the house, walled garden restoration, landscape and drained and refurbished the lakes all over around 15 years.
- Great Barr Hall – Great Barr, Walsall - Home of the Scott family and leased to one of the Galton family during the time of the Lunar Society who regularly met there. Georgian Gothic House associations with John Nash and Gilbert Scott whose only known boathouse and other garden structures were on this site. Landscape Park Grade II Listed associations with William Shenstone, Repton and Gilbert Scott.
- 25 Somerset Road, Edgbaston – Various consents for owners and complete refurbishment and extension.
- Singers Hill Synagogue, Birmingham –Various work.
- Former Rectory, High Street, Henley in Arden

#### 1.8 GRADE II LISTED BUILDINGS

- There is a very large number in this category all over the UK. There are many on the Calthorpe Estate in Edgbaston including Simpsons Restaurant in Highfield Road and more unusual ones such as a 1968 former factory in Bath built for a furniture company and was the first Mero space frame structure in the UK. It had to be fully refurbished and repaired after being unused for twenty years, vandalized and set on fire etc. It now has a retail use.



Haseley Manor



Interior Staircase



Gordon Russel Works - CABE Gold Award for world heritage project



Singers Hill synagogue



Lode House



Regents Green



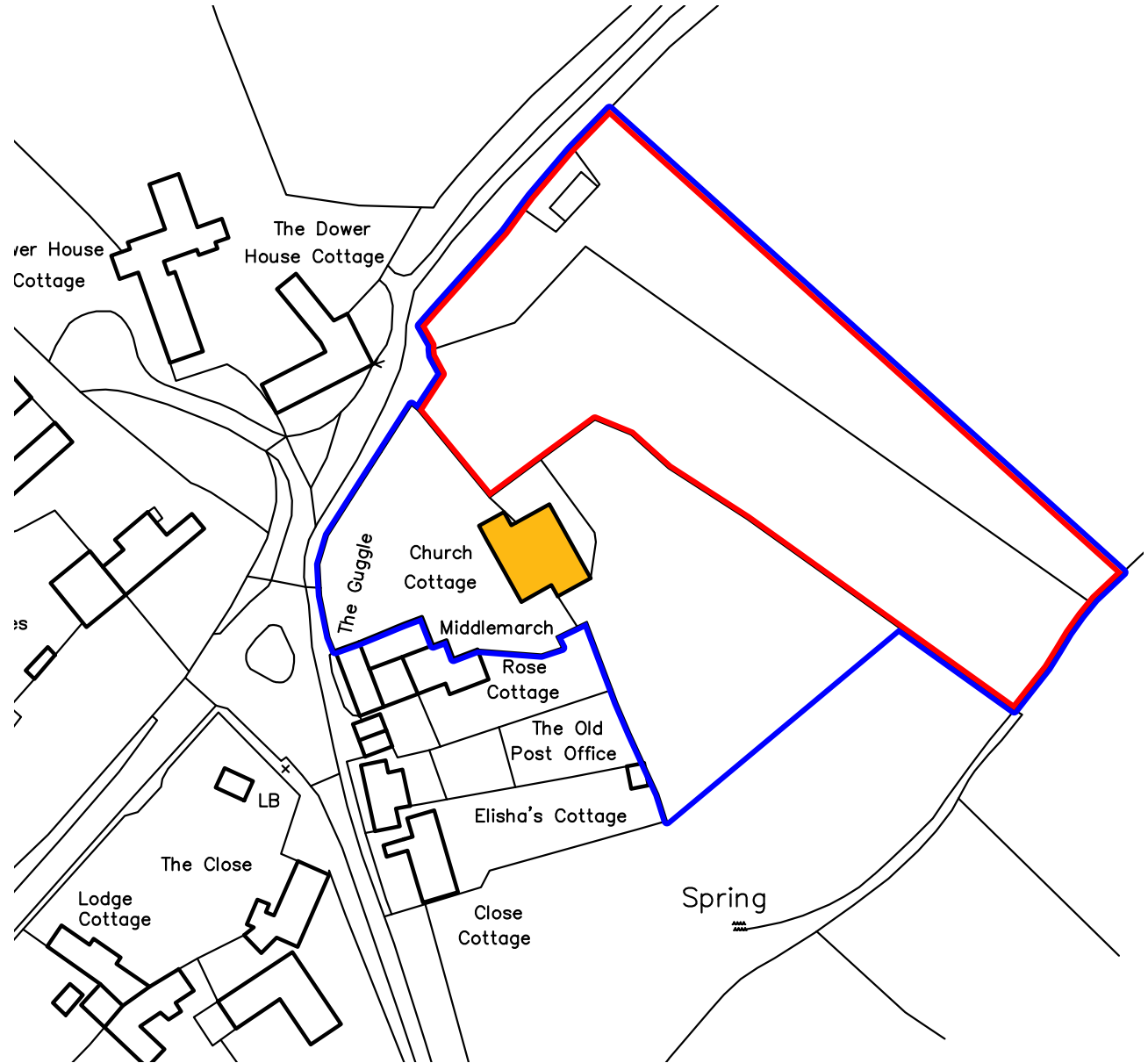
Simpsons Restaurant



Somerset Road

## 2.0 INTRODUCTION

- 2.1 Michael McIntyre currently owns and lives in the neighbouring Church Cottage in Church Westcote. He first moved into the local area in 1981 and has lived in Church Cottage since 1999. Unfortunately he had a stroke in 2018 following which he was in hospital for nine months after which he returned home to live and to continue working as a leading Herbalist and Acupuncturist. He first set up his practice in 1981 in Nether Westcote and this continues today within Church Cottage.
- 2.2 More details on Michael McIntyre and his practice will follow later on in this report but the reason for this new planning application is to provide suitable accommodation to suit his disabilities that have resulted from his stroke. Following his stroke his 9 months in hospital included an initial stay in the John Radcliffe Hospital in Oxford and then a stay in the Abingdon specialist stroke unit and then finally some time in the specialist Raphael Hospital in Kent.
- 2.3 Prior to when Michael McIntyre was discharged from hospital and returned home the Abingdon Hospital sent an occupational therapist to his home Church Cottage to review the suitability of the existing accommodation. The occupational therapist's view was very blunt and forthright after making the inspection and confirmed the existing house which also served as Michael McIntyre's workplace was actually totally



Current Ordnance Survey Map



unsuitable to live and work in as it had too many level changes and stairs internally and externally. Michael made a decision to ignore that advice and returned home in 2019 after his children had made some internal alterations on the ground level of the house. His bedroom was moved downstairs and a disabled bathroom was created along with additional handrails and grab rails added all around to try to allow the house to be lived in and also for his work to continue.

- 2.4 Having tried to live and work in the house since 2019 and through the Covid lockdowns etc Michael has found the house extremely difficult to navigate and quite a challenge on a day to day basis. He has been very much helped by his children and his staff whose support has just about made living and working in Church Cottage work, but increasingly Michael is finding moving around the house and getting into the house very hard. Earlier this year he fell over on the path leading from the existing parking area to the front door of the house and ended lying on the ground unable to get back up for nearly an hour in freezing temperatures. This incident along with other falls internally has now raised alarm bells and has lead to us looking to purpose design a new house for him which will also include his workplace all set on one level from outside to inside including an external terrace so he can very much more easily live and work

on a daily basis.

- 2.5 Currently he has a live in carer whose accommodation is on the upper level at Church Cottage along with bedrooms his children use and stay in when they are very regularly staying at Church Cottage to assist their father. This accommodation need is also an important requirement and it has also been included in the proposed new dwelling in a similar way at first floor level/within the roof space.
- 2.6 Fortunately, Michael owns adjoining land which he originally purchased and attached to Church Cottage in 1999. The land has been used as a herb garden attached to the house with the herbs grown and used as part of patients treatment. The garden on this land along with the house became very well known from the nineties onwards and was well documented in an episode of Gardeners World on BBC television.
- 2.7 Michael loves living in Church Westcote and continues to enjoy the village and its thriving community. As already mentioned Michael first moved to the area in 1981 and his mother also moved to Church Westcote in 1982 after his father died. His mother continued to live in the village until she died in and was buried in St Mary's Churchyard. Michael has a very strong connection with Church Westcote lasting already for just over 40 years. His three children all grew up

in Church Cottage and has spent a lot of time with him in the house. This strong connection with the site and the village was a major pull when he decided to come back to the site after his stroke and long stay in hospital. In order to continue with his work and his life connection with the site and to make day today living and working easier and more comfortable he has decided to seek consent to build a new purpose built house on his own land and this is the driving force behind this planning application.

- 2.8 Michael has been and wants to continue as an active member of the local community and we believe Very Special Circumstances apply to this application which we would ask the Council to support and grant consent as soon as possible.

# SITE ASSESSMENT

## 3.0 EXISTING SITE AND HOUSE – CHURCH COTTAGE

- 3.1 Church Westcote is around 4 miles to the south east of Stow on the Wold, 6 miles north of Burford and 17 miles to the east of Cheltenham.
- 3.2 The existing site for Church Cottage is located on the north eastern side of the village and it overlooks a valley with Icomb on the opposite side. Vehicular access is at the end of the road from the village centre with the road providing access to the Manor House, the neighbouring Dower House and the Dower House Cottage which is in line with Church Cottage on the edge of the settlement. At the end of the access road it reduces down to a track serving various fields.
- 3.3 Church Cottage has been extended a number of times including by Michael McIntyre. The various extensions were consented by the Council and the building now accommodates Michael's living accommodation at the lowest level including the clinic treatment room and associated areas with the living room serving as a patients waiting area. On the upper level there is carer's quarters and family bedrooms and bathroom.
- 3.4 The original core of Church Cottage can still be made out from the front elevation which can only be seen from the front garden of the property and can't really be seen from public viewpoint. As can be seen from the photograph attached this building had a simple form with a Cotswold stone slate double pitched roof



Aerial Map



*Church Cottage Front elevation*

with parapeted gable ends with an ashlar chimney on the right hand end. There are two double pitched gable dormer windows at eaves level and a central projecting stone porch and two light stone mullioned windows to either side. The house is Grade II listed and in the 1983 listing description it mentions a plank porch and a garage with a lean to roof on the left side. The existing 1 ½ storey extension to the right hand chimney gable was in place when the building was listed but the garage with lean-to roof has now been replaced by a second 1 ½ storey extension to the left hand side. The two side extensions mask all but the central front elevation. The projecting stone gabled porch appears to have also been a more modern addition include a modern bead and butt vertical boarded door. Both side extension include an entrance door with a timber lintol.

3.5 The rear elevation now includes two gabled modern extensions which return into the original building and the two side extensions with a glazed conservatory structure between the two gables. Both gables include ground floor windows and smaller first floor windows part set within the roof. All of these windows have modern stone surrounds enclosing timber windows. These rooms have a view towards the valley and access to the rear garden area including the Gardeners World featured herb garden.

3.6 Church Cottage is a charming building albeit virtually all of it now externally is a modern addition which is what is seen from all public view points. The original cottage was well set back from the access road and set along the contours of the sloping site and access road all of which is much lower than the main street in the village which includes St Mary's Church, the rectory, St Mary's House and the village school. The Manor House and its outbuildings and Dower House were set on the northern end of the village on the down slope of the hill upon which the whole village is set. The hillside location of Church Cottage has had a major effect on the accommodation layout within the house and perhaps an even bigger influence on the ongoing later extensions to the core building. From 1999 the later extensions added to the older accommodation made the house a well loved family home and facilitated the home workspace – Midsummer Clinic. Its one most peculiar feature is that every room is at a different level with an unusually high number of steps between them and at the access points which makes the property very difficult for an ambulant disabled person to navigate and even harder or impossible for a wheelchair user both internally and externally.

3.7 Because of Michael McIntyre's stroke he is now having to spend much of his time in a wheelchair which makes access around the existing Church Cottage quite

difficult. He does also stand and use the handrails and grab rails that have been put in in certain areas of the house but he can't access the upper floor levels at all. This space is used by the live in carers and his family when they are at the house. His consulting room and other patient areas are also on more various ground floor floor levels which again are difficult to access. This will be demonstrated in more detail in the ongoing text but has led to the need to submit this current application which seeks to build a new bespoke designed dwelling on land he already owns which would allow him to access the property and live and work in a disabled friendly property allowing him to continue to live and work in a more comfortable manner.

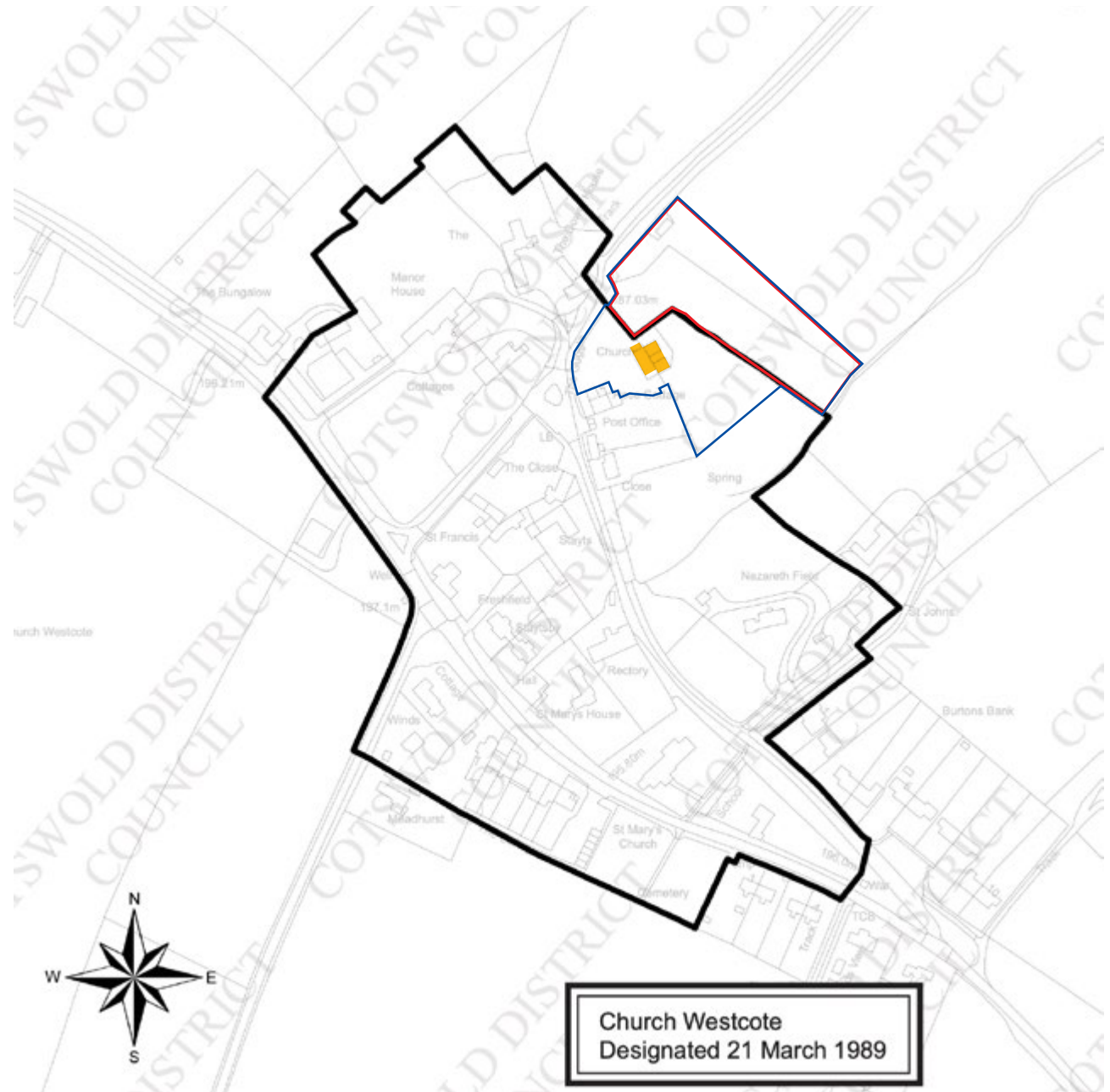
3.8 As described in the Introduction to this report Church Cottage is located just within the Church Westcote Conservation Area which also contains the heart of the settlement. Included to the north of the Conservation Area is the Manor House together with its stable block, Dower House and Lodge. In the centre lies St Mary's Church, The Rectory, St Marys House, The School and Nazareth Field, and St Mary's Church Cemetary. In addition there are a number of houses and cottages in all forms -detached, semi detached and in terraces.

3.9 Just outside the Conservation Area are around twenty other dwellings with most having at least one boundary

on the Conservation Area Boundary.

3.10 There are a number of Statutory Listed Buildings within Church Westcote and the surrounding area which includes:

- Church of St Mary – Grade II
- Double gate circa 40 metres north west of Westcote Manor – Grade II
- Dower House Cottage – Grade II
- Gate and Gate Piers to Drive to Westcote Manor – Grade II
- Barn and adjoining Stable Garage Circa 6 Metres North of Gawcombe House – Grade II
- Gawcombe House – Grade II
- Hill Farm – Grade II
- Honeysuckle Cottage – Grade II
- Manor House and front boundary Wall- Grade II
- Milestone – Grade II
- Plinth for Cross Shaft in the Churchyard of St Mary – Grade II
- Stableblock Manor Farm – Grade II
- Stayt's Farm – Grade II
- Stone balustrading, wall, gate and Granary 10 metres south of Westcote Manor - Grade II
- The Close – Grade II
- The Dower House – Grade II
- The Hobbits – Grade II
- Walnut Tree House – Grade II
- Wesleyan Chapel – Grade II
- Westcote Manor and adjoining Store – Grade II
- Church Cottage – Grade II

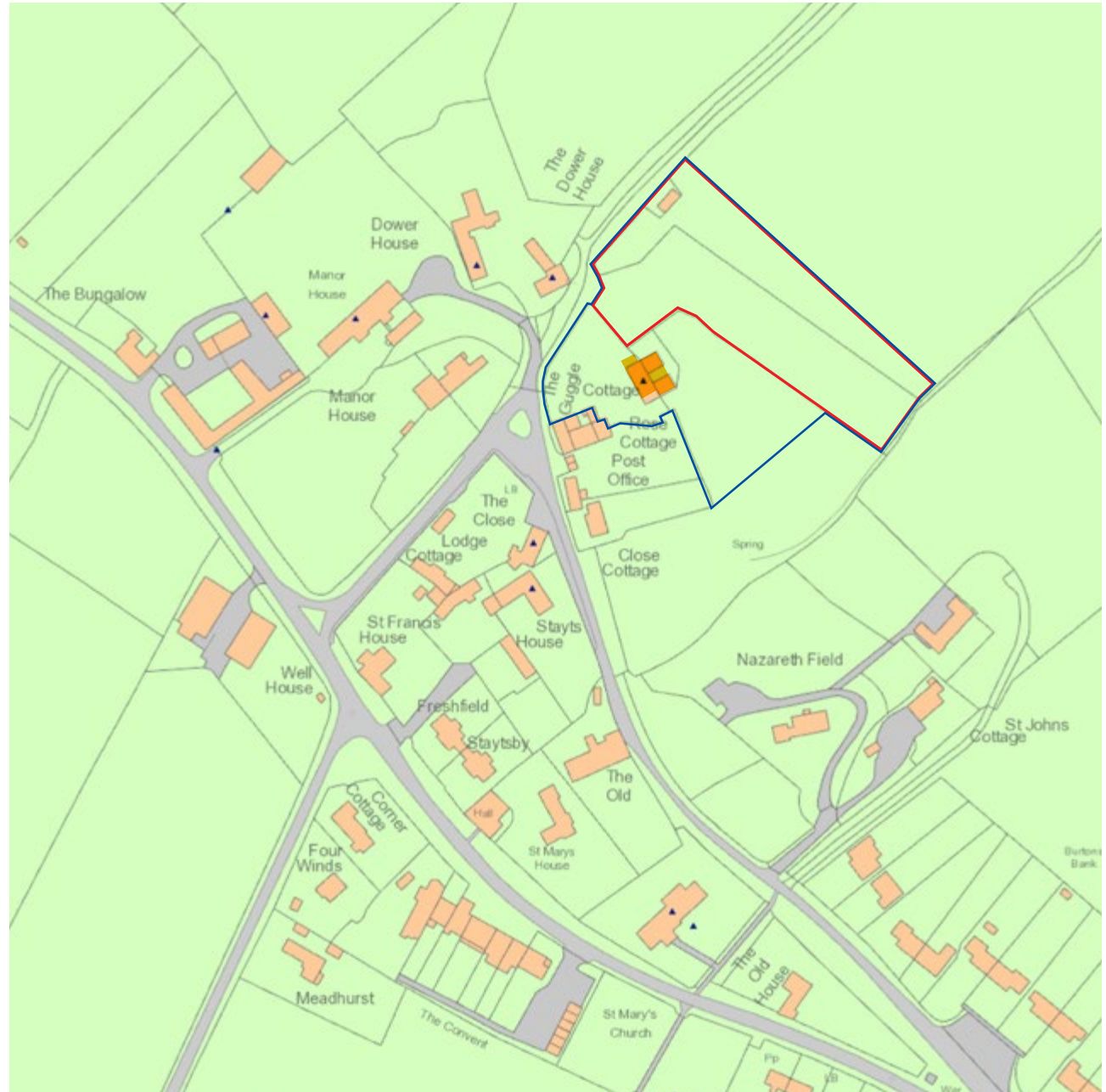


Church Westcote Conservation Area Map

- 3.11 As noted above Church Cottage is Grade II listed with the List entry number being 1304030.
- 3.11.1 It was first listed on 28 May 1987 and the listing description is as follows:

**WESTCOTE CHURCH WESTCOTE SP 22 SW 2/253**

*Church Cottage GV II Detached Cottage. Early C19 with slightly later extension. Coursed squared and dressed limestone. Stone slate roof with stone ridge and an ashlar stack. Rectangular plan with single bay extensions to both gable ends. Main body; two storey, 2-windowed façade with two light stone mullioned casements to the ground floor and 2 – light eaves dormers. Central C19 plank door with a gabled plank built porch with a concrete tile roof. 1 ½ storey extension to the right gable end. C19 plank door with timber lintol to ground floor. Single storey lean-to garage extension to left. (formerly with ridge roof line). Flat coped gables. Stack at former gable end of main body with moulded capping and skirting. Interior not inspected.*



Church Cottage Historic England Listing Map



Access photo 1



Access photo 2



Access photo 3

### 3.12 MORE DETAILED REVIEW AT THE UNUSUAL CHANGE IN LEVEL ISSUES FOUND IN THE EXISTING PROPERTY CHURCH COTTAGE

As already mentioned Church Cottage is set on a site on the side of a hill which slopes in two directions. More detail on the existing site levels can be seen on the topographic survey included with this application. The existing original cottage was set on a level and the original design with parapeted gables, an ashlar chimney and symmetrical original front elevation reflected a design which presented a cottage orne which was a common addition on estates in many parts of the country in the late 18th and early 19th centuries. In its original form it would be seen from the Manor House and the Dower House access road and would have added a highlight on the route to the Church and beyond. It is quite likely to have been built for servants of some kind working for the Estate. As noted above that view from the road and across the fields has been completely changed by several extensions so only the

front façade of the original cottage remains and that is well shielded by the extensions and the addition of the current porch. The building was first listed in 1987 and has had several extensions since then with the Consent of the Council.

#### 3.12.1 External levels around the building:

There is an existing front drive/car parking area which is flat and is accessed of the road which slopes up to the main road through the village and leading to Nether Westcote. See access photo 1

From the drive to Church Cottage there is an anti slip mat and handrails located by the first external steps down to the next level. (2 steps) See access photo's 2 and 3.

From the first external steps to the main front door there is more anti slip matting with 3 steps leading up to the front door porch which has also had handrails added to assist Michael getting to the front door.

Beyond the front door the original path continues around the building and to a second door in the right hand gable extension which also has steps up to the door. See access photo 4.

The left hand gable extension also has a door to the front path but it also has steps. There is then a path which slopes down past the left hand gable end which is the public entrance to Mid summer clinic. See access photo 5.

The clinic access is via the conservatory double doors on the rear elevation between the two return gable extensions. There are two steps up to this door off a small rear stone terrace. See access photo 6.

#### 3.12.2 Access within the building and around the building.

Stepping up into the front door porch there is a raised threshold in line with the door frame beyond which there is a step down into the Cottage. See access photo 7.





Access photo 4



Access photo 5



Access photo 6



Access photo 7



Access photo 8



Access photo 9



Access photo 10

From the Hall moving towards the left gable extension there are two steps down into the kitchen which also includes the staircase leading up to higher levels and the kitchen includes a dining table and is also a living room space for Michael. See access photo 8. Access photo 9 shows the kitchen area.

From the kitchen there are five steps leading down to the lower ground level of the left rear gable extension which include Michael's bedroom and adapted shower room area. See access photo 10.

From the main entrance Hall there are glass doors leading to the rear conservatory entrance and the clinic reception area. On the left in the Hall are one of the storage areas (the small draws) containing herbs etc used by Michael to treat his patients. See access photo 11.

Through the glass doors in the conservatory area there is a landing leading to six steps up to the upper level of the rear right gable extension. See access photo 12.

Photo 13 shows the reception level of the clinic accessed through the conservatory doors and there are six steps down from the entrance hall plus one step at the glass doors down onto the landing noted above. This area contains more material used when seeing patients.

Access photo's 14 and 15 shows glass doors from the rear conservatory entrance and yet two more steps leading down into the house living room which also serves as a patient waiting area. This is the lower level of the right hand rear gable extension.

Access photo 16 shows a view from the upper landing level of reception towards the inner conservatory entrance doors which are at a higher level than the outer conservatory doors. There are more steps between the doors.

Returning back to the kitchen area there are steps leading up to higher levels within the house. Photo 17 and 18 shows the first flight of nine steps up to the higher level of the left side rear gable extension. This is the carers quarters.

From the carers room landing level access photo's 19 and 20 shows the next flight of seven steps up to the main first floor level in the front section of the house which includes the main original building and the left and right side gable extensions. Once at this level the remaining rooms are on one level as can be seen on access photo's 21 and 22.

Finally Access photo 23 shows an aerial view looking down onto the complicated main staircase serving the house.

Collectively the photos show the house has good accommodation but all of the extensions have related to the ground level in the individual section locations which has led to the unusually large variation in floor levels in the property which clearly makes it difficult for a disabled person to navigate.



Access photo 11



Access photo 12



Access photo 13



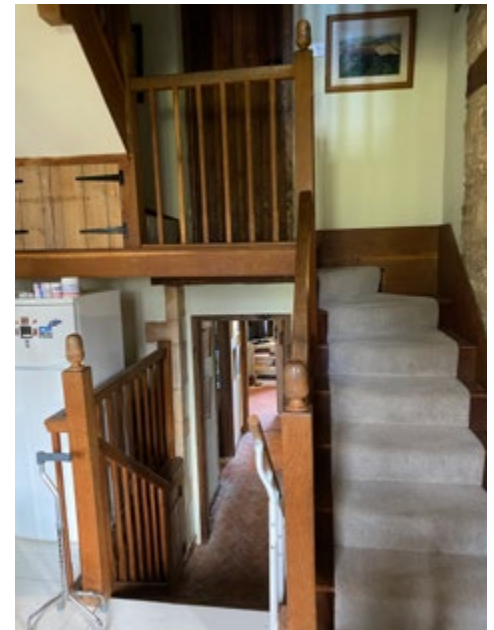
Access photo 15



Access photo 14



Access photo 16



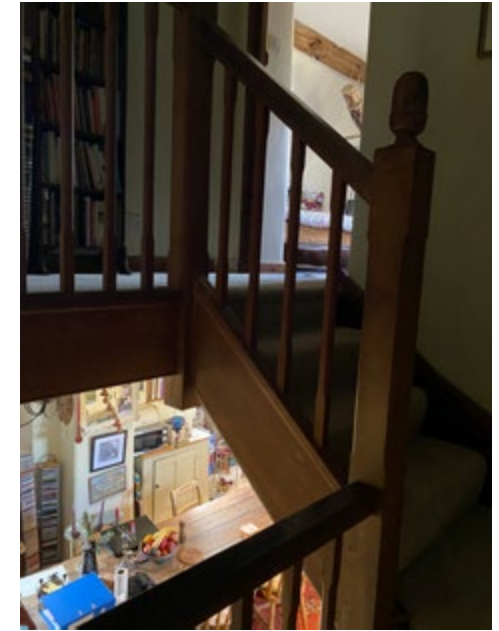
Access photo 17



Access photo 18



Access photo 19



Access photo 20



Access photo 21



Access photo 22



Access photo 23

# ANALYSIS

# 4.0 BRIEF HISTORY OF CHURCH WESTCOTE AND HOW THE SETTLEMENT HAS EXPANDED OVER THE LAST 1000 YEARS

## 4.1 REASONS FOR INCLUDING THIS SECTION IN THIS REPORT

4.1.1 Whilst it might seem somewhat unusual to look at the history of the local settlement in relation to this application the intentions are to see and point out how Westcote – Church and Nether have grown and developed over time and how it has adapted to suit the needs over time and the periods of change throughout its history.

4.1.2 Like many villages it has expanded to suit its particular needs and to house and look after its residents. If more farmhouses or other houses were needed they were provided and as can be seen at sometimes in the village history it had a larger population than it has now. Westcote in the round has a thriving community and Michael McIntyre and his family and separately his mother have all been part of the local community for over forty years. Because of his recent disability problem he needs to find more appropriate accommodation for him and his home working Specialist Clinic to treat his patients. Over the centuries these particular local needs for trade and living accommodation were created/provided by simply building what was required within the village. This included Farm houses, weavers workshops and accommodation, shops, blacksmiths, tailors, clothiers etc. All of this was successfully incorporated into the

village and became part of the life of the village settlement.

4.1.3 What we are looking to provide now is a new dwelling /home working accommodation within the village to allow one of its active and long term residents to remain part of the village and would also allow other members of his family to carry on within the village into the future. This would have been a natural fit over the centuries and we would ask the Council to treat this application as such and allow the very special circumstances driving the need for the new dwelling to be supported and to grant planning consent.

## 4.2 HISTORY OF THE SETTLEMENT

4.2.1 Early records of the area forming Westcote parish was called Icomb and later Combe. From the 13th century Combe Baskerville and by 1212 the name Westcote seems to have been used maybe for the village rather than the parish. Combe Westcote was used as the name from the late 13th century. It was not until the 16th century that the whole parish was called Westcote.

4.2.2 It is thought that the earliest settlement in the parish was the area known as Gawcombe where the manor house of the Baskerville family was thought to have been located.

4.2.3 Gawcombe House was built in the 17th century and it may well have replaced the earlier house. Three cottages had been built in Gawcombe by 1857 and by the 20th century apart from the big house there were six cottages, a lodge and a baliff's house.

4.2.4 The architectural evidence of the church suggests that Westcote village, south east of Gawcombe was the main centre of habitation by the 13th century. The village developed in two parts at each end of the common pasture and from the 15th century the one part was known as Westcote, Over Westcote or Church Westcote and the second part as Nether Westcote.

4.2.5 Church Westcote developed in a triangular formation

from the church at the south east corner. Several houses including a few large farmhouses were built in the 17th century and considerable building took place in the 19th century when the number of houses in the whole village doubled after no real change took place between 1672 and 1801.

- 4.2.6 In the early 20th century about six private houses were built in Church Westcote and after the second World War eight council houses were built along with a shop.
- 4.2.7 By 1939 a convent had been established in the village belonging to the Church of England Community of Jesus of Nazareth.
- 4.2.8 A few farmhouses were built in Nether Westcote in the 17th century but the village was very small until the 19th century when a number of houses were built. In the early part of the 20th century a few houses were built and four more after the second world war. In 1960 Nether Westcote included about 15 houses. The green in the village included the village washpool and the village stocks last used in 1840 was also sited there.
- 4.2.9 In 1086 the local population was higher than in surrounding settlements with 33 taxpayers mentioned in 1381. In 1551 there were 56 communicants and 25 families or households. In 1735 140 people were

recorded and 120 in 1750. In 1801 127 people were recorded in the village which rose to 240 in 1841. From 1871 there was a steady decline and around that time 31 people from Westcote emigrated to New Zealand. By 1900 the population was around 200 and it remained at that level with a slight increase after the second world war.

- 4.2.10 Many of the buildings in Westcote are of stone in the traditional Cotswold style with Cotswold stone slate roofs, stone mullioned windows with drip moulds and dormers and gables. Several of the buildings are partly 16th and 17th centuries and a few of the buildings have been re-roofed in welsh slate. Some barns are in brick.
- 4.2.11 The largest house in the village is the Manor House standing in its own grounds just outside the main triangle of buildings. The house is three storied of stone with a Cotswold stone slate roof. The north east end is 16th century and the central part was rebuilt in 1722 and has a garden front with ashlar stone and sash windows and a central doorway with a curved hood. Extensions were added in the mid 20th century. Some distance from the house is the Dower House built in the 16th or 17th century and it is also three storeys with a stone slate roof. Also on the site is a stable block and a lodge type building now known as the Dower House Cottage. All of these buildings are listed

Grade II.

- 4.2.12 Stayts Farm and the Close which are adjacent to the application site in the north corner of the village were built in the late 16th or early 17th century. They stand at an angle to each other and are so close together they give an impression they are just one building as they are similar in style and are built in the same materials. The Close once had extensive outbuildings to the rear which have been demolished and it is understood these were at one time used by weavers. In the gable end of the Close there is an oven projection and a small window with two pointed lights pierced into a single stone. A similar window is set beside the entrance doorway to the Manor on the opposite side of the road.
- 4.2.13 Manor Farm at Nether Westcote is an ashlar stone building most likely dating from the 18th century. The earlier farmhouse which stands to the south of it is 16th century origin and it retains one window with arched lights and stone mullions.

#### 4.3 WESTCOTE MANORS AND LAND USE

- 4.3.1 In 1086 the lands were held by Ralph de Tony and by the early 12th century it was with the Baskerville family. From around 1550 three separate Manors are referred to in various deeds being Combe Baskerville, Over Westcote (Church Westcote) and Nether Westcote.
- 4.3.2 Until the 16th century it is thought the land use was arable. After that some of the land was used as pasture with an increase in sheep farming with two shepherds listed in the parish in 1608. By 1779 it was thought that the parish was now largely pasture and meadow land. In 1801 things had changed again and more than half of the parish land was now being sown with wheat, oats, barley and turnips. Despite progressive inclosing of land by 1840 there was still 254 acres of common pasture. Further land inclosure took place in the remainder of the 19th century and in 1905 the remaining uninclosed land was noted as being farmed in a traditional way. Strips of land in the parish divided by grass banks were described as allotments in 1922 which could have been the result of a demand for small holdings in 1895.
- 4.3.3 In the late 18th century 18 people were noted as holding land apart from the Gawcombe Estate and in 1840 18 farms were owned by 13 people. In the late 19th century there were thought to be eight farms

which further reduced to five by the 1960's.

- 4.3.4 Westcote had a weaver and a tailor in 1608 and a clothier in 1682. It is thought a small weaving industry was carried out in the village around and from this time at the Close as mentioned above.
- 4.3.5 In 1831 seven families were mainly occupied in trade and 28 in agriculture. In the late 19th century the village had a number of small tradesmen and craftsmen including a shoemaker, a carpenter, a baker, a tailor and two shopkeepers. An inn opened in Nether Westcote in 1870 and a post office in Church Westcote in 1906 but there was no shop there from that time until the 1950's.
- 4.3.6 A limekiln, blacksmith's shop and a carpenter's shop on the Gawcombe Estate provided employment in the latter half of the 19th century. There was a mason in Westcote from 1870 and there were a few small quarries in the parish in use in 1882 but closed by 1922. By 1960 about half of the population was employed in agriculture with the remainder employed elsewhere and not in agriculture with a number of people working at Little Rissington Airfield and in factories.

#### 4.4 LOCAL GOVERNMENT

- 4.4.1 Churchwardens and overseers accounts were lost between 1950 and 60 but it is known that the vestry paid a clerk from 1769. In 1803 there were nine people receiving poor relief and four occasionally. There appears to have been a parish poor house in the early 19th century and there was a large increase in expenditure on poor relief from £37 to £81 a year between 1825 to 1834. In 1834 Westcote became part of the Stow-on-the-Wold Poor Law Union which changed in 1874 to the Stow on the Wold Rural sanitary District under a Local Government Act of that year. In 1935 Westcote was transferred to the North Cotswold Rural District.



#### 4.5 CHURCH

- 4.5.1 It is thought that there was a church at Gawcombe before the 13th century and during the 13th century the parish had two churches at Gawcombe and at Westcote village. The benefice of Westcote has remained a rectory throughout the recorded history.
- 4.5.2 In 1291 the church was taxed at a clear annual value of £5 6s and 8d and by 1650 the living was valued at £87 a year. The Church of St Mary in Church Westcote is a delightful stone building comprising chancel with north vestry, nave, tower was almost entirely rebuilt in 1876. The former building had a chancel and nave built in the 13th century with a tower added in the 15th century. The chancel and vestry were rebuilt in the late 18th century and again rebuilt in 1876 with the nave in 1886. The rebuilding was all in the style of the 13th century church. After the rebuilding the tower looked short and it was rebuilt in the late 19th century following the original pattern and in its former style.

#### 4.6 NON CONFORMITY

- 4.6.1 At the beginning of the 19th century a small group of Protestant dissenters in Westcote used a building in Nether Westcote called the Malthouse for worship. In 1852 a small stone chapel was built for a Wesleyan Methodist community.

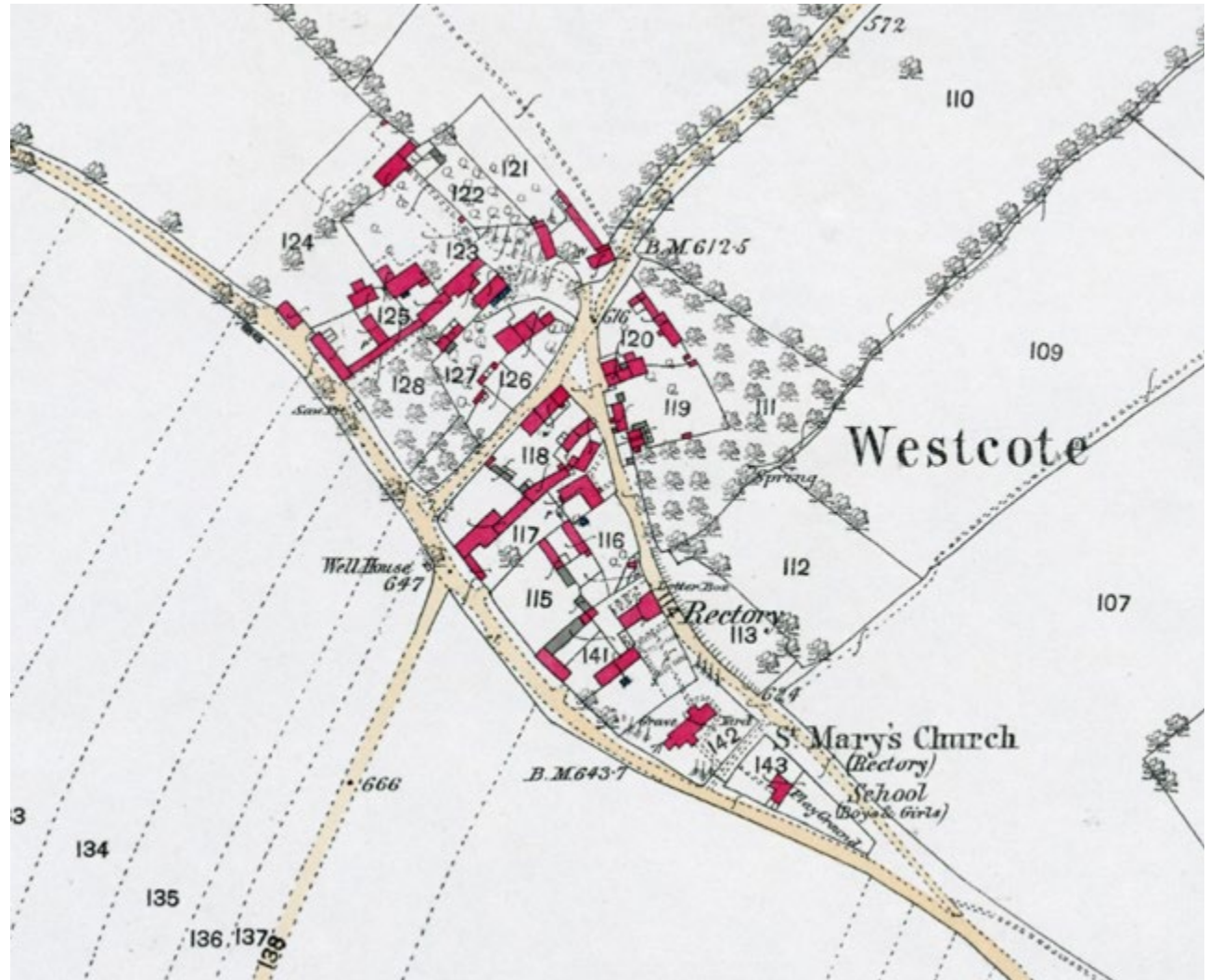
#### 4.7 SCHOOLS

- 4.7.1 In 1819 it was reported that there was no educational endowment and no adequate means of education for the poor. By 1835 two day schools were financed by the parents and a Sunday school was supported by the Rector and the inhabitants. A National school was established in 1871 and in 1876 a new National school was opened in a school room built a few years earlier. The fees were 2d for the first child and 1d for others. Average attenders at this time was 35. The school which had one mistress received a grant from 1877 and by 1938 the attendance was 25. Soon after the Second World War the school was closed partly because there was no accommodation for the teacher adjacent to the school. After the closure children attended Stow on the Wold and Bourton on the Water schools.

## 5.0 CHURCH WESTCOTE AS RECORDED ON HISTORIC ORDINANCE SURVEY MAPS FROM THE 1880'S UNTIL 2022 SHOWING HOW THE SETTLEMENT DEVELOPED AND HOW CHURCH COTTAGE WAS AND IS TODAY

### 5.1 1882 ORDINANCE SURVEY PLAN

- 5.1.1 This gives a snapshot of Church Westcote at that time. The core of the village remains broadly as it is today but there are a number of differences in detail to what is seen today. To the north is the Manor House complex which includes the stable yard and outbuildings, a service yard and the main Manor House with a gated access and carriage drive to the front entrance of the property. To the east of the main Manor House complex is the Dower House and beyond that is the Dower House Cottage which includes a considerably larger attached extended building on the northern side which today is less than half the size. All of this lies to the north of an access road which forms the short northern side of a road bound triangle which encloses the majority of the rest of the village. This short access road gives a second access into the Manor with three cottages in a terrace south of the Manor House overlooking a small triangular village green.
- 5.1.2 Enclosed in the northern end of the road triangle is The Close along with all of the outbuildings which in part were weavers cottages and Stayts Farm. South of that is the Rectory Complex and then St Mary's Church with the village school and playground up to the point in the triangle. The only village buildings at this time outside the main triangle are cottages The Guggle and Rose Cottage which look onto the Green. To the



1882 Ordinance Survey plan

south of these are two further cottages one which later became the Post Office and adjacent to that is Close. In Line with the Dower House Cottage on the western side of the village is the Church Cottage complex which appears to have had an access off the village green area which then ran all around the cottage with a further access opposite the Dower House Cottage. It is clear from the built form of Church Cottage it was originally a much smaller building with expressive parapet gables at each end defining the building and making a statement which presumably reflected its location on view from the Manor House driveway and the village green area presumably created to provide a pleasant route to the Rectory and Church from the Manor complex. What is clear is the small cottage had completely changed by 1882 with extensions built to both ends of the original building and then a considerable further attached L shaped building to the north. The L shaped outbuilding complex which has now been demolished doubled the size of the cottage as it was when it was first listed in 1987.



1900 Ordnance Survey plan

5.2 1900 ORDINANCE SURVEY PLAN

- 5.2.1 The equivalent plan for Church Westcote shows very little change to the 1882 plan.
- 5.2.2 A second 1900 plan shows Church Westcote and Nether Westcote demonstrating how close the two villages are and they both share St Mary's Church.



1900 Ordinance Survey plan

### 5.3 1922 ORDINANCE SURVEY PLAN

- 5.3.1 This plan clearly shows the buildings in Church Westcote at that time and there is very little change since 1882 apart from the fact the small end of the L shaped building attached and part of Church Cottage has now been removed.



1922 Ordinance Survey plan

5.4 1949 ORDINANCE SURVEY PLAN

- 5.4.1 This is a smaller scale plan showing Church Westcote and Nether Westcote but there is very little change from the earlier plans.



1949 Ordinance Survey plan

## 5.5 1955 ORDINANCE SURVEY PLAN

- 5.5.1 The core of the village is still much the same with Church Cottage still showing the extended plan form. The main new changes are the areas of additional council housing built after the war to the southern end of the village.



1955 Ordinance Survey plan

## 5.6 CURRENT ORDINANCE SURVEY PLAN

5.6.1 This now shows around 34 new houses have been built between the second world war and now and the majority of these after 1955. These new houses are mainly on the south east and south west side of the village but there is a bungalow to the north of the Manor House and four within the original central triangle including a new rectory within the grounds of the original rectory. In addition there have been extensions and alterations to many of the existing houses including the listed properties like the Manor House and the Dower House etc. Fourteen of the new houses are within the Church Westcote Conservation Area.



Current Ordinance Survey plan



- 5.6.2 There have also been changes and additions in Nether Westcote as well including a number of new dwellings post second world war with the main spread being towards Church Westcote. On the northern side just outside the Conservation Area Boundary is Le Manoir a large new house with its access, forecourt and outbuilding all within the Conservation Area. On the eastern side there is a dwelling just outside the Conservation Area and planning consent was granted in 2020 for a new dwelling to the west of the Westcote Inn and this is currently being built on site.



*Le Manoir*

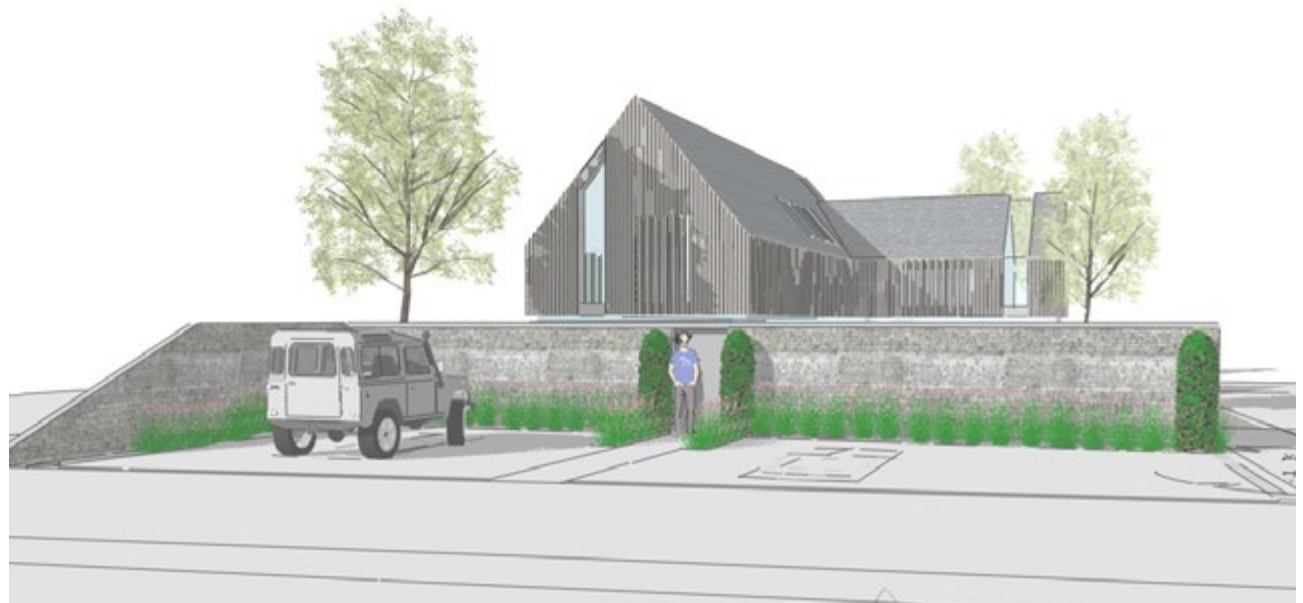


*Wallground new dwelling in progress app. ref.:19/03873/FUL*

5.6.3 In the south eastern corner is Halloween and Broadmere which are later dwellings and Broadmere was recently consented to be rebuilt/remodelled in a barn style as can be seen in the attached photograph. To the west there are circa 20 more new dwellings post second World War. Details of the applications for the new dwelling at Wallground approved by the Council in February 2020 and of the replacement dwelling Broadmere are attached for reference.



*Broadmere*



*Wallground, 3D sketch - app. ref.:19/03873/FUL*

5.6.4 Obviously, the ordinance survey plans show how the villages of Church Westcote and Nether Westcote have changed over time as the population in the villages grew and declined as noted in the History section of this report with the details/reference for that coming from the British History Online – Parish of Westcote.

## 6.0 MR MICHAEL MCINTYRE – HERBALIST AND ACUPUNCTURIST

- 6.1 Michael McIntyre has worked as a herbalist and acupuncturist for well over 30 years with a practice based at Church Cottage – Midsummer Clinic in Church Westcote and for many years his practice was also based in London.
- 6.2 After completing a degree in Modern History at Oxford University he decided to train as a herbalist with the National Institute of Medical Herbalists in the 1970's whilst simultaneously training as an acupuncturist with Giovanni Maciocia and went onto to complete the Nanjing College of Traditional Chinese Medicine PRC Course in acupuncture in 1982. In 1984 he completed a further course in Chinese herbal medicine with Ted Kaptchuk and in 1987 returned to Nanjing PRC to undertake further clinical training in Chinese herbal medicine.
- 6.3 Michael moved to Nether Westcote in the Cotswolds in 1981 where he first lived in Virginia Cottage where he set up his Herbal and Acupuncture Practice. During that time he participated in two documentaries about his work with one being on the BBC and the other for Channel 4. His practice quickly became very busy and in 1987 Michael purchased a bungalow in Nether Westcote to accommodate the growing practice.
- 6.4 Also in 1987 , together with Giovanni Maciocia, Michael launched the first UK school of Chinese Herbal Medicine and subsequently was Principal of this school with Mazin Al Khafaji until 2000.
- 6.5 Michael teaches acupuncture and herbal medicine both in the UK and abroad. As a practitioner, he is well known for his work with infertile couples but also sees other patients suffering from a wide range of other ailments using both herbal medicines from the western and Chinese traditions as well as acupuncture and moxibustion (a traditional way of warming the acupuncture points).
- 6.6 Michael is also known for his work in developing the profession of herbal medicine and has been Chair of the European Herbal and traditional Medicine Practitioners Association.
- 6.7 He was awarded an honorary doctorate by Middlesex University where he has also held a visiting professorship. Michael is also a former President of the National Institute of Medical Herbalists and is a Fellow and Life Member of his professional association. He is a life member of the Register of Chinese Herbalists as well as an honorary member of the College of Practitioners of Phytotherapy.
- 6.8 If that is not all he is also a member of the College of Medicine and is author of several books and articles on herbal medicine along with being the subject of TV documentaries on herbal medicines.
- 6.9 Michael is very eminent in his fields of Medicine and has over the years treated many people in London and in the Cotswolds.
- 6.10 As his practice grew bigger and bigger in 1999 he move to Church Cottage in Church Westcote and at the same time he purchased and integrated with Church Cottage part of the field to the rear of the property. This land was turned into a herb garden attached to his house and Clinic and the plants were used to treat patients. The garden and Clinic became very well known and was documented in an episode of Gardeners World.
- 6.11 Michael's practice has flourished and he is very well known for being based in Church Westcote and so this location is very important for him and his patients both now and in the future. His attachment to the Church Westcote local area is very strong and he loves living there and enjoys the village with its thriving community. In addition to this his mother moved to live in Church Westcote having moved to the village in 1982 after Michael's father died. His mother continued to live in Church Westcote until she died in 2019 and she is buried in St Mary's Church Yard. In addition to this his three children all grew up in Church Cottage and they still spend a lot of time with him at the house.
- 6.12 Unfortunately Michael had a stroke in 2018 and was

in hospital for 9 months. He was first taken to the John Radcliffe hospital in Oxford and following that he was moved to the Abingdon stroke unit and finally to a specialist unit – The Raphael Hospital in Kent. Before he was sent home after all of that time the Abingdon Hospital sent an Occupational Therapist to inspect Church Cottage to see if it was suitable for Michael to live in. The advice given was very forthright and he was told the house was not suitable for Michael to live and work in as it had too many levels resulting in many stairs all over the house. Michael decided to ignore that advice and returned home in 2019 after his children made some alterations to the ground floor of the house. These included making a bedroom and disabled bathroom at a lower ground floor level coupled with the kitchen/dining/living area. The house is however hard to navigate and it is a challenge to live and work there now. He still maintains a full time career being much in demand by patients requiring treatment and he has had strong support from his daughters and his long time staff and he now also has a live in carer.

6.13 The problem with the house is accessibility created by the enormous number of level changes in Church Cottage. There are steps down from the car parking area and he cannot access the rear garden because of the level issues.

6.14 The ideal solution to this is to look to build a high quality purpose designed new house on his existing site alongside Church Cottage and that is what this application is looking to achieve creating a home which deals with all of his needs and includes his clinic allowing him to continue working which he wants to do.

**DESIGN**

## 7.0 PROPOSED PURPOSE DESIGNED NEW HOUSE FOR MR MCINTYRE

7.1 For all of the reasons above Michael McIntyre would like to seek consent for a new purpose designed new house to sit adjacent to Church Cottage on land that he already owns. As we have already noted Church Cottage is Grade II listed and it sits within the Church Westcote Conservation Area. We are also aware that on the opposite side/north west side of the access road leading to the Church Cottage site that there is also the listed Dower House Cottage and behind landscaping and a boundary wall and at some further distance is the listed Dower House and the listed Manor House and stables. The Manor House, stable block and Dower House are all set within their own setting and are not fully visible from the road but what is now called the Dower House Cottage reads as a gate lodge with the southerly front and north eastern end gable being the most visible from the public domain.

### 7.2 SITING/POSITIONING OF THE PROPOSED NEW DWELLING

7.2.1 As shown in the listing photograph Church Cottage is some way off the access track with a front drive area accessed directly off the main access road. The house is set at an angle and the main areas that are seen from the road is the end gable of the left hand two storey extension to the original cottage (northern end) and the northern face of the left hand side rear return gable extension with a glancing view only of the main



*Church Cottage listing photograph*

front façade which in the centre contains the original early 19th century cottage. From this public view one cannot see the stone mullioned windows at ground floor level but the two eaves level dormer windows can be picked out along with the first (northern end) parapet gable which is slightly higher than the in line left hand later extension, the ashlar chimney on the northern end gable line of the original cottage and the later projecting stone porch with pitched roof in the centre of the original cottage façade. Also onto the road and directly in front of Church Cottage is Rose Cottage next to which is the Old Post Office cottage and a further cottage known as Close Cottage which fronts another narrower access way heading south towards the Rectory and St Mary's Church. This arrangement of buildings creates an enclosed front garden area in front of Church Cottage making the only view left of the original cottage quite private and not being seen as an elevational view from the public domain.

7.2.2 The front driveway to Church Cottage is quite large and is enclosed from the lane and on the north eastern side by a low stone wall and is within the Conservation Area boundary as is the original rear garden to the cottage. The land adjacent which is also part of the Church Cottage demise and was used as the herb garden as described above and lies to the north and east is just outside of the Church Westcote Conservation Area. This land is accessed from Church Cottage and it also has a gated access from the road. The additional land divides into two parts and both parts have a gated access as can be seen from the plan and the lower area includes a field shelter at the northern end.

7.2.3 The proposed location for the new bespoke designed house for Michael McIntyre as shown on the plans is to set the new dwelling back from the existing Church Westcote front drive so the front elevation is set back roughly to the rear line of the left hand gable extension



*Church Cottage parking and access looking towards adjacent land*



*Church Cottage adjacent land*



to Church Cottage with the idea of maintaining the view of Church Cottage from the road as seen in the Historic England's photo view as attached to the Listing Document. Because of the relative positions the existing rear gable will also still be seen from the street view. The low stone wall to the existing front drive will also remain with just an opening created to a further front drive in front of the new dwelling which would facilitate parking and access to the property which will all be designed on a single level.

7.2.4 We have looked hard at both Church Westcote and also Nether Westcote and are familiar with the surrounding area. There are some very good traditional buildings in both settlements and there are a mixture of grander houses like the Dower House and Manor House and there are some traditional barns and stable blocks along with a variety of smaller houses and cottages. In most cases these buildings all fall within Conservation Areas and as we have already noted a number of them are statutory listed.

7.2.5 In Church Westcote around twenty newer dwellings have been built and are sited immediately outside of the Conservation Area. The proposed new house would also follow that pattern being part in and part just outside the Conservation Area. Nether Westcote the immediate neighbour also has a Conservation Area incorporating historic core. This area was also designated in March 1989 and includes a Manor House, Barns and Farmhouses an Inn and various cottages. It was noted a new large classical styled house has been built next to the Manor House in recent years and is called Le Manoir. Its access and entrance court and a garage block in style with the house is located within the Conservation Area and the new house is right up to the Conservation Area boundary, it reads as part of the Conservation Area but it is sited immediately outside the area so it is in a similar arrangement to what is proposed with Michael



*The Guggle*



*Manor House Cottages*

McIntyre's proposed new house which is subject to this application. As with Church Westcote there are many newer dwellings which are just outside the boundary of the Conservation Area so what is proposed with this application has plenty of precedent. It was also noted that a very new barn style house and garage building has been built in a contemporary style which is similar in scale and principle to the new barn style house proposed with this current application. This is a replacement dwelling just outside the Conservation Area.

- 7.2.6 The new dwelling proposed in this application has been designed as a traditional Cotswold Barn in style and detail which we feel is a building form that will sit well in its proposed location alongside Church Cottage. Its access of the road is within the Church Westcote Conservation Area along with the entrance courtyard shared with Church Cottage. Then just outside the conservation area there is a front drive area serving the new purpose designed dwelling and the one and one and a half storey house has been designed to sit well in its immediate setting.



*Manor House Cottages*



*Old Post Office*

### 7.3 INFLUENCES ON THE DETAIL OF THE DESIGN TAKEN FROM THE LOCAL AREA

7.3.1 In no particular order some local buildings influencing the design are as follows.

7.3.2 Grade II listed barn and adjoining Stable Garage just to the north west of Gawcombe House. As can be seen from the listed building description photograph the barn has a stone return gable typical of historic Cotswold Barns with a stone mullioned window in the gable with threshing doors below. The main roof is a simple double pitched roof with gable ends and to the left of the return gable the main roof extends forward to a single storey height eaves with the main eaves set higher with accommodation within the roof area. This design pattern repeats on the later stable/garage.

7.3.3 Grade II listed Dower House Cottage opposite the site reads from the road as a long barn style building in its overall form. At its core it appears to be a cottage that has been extended at the left end in a similar way to Church Cottage. It has traditional gables at both ends. The building is not square to the road and its front elevation includes a return stone gable which incorporates a two light stone mullioned window at upper level similar in principle to the Gawcombe House barn noted above. The building also features a raking dormer on the front elevation which is a feature that appears on a number of other listed buildings in the two villages. The property has a lean to extended ground floor section to the rear plus an attached long rectangular single storey double pitched roof building to the rear creating an overall L shaped built form.

7.3.4 Grade II listed The Close just across the road from the Church Cottage site is a two storey house presenting as a simple form with a double pitched roof with gables at each end. A dormer window and gable windows confirm there is accommodation within the roof creating a third storey level and this house like



*Barn and Adjoining Stable Garage North West of Gawcombe House - Grade II listed*



*The Dower House Cottage - Grade II listed*

the Dower House Cottage features a raking dormer on the front elevation.

- 7.3.5 The above photographs show the typical traditional simple building form seen throughout the village and all over the local area. The buildings are built in natural stone with a slated roof either in Cotswold stone slates or blue slate albeit there are some buildings with plain tile roof coverings. There are stone mullioned and other casement windows along with dormer windows with either double pitched gable return roofs or a common feature in the area are raking dormers. Simple gable forms and return gables are also very common along with L shaped plans.



*The Close - Grade II listed*



*The Dower House - Grade II listed*



*Stayts House - Grade II listed*



*Nazareth Field*



*The Old Rectory*



*St Mary's Church - Grade II listed*



*Pitts Farm (Nether Westcote)*



*Le Manoir (Nether Westcote)*



*Manor Barn House (Nether Westcote)*



*Hill Farm (Nether Westcote) - Grade II listed*





*Stableblock, Manor Farm (Nether Westcote) - Grade II listed*

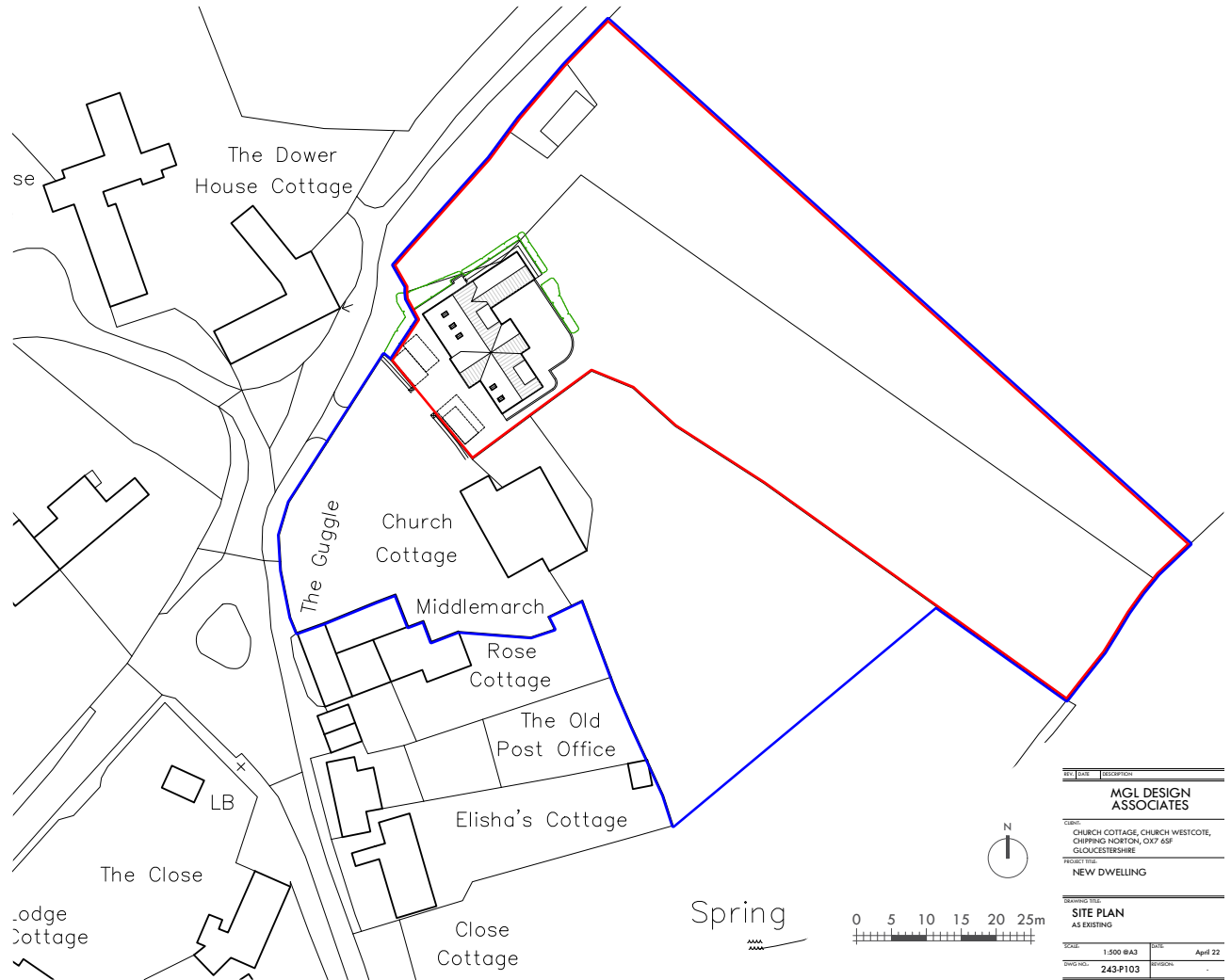


*Manor Farmhouse (Nether Westcote) - Grade II listed*

# 8.0 PROPOSED BESPOKE DESIGN FOR THE NEW HOUSE FOR MR MCITYRE

The proposed new dwelling design seeks to provide a suitable high quality design on land owned by Michael McIntyre for a dwelling which would allow him to live comfortably and well and still allow him to treat patients as he has done on this site for 23 years and in the local area for over 40 years.

The house is proposed in a traditional barn style and its frontage length is similar to the original extended area of Church Cottage seen on the historic Ordinance Survey plans and was in place for something like a 100 years or more. The main part of the new house is one and a half storeys high with a return gable with stone mullioned window similar to the barn at Gawcombe House. There is then a single storey return to the north eastern side creating an L shaped building which in principle follows the original pattern that was on the site for a century or more excepting the L return is on the opposite side. The new building has been set back slightly so it falls just outside the Conservation Area just like Le Manoir and the new dwelling currently being built adjacent to the Westcote public house which is also just outside the Conservation Area. The new dwelling sits mainly on land that fell within the northern access to Church Cottage shown on the 1882 Ordinance Survey Plans and the building has also been set to preserve the direct views from the Dower House Cottage frontage which previously would have looked towards the now demolished large outbuilding being formerly part of Church Cottage.

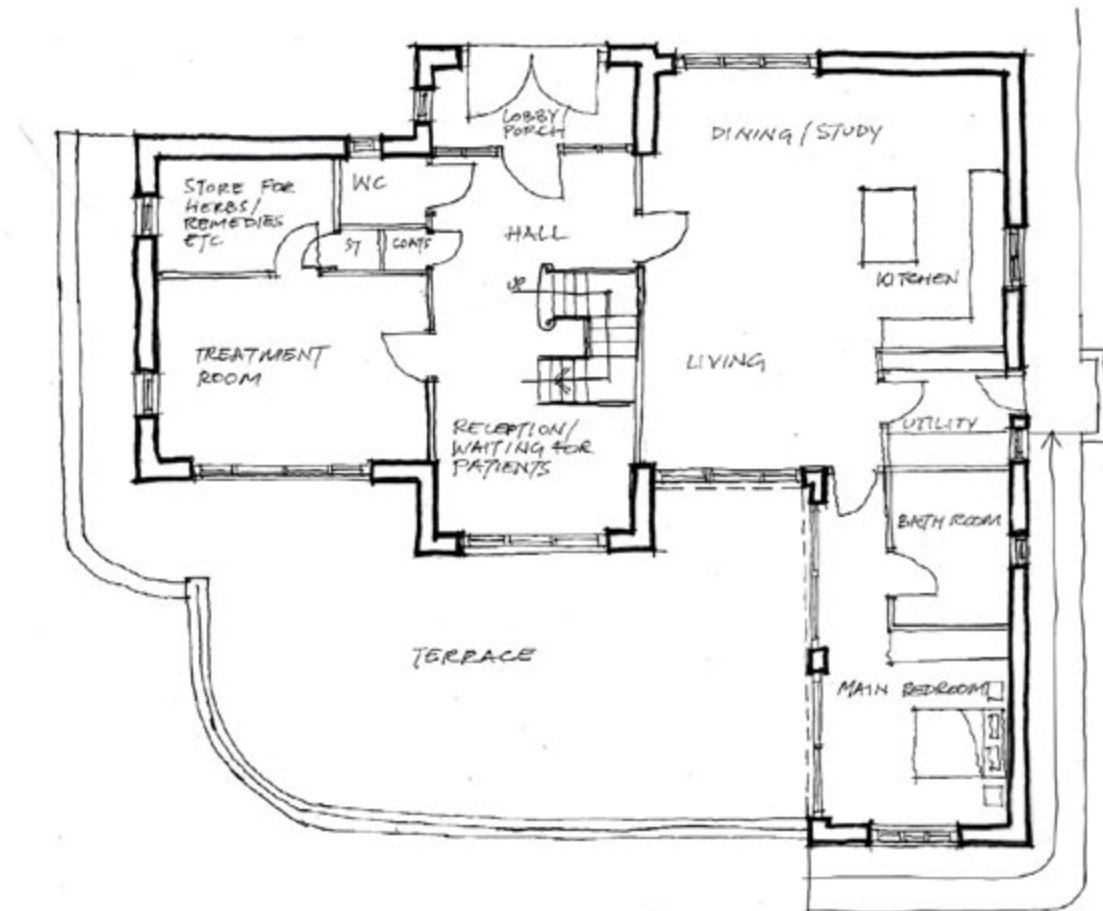


Site plan proposed

## 8.1 GROUND FLOOR LEVEL

8.1.1 The house has been designed with a level ground floor accessed from its front drive without any level change. On the northern side the accommodation includes a living area and kitchen accessed off a entrance hall. From the living/ dining/living open plan space there is a large disabled accessible bathroom with a bedroom for Michael adjacent to that. The living space has views onto the front drive and site access and to the rear the living space and bedroom have full height windows offering full sight of wonderful views over the valley. These full height windows also access the rear terrace which is set level with the ground floor of the building. In addition in these living quarters there is a utility room with a window and door to the side elevation with the door leading out over a level threshold to a path which at the same level runs around accessing the front drive.

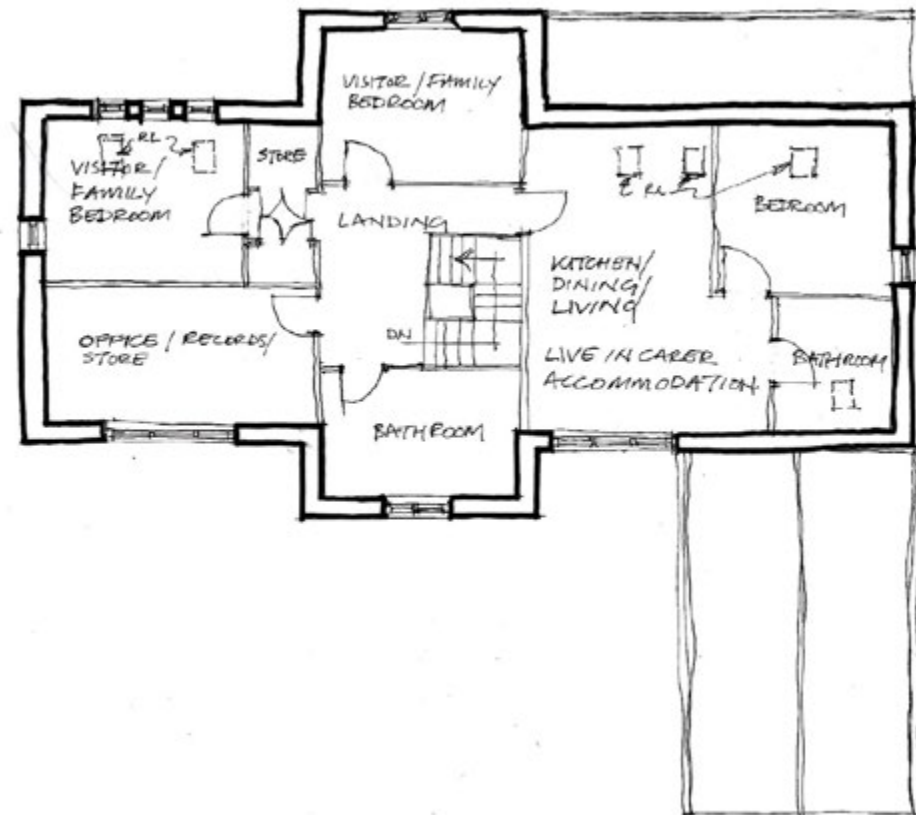
8.1.2 In addition on the ground floor is a patients reception and waiting area which is located in the Hall area. Adjacent to this is the Consultation/Treatment Room with its store for the herbs, bottles etc used for treatment of the patients. There is also a cloakroom and WC off the entrance Hall and the WC will meet disabled needs. The Treatment Room also has full height windows onto the rear terrace which is then connected to the front drive along the Church Cottage side of the dwelling. Michael McIntyre and disabled people will have full access to all of the ground floor accommodation.



Ground Floor plan proposed

## 8.2 FIRST FLOOR LEVEL

- 8.2.1 A staircase in the Hall area leads up to a first floor level which is set within the barn roof. This accommodation is confined to the main front barn like section of the building as shown on the plans.
- 8.2.2 Above Michael McIntyre's living/kitchen accommodation carers accommodation is proposed for the full time carers. Above the treatment room is a small office for patient records, booking appointments, paperwork etc and there are two bedrooms which can be used by visitors and Michael's family who regularly stay and also act as carers.



First Floor plan proposed

## 9.0 DESIGN DETAIL

### 9.1 BUILT FORM, SCALE AND MASS

9.1.1 The building design creates an L-shaped traditional barn which sits comfortably alongside Church Cottage and is a very similar height to the ridge.

9.1.2 Because of the sloping ground levels across the site the height from ground to ridge on Church Cottage varies. For example, at the rear of the existing house the lowest ground level is 182.92 and the main ridge height is 191.87 which gives an overall building height of 8.95 metres. We have already commented on the many level changes within the house but the front threshold is 185.5 and the ground level adjacent to the entrance is 185.03 so the height at this point is 6.84 metres. On the side elevations of Church Cottage the side furthest away from the access road the ground level is 184.74 giving a height from ground to ridge of 7.13 metres and on the gable end closest to the road the ground level is 184.70 giving a building height of 7.17 metres.

9.1.3 The new dwelling is proposed with a threshold of 185.5 and all of the immediate ground level in front, to the sides and the rear terrace will all be at the same level. The proposed ridge height is 6.95 metres for the main part of the traditional barn style building and the single storey L shape plan return ridge is 5.25 metres. It should be remembered that when seen from the front drive off the access road that has a level circa 186.3 in the middle of the area which drops to 186.05 in the centre and immediately adjacent to a 1 metre high stone wall. If drawn in true elevation from that point the overall height to the ridge of the proposed dwelling seen above the stone wall would read as 5.4 metres.

9.1.4 Finally, to help put this in immediate context the Dower House Cottage has a ridge height of 194.3 and at the gable end closest to the proposed new building the ground level is 186.62 giving a ridge height above



FRONT ELEVATION



SIDE ELEVATION TOWARDS CHURCH COTTAGE

*Elevations proposed*

ground of 7.68 metres. Rose Cottage the nearest to Church Cottage has a ridge height of 194.3 and the ground to the rear on the Church Cottage side is 185.3 giving a ridge height of 7.53 metres both of which are over the ridge height of 6.95 metres for the proposed new Michael McIntyre house.

- 9.1.5 As can be seen the height of the proposed barn style house is similar or lower than the surrounding buildings and with matching materials will readily integrate with the existing local area.

## 9.2 PROPOSED MATERIALS AND DETAILS

- 9.2.1 Having looked at a number of options the proposed building style is based on a traditional Cotswold barn which can be found all over the Cotswold region. The plan size of the traditional barns varies considerably from around 6m by 12 metres up to 13 metre width of the aisled barns with some of the Medieval Church Barns being up to 45 metres long. Return gables at the location of the threshing doors is a common feature and many like the local Gawcombe barn have stone mullioned windows at upper level. Grangers quarters were quite often situated at this location and dovecotes/barn holes were also a common feature in the gable often at high level. Barn owls were encouraged to live in the barns to keep on top of the rats and other vermin. It was also common to have extended rooflines to create additional accommodation alongside the projecting gables with the threshing doors.

- 9.2.2 Clearly Cotswold Stone walls are the lifeblood of the Cotswold region and it is proposed the new building will be built in this material. The roofs were typically covered with layered stone slates with blue/purple Welsh slate also being used in the 19th century especially after the development of the railways. Some buildings also include plain tiles. Stone mullioned windows were common in the earlier buildings but in



REAR ELEVATION



*Elevations proposed*

later buildings wooden windows under stone arches became a common feature. Barns incorporated vents, some windows, doors, stable doors and larger cart shed openings and large barn doors. Gable returns are a common feature and traditional Cotswold dormer windows are a regular feature. In Church Westcote and on other local buildings raking dormers are not uncommon. Immediately adjacent to the site as can be seen from the photo's raking dormers can be seen on Dower House Cottage and The Close (both within a few metres of the site and Grade II listed). A photograph of Evenlode House has also been attached which also has a raking dormer on the front elevation and this house is also Grade II listed.

- 9.2.3 Simple building forms with gable ends is very common with traditional buildings in the Cotswolds and other regions in the Country with the materials changing to suit the region.
- 9.2.4 It is proposed that the new building will be built in natural Cotswold stone to match Church Cottage and the other buildings within the village. The roof would be covered in salvaged blue Welsh slate or a Cotswold Stone slate roof.
- 9.2.5 The detailing of the doors, windows and surrounds are typical traditional Cotswold details and the gutters would be cast aluminium powder coated-Alumasc Heritage Range set on rise and fall brackets.
- 9.2.6 We feel the new dwelling would fit in well within the village location and its setting.



Topo proposed

# SUMMARY

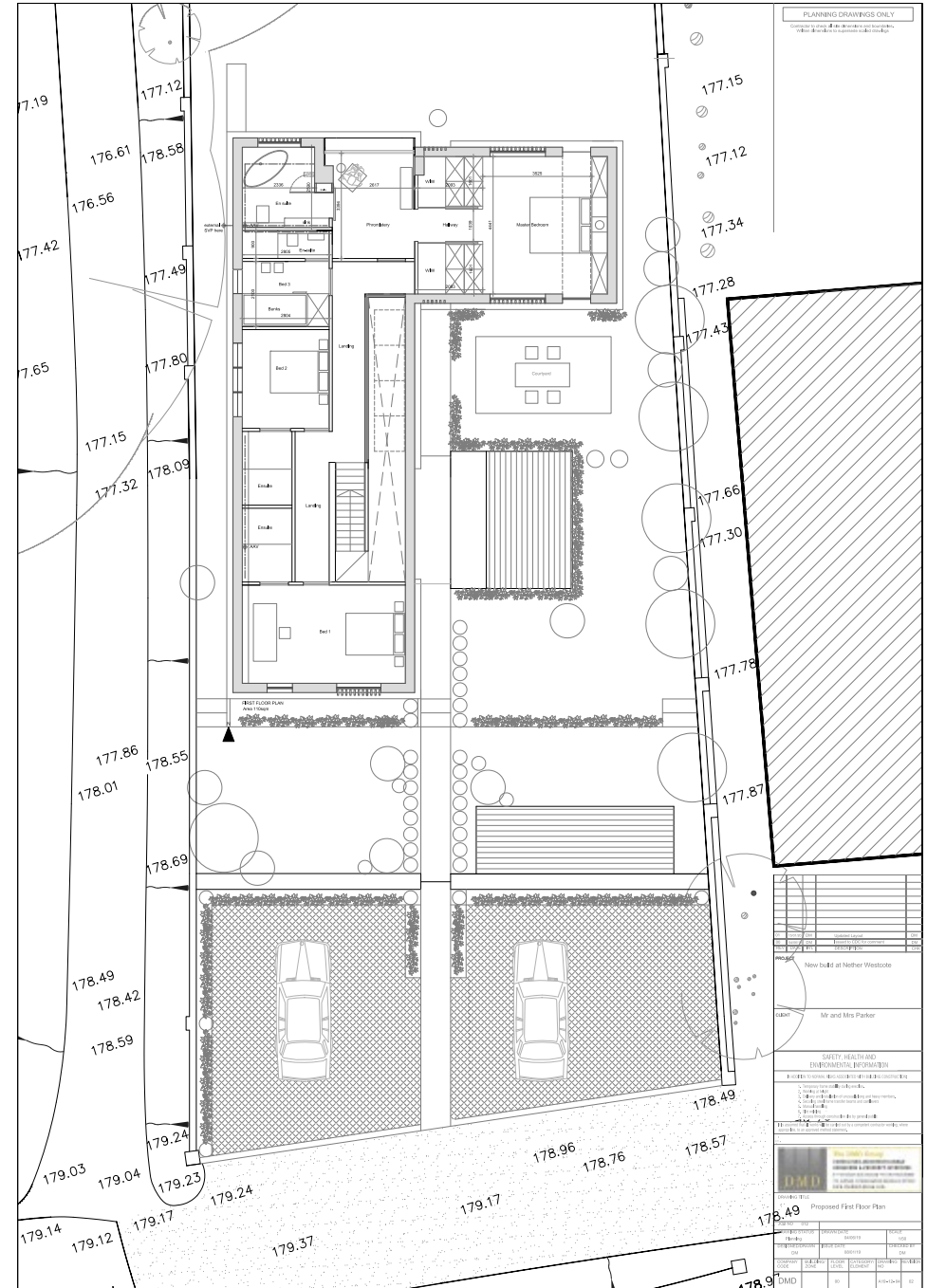
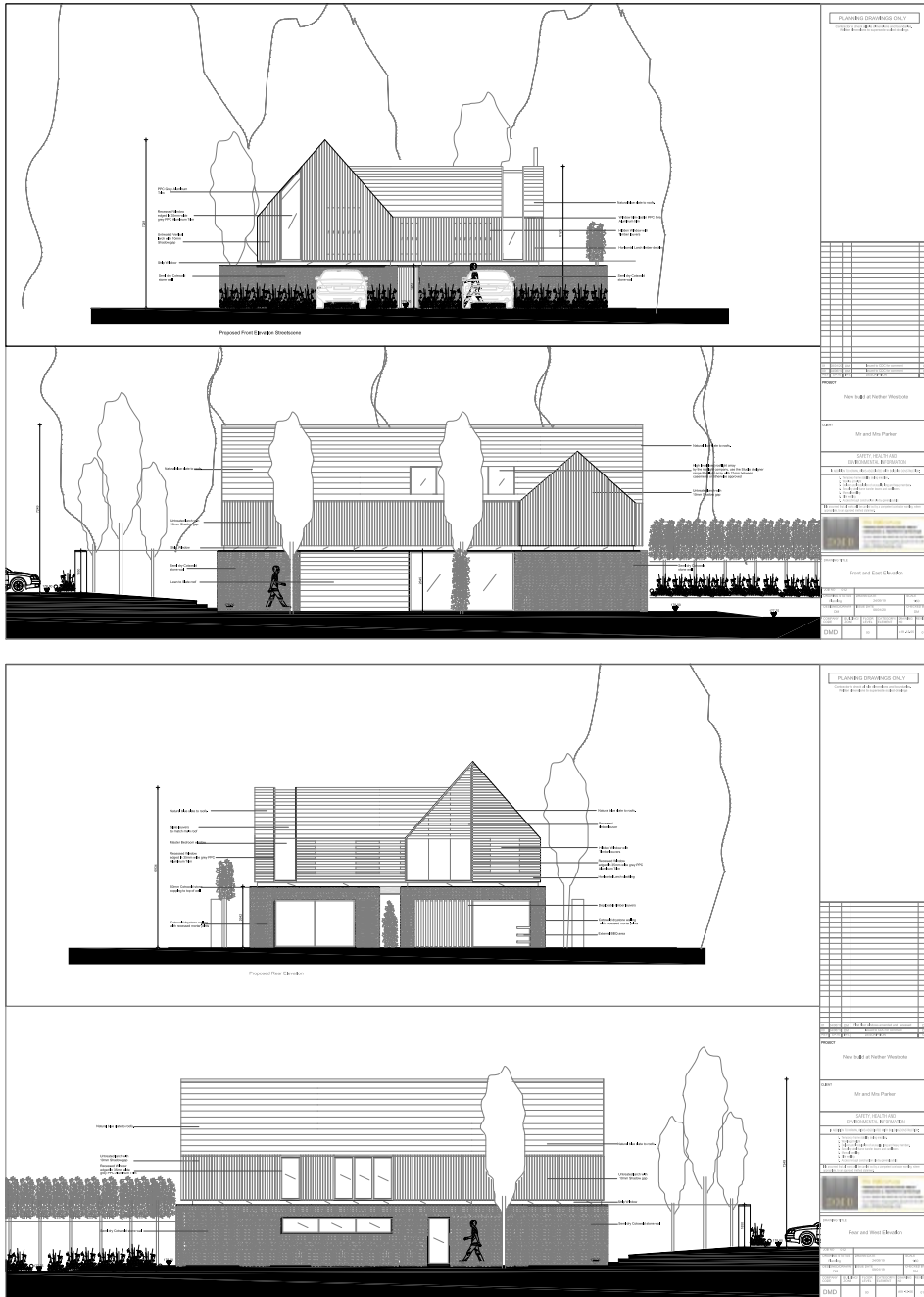


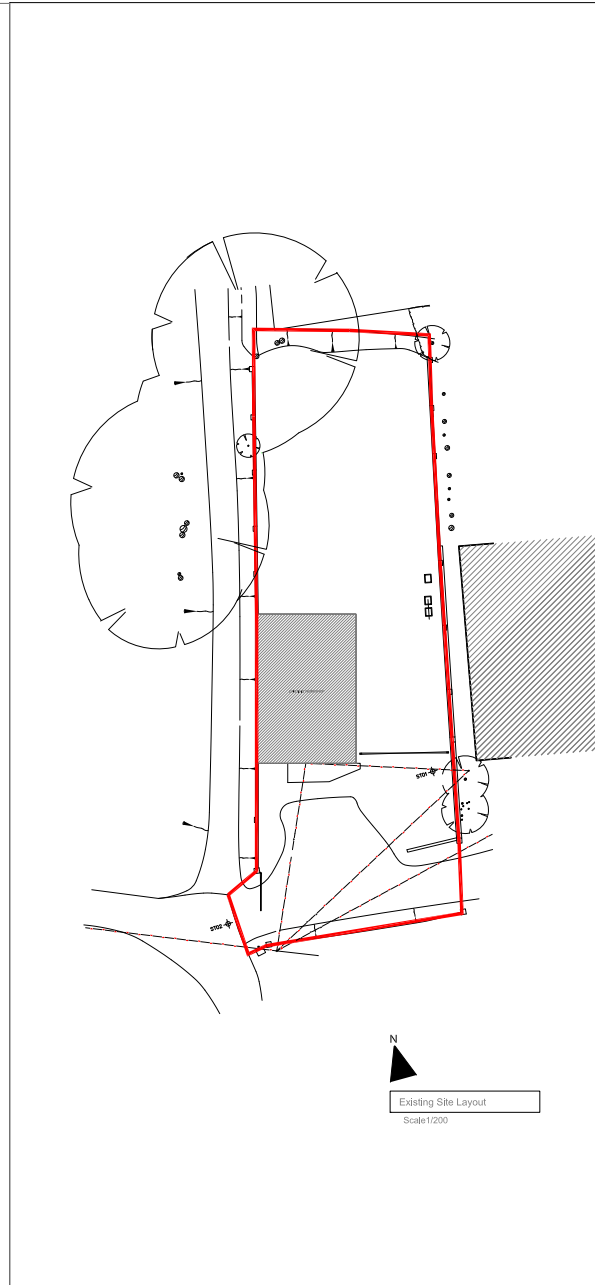
# 10.0 CONCLUSION

- 10.1 This is a slightly unusual application where Very Special Circumstances apply. The reasons for the application are detailed within this statement and we would ask the Council to respond positively and grant planning consent to allow Michael McIntyre to continue to live and work in the place where he has been active in the local community for over forty years.

# 11.0 APPENDIX A - WALLGROUND

11.1 WALLGROUND - APP. REF.:19/03873/FUL





PLANNING DRAWINGS ONLY

Contractor to check all site dimensions and boundaries.  
Written dimensions to supersede scaled drawings.

NO.	DATE	BY	DESCRIPTION	CHKD.
01	04/01/19	DM	Issued for comment	DM
02	04/01/19	DM	Final	DM

PROJECT

New build at Nether Westcote

CLIENT

Mr and Mrs Parker

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

It is advised that normal risks associated with building construction:

1. Temporary loss of stability during construction.
2. Work at height.
3. Injury and potential fatality from falling from heights.
4. Injury and potential fatality from contact with machinery.
5. Injury from traffic.
6. Fire risk.
7. Accidents through contact with electricity.

It is advised that all works will be undertaken in a competent and safe manner, where appropriate to an approved method statement.

DRAWING TITLE

Site Location and Existing Site Layout Plan

JOB NO.	DWG NO.	DRAWN DATE	SCALE
012	012	04/01/19	As indicated

DESIGNED BY	DESIGNED DATE	CHECKED BY	CHECKED DATE
DM	04/01/19	DM	04/01/19

DRAWING NO.	REVISION NO.	REVISION
DMD	00	AS ISSUED

## 12.0 APPENDIX B - BROADMERE

12.1 BROADMERE - APP. REF.:19/00617/FUL



**Ground Floor Plan**

**First Floor Plan**

No.	REVISION	DATE
	Drawn by MM Checked by AJ	First issued 20.04.11

Do not scale from drawing  
Any discrepancies must be  
reported to the architect  
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or use without permission

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79a Mill St Oxford OX2 6PL

PROJECT  
**Broadmere**

DRAWING

**Floor Plans**

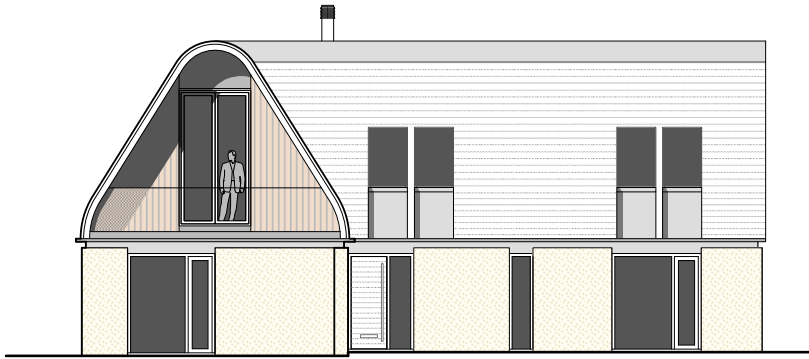
SCALE @ A3  
**1/100**

DRAWING No. REVISION No.

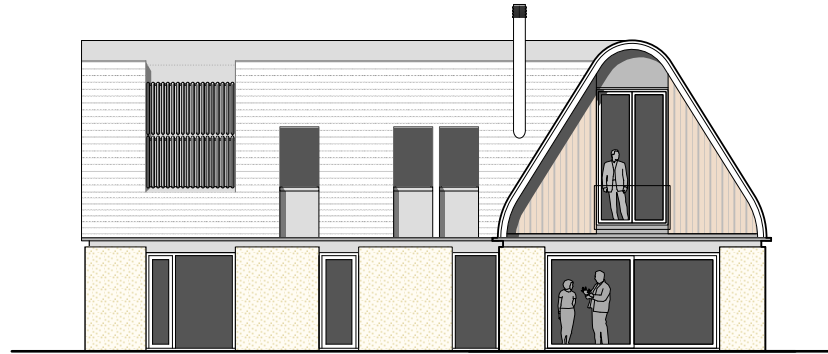
**236 / P / 03** -

0

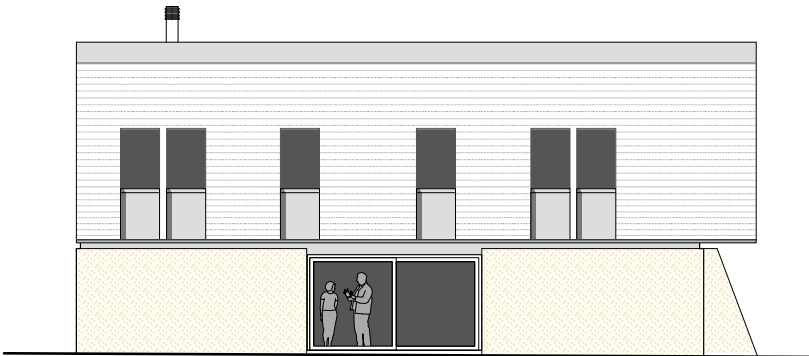
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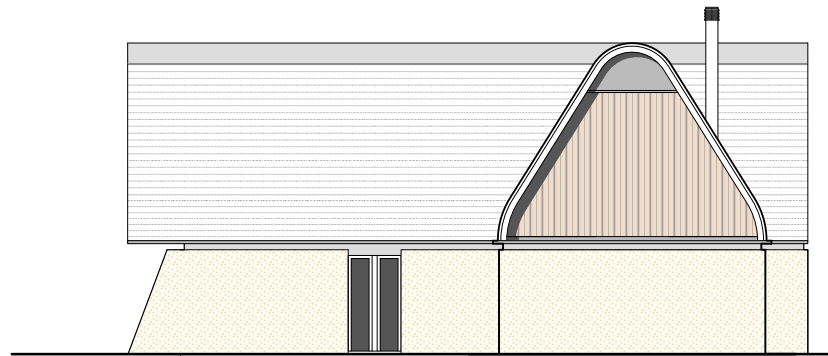
1. North Elevation



3. South Elevation



2. East Elevation



4. West Elevation

No.	REVISION	DATE
1	Drawn by MM Checked by AJ	First issued 20.04.11

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PROJECT	Broadmere
DRAWING	Elevations: S & W
SCALE (A3)	1/100
DRAWING No.	236 / P / 05
REVISION No.	-

