



ARCHITECTS



Colly Lodge

Design and Access Statement - 07.11.2022

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1.0 Introduction

Summary

CaSA Architects have been appointed by the owners of Colly Lodge to coordinate a design strategy for the extension and refurbishment of the existing detached dwelling to form a single family home. The property address is:

Colly Lodge,
Tetbury,
Gloucestershire,
GL8 8SE

A new two storey and single storey glazed link to the North of the property is proposed to provide the additional accommodation required alongside the internal reorganisation of the existing space. The proposals have been developed from first principles in conjunction with the owners of the property.

This document forms part of the full plans planning application, which comprises of the following information:

- As Existing Survey Drawings by CaSA Architects
- As Proposed Design Drawings by CaSA Architects
- Design & Access Statement by CaSA Architects

Client Brief

The clients love the unique character and location of the existing rural property in Tetbury, however, the existing living accommodation does not support their family needs. To meet their needs, they are seeking to extend and refurbish the existing house to a very high quality and sustainable standard.

Conceptually the clients desire the benefits of a modern open plan living space while celebrating the quirks and existing features of the existing dwelling. With this large plot of land isolated on the outskirts of the settlement there is seen to be an opportunity to extend with minimal impact on neighbouring properties. The selection of materials is to be equally sympathetic to the local environment.

The applicants are very keen for the new property to be sympathetic to local properties, and the surrounding landscape.



View of the Existing Dwelling from junction between Cerington Lane and the private lane to Colly Farm.

2.0 Site & Surrounding Area

Location & Context

The Colly Lodge Site is located in Tetbury, North West of Malmesbury. The village is surrounded by open country side and small clusters of detached single and two storey dwellings, the plot of land has a domestic curtilage amounting to 0.16 hectares and contains a modest two storey dwelling.

Located on the outskirts of the village the plot is accessed via Cherington Lane which passes by the properties eastern boundary. The property fronts a private lane to Colly Farm and is set adjacent to Cherington Lane. The key visibility of the property is via Cherington Lane as you approach from the south. To the North of the property mature trees, and an extensive plot of land offer a private outlook.

The host dwelling is set in the Cotswold Area of Outstanding Natural Beauty. The house benefits from a large plot with a rural character, within the Cotswold AONB. As the nearest neighbour, Little Feilds Cottage sits some 170 metres away to the North East. The proposals have taken the relevant planning policies relating to this important aspect into consideration throughout the design process.



Location Plan

1:1250
0 20m



View of Kelston Roundhill to the North East



View of Principle North Facing elevation



View of West Elevation from within the garden

2.0 Site & Surrounding Area

Historical Development & Planning Context

Cotswold AONB

The site is located approximately two miles north of Tetbury within the Cotswolds Area of Outstanding Natural Beauty (AONB) and outside of any defined development boundaries. The existing property is a traditional style dwelling constructed from cotswold stone with red brick details and red clay reflecting the local vernacular. The site sits within approximately 0.16 hectares.

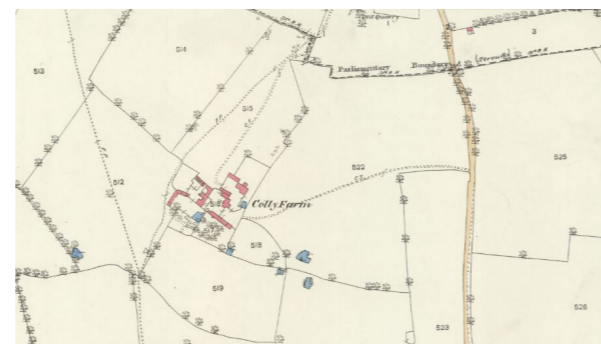
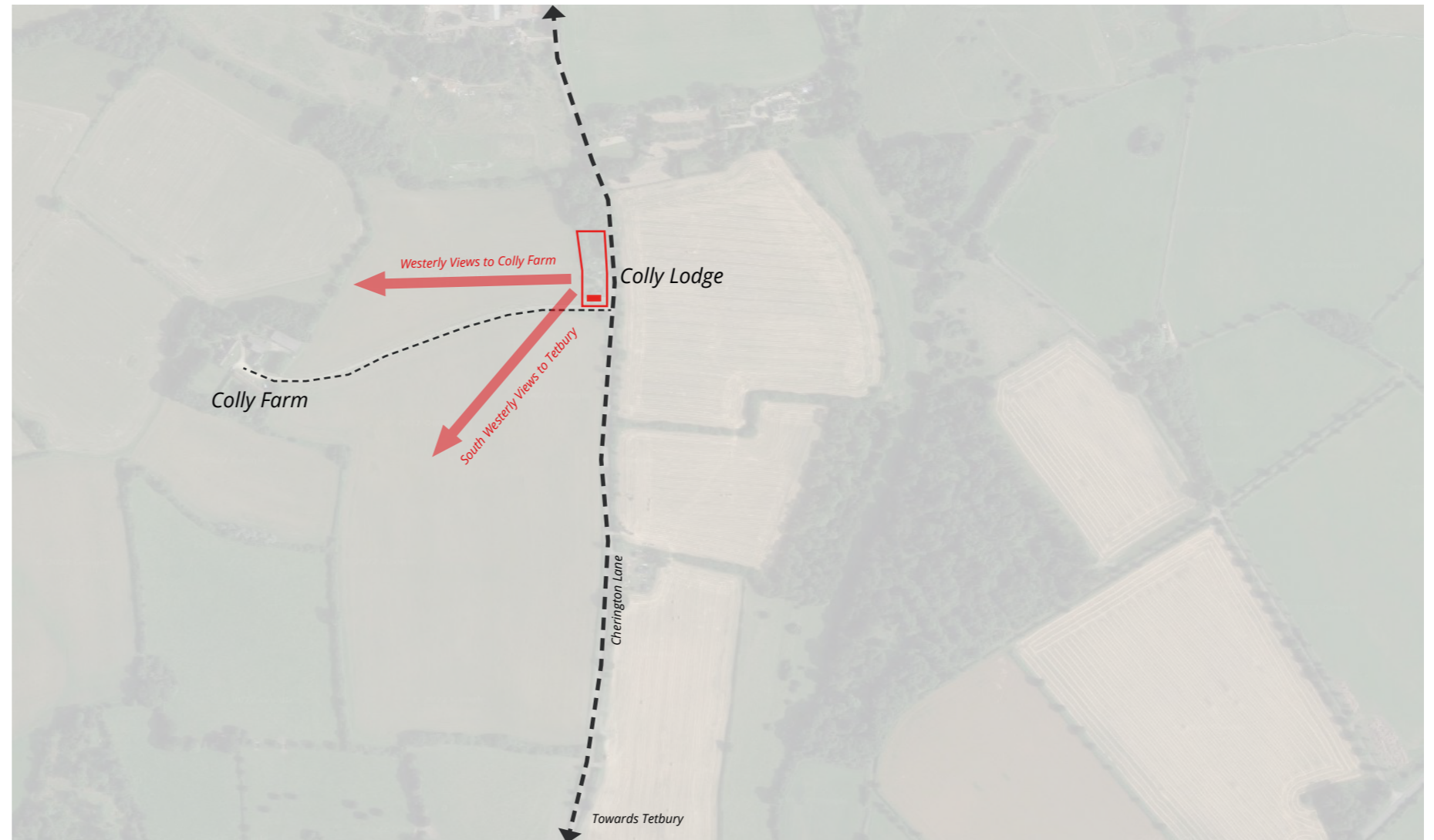
Non Designated Heritage Asset

Whilst Colly Lodge is not listed, it is considered to be a characteristic former pair of estate workers' cottages. Historic map regression suggests the cottages were built between 1882 and 1903, and as such Colly Lodge is considered to be a non-designated heritage asset. The cottages were, not uncharacteristically, orientated towards the drive, and are a good example of the late vernacular with coursed stone walls, red brick quoins and window surrounds, with segmental arches over the windows, and they currently have a Roman tile roof.

Policy EN1 states that new development should conserve the historic environment by ensuring the protection and enhancement of heritage assets and their settings, and that the design of proposals should complement the character of the area.

Relevant Planning Policies

- NPPF National Planning Policy Framework
- EN1 Built, Natural & Historic Environment
- EN12 HE: Non-designated Heritage Assets
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- INF5 Parking Provision
- INF3 Sustainable Transport
- INF4 Highway Safety
- EN8 Bio & Geo: Features Habitats & Species
- EN14 Managing Flood Risk



1880



1903



1921

3.0 Proposals

Site Plan & Massing

Outline Description

The proposal is for a two storey family living wing separated from the existing dwelling by a single storey glazed link. The design has been evolved from first principles following a contextual study of the local area and careful analysis of the applicant's brief.

Given the very special nature of the setting, it is intended to extend the property by employing a recognisable (traditional) form which directly echoes the existing structure, and provides a subservient, and subtly contemporary addition that demonstrates a commitment to highest quality, environmentally conscious design, and to provide a home that is suitable for contemporary living.

Development

Through the removal of the existing property's twentieth century unsympathetic extensions the existing building is returned to the form of the original workers cottage from the early 1900's. This will enhance the non designated heritage asset and its setting.

The position of the proposed extension carefully takes into account views into the site from the surrounding area, as well as the need to respect the non designated heritage asset. As such, the proposal has been placed eight meters to the North, and slightly offset from, the existing building's eastern gable. The offset between the front and rear gable ends results from the need to respect the extent of the existing domestic curtilage, which runs at an angle on the eastern side. The off set back from the eastern side helps to reduce the visual impact of the extension on the public side of the site, when approaching from the south or the north along Cherrington road. It also helps to reinforce the otherwise subtle distinction between the two elements and keep its impact to a minimum.

From a distance the resulting form would sit comfortably in the Cotswold AONB's rural landscape, whilst at close quarters a subtle but clear distinction would be legible as an addition to the existing structure, rather than attempting a facsimile of what is already present. The result would be a significant improvement on the overall appearance and sense of quality which currently exists, leading to a positive contribution to the immediate and wider landscape.

Scale and Size

The size and scale of the proposed gable extension is designed to mirror, yet remain subservient to that of the existing building, with the proposed ridge and eaves to be lower than the existing. The single storey glazed link is subservient in height and designed to create a clear separation between the old and the new. This flat roof connection helps define the simple gable roofs and better respects the character of the existing building. Furthermore, the extension is stepped back from the existing on the most prominent east elevation to highlight its subservience to the original.

Working with the surrounding urban grain and site boundary, the proposed volume has been located to the north of the existing building limiting the impact of the extension on the existing property from the South. The resulting structure would be entirely consistent with the scale of properties found directly around this site. It is considered that the proposal does not over develop, or crowd the site.

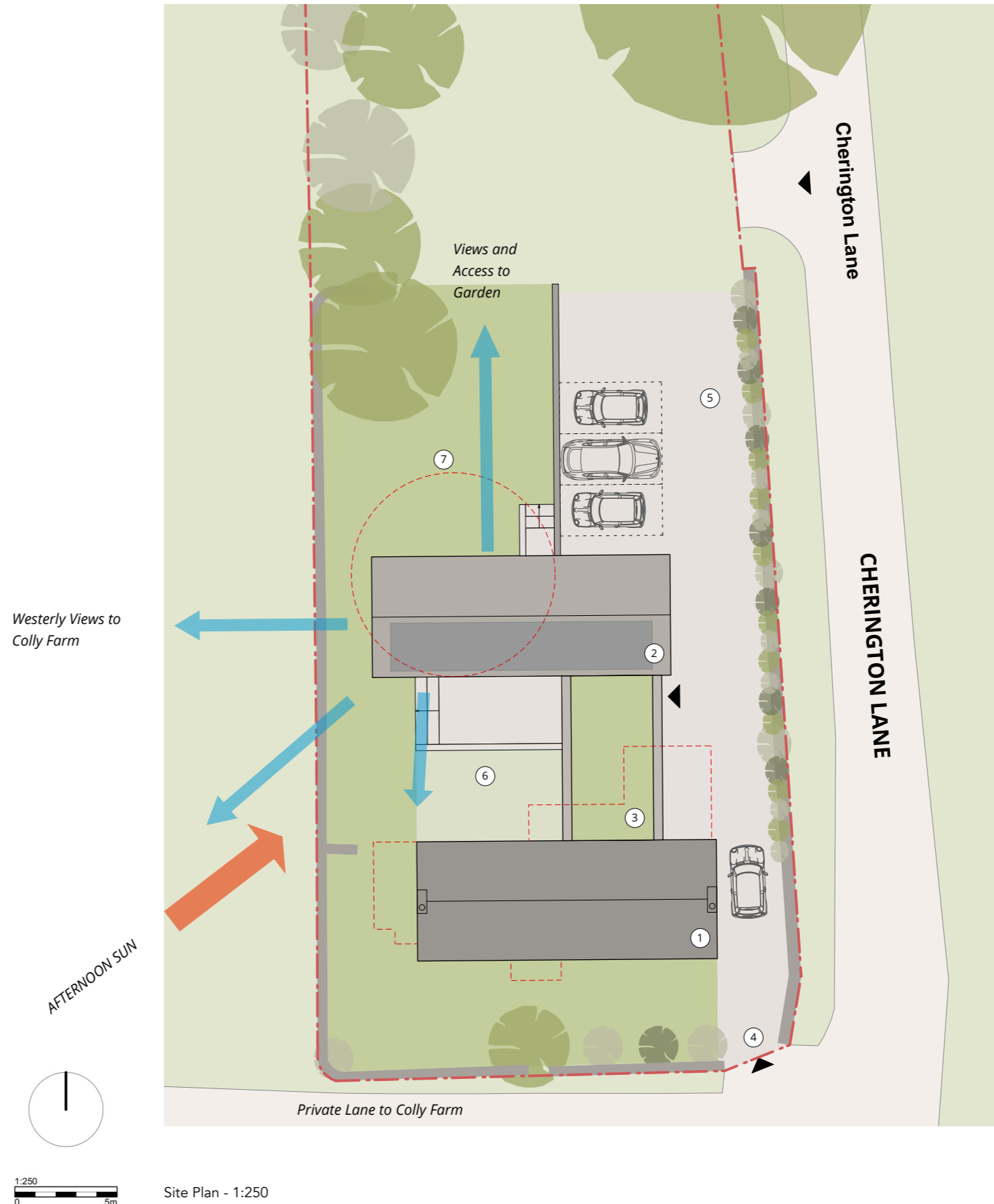
FOOTPRINT COMPARISON:

Existing: 124.7m²
Proposed: 206.7m²

TOTAL: 65% Increase

KEY:

1. Existing Dwelling
2. Proposed Two Storey Extension
3. Single Storey Flat Roof Link
4. Existing Vehicle Access Retained
5. Parking & Turning
6. West Facing Courtyard Terrace
7. Informal Garden to the North



3.0 Proposals
Removal of Existing Extensions



Axonometric View of Existing Dwelling



View of Existing Dwelling from Cherington Lane



View of West Elevation from Colly Farm Lane



View of West Elevation from field

3.0 Proposals

Internal Arrangement

GROUND FLOOR PLAN

Layout

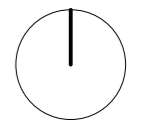
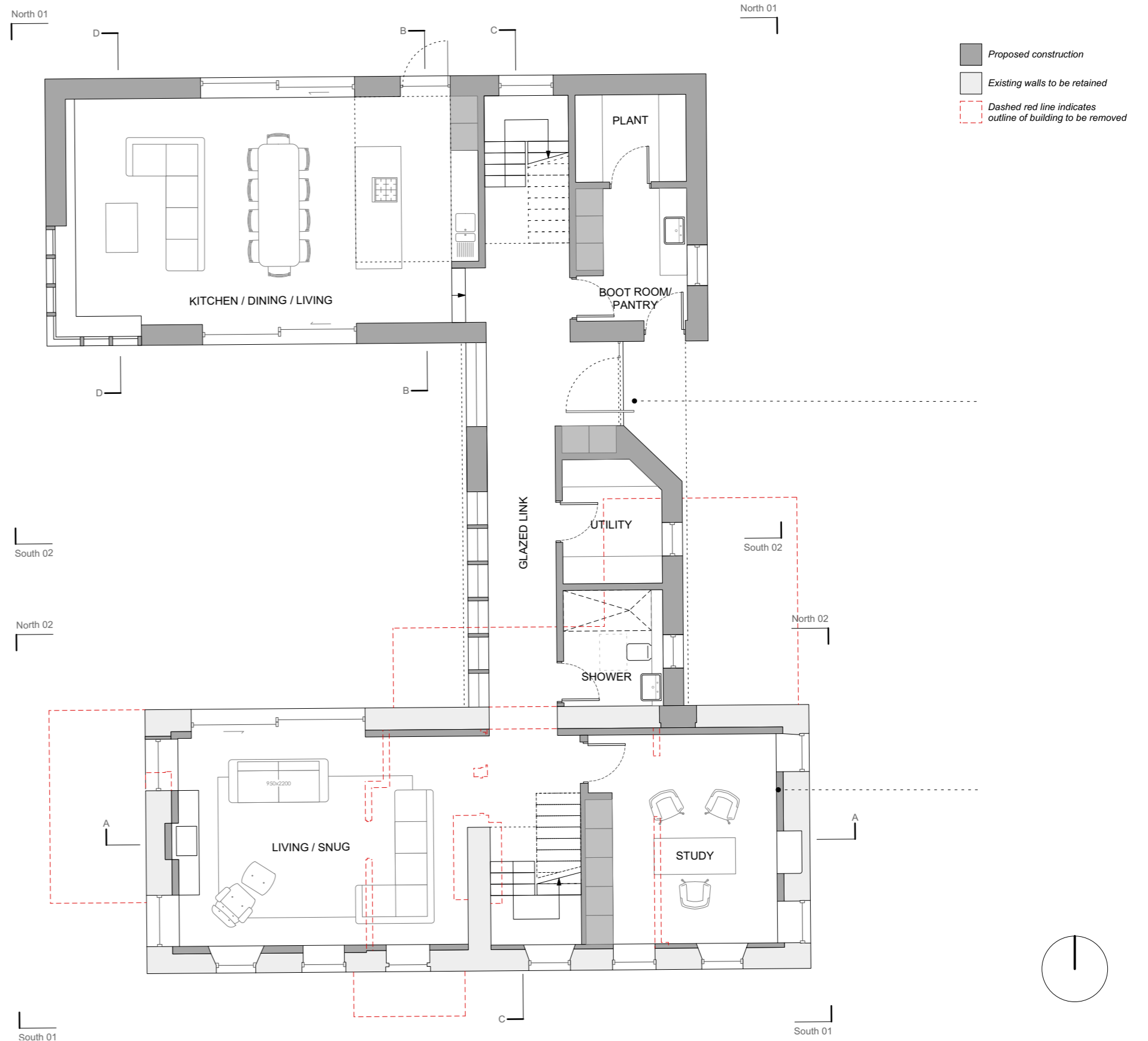
The new two storey volume contains an open plan kitchen dining sitting space with triple aspect light and views to the South, West and North, and a master bedroom above with views to the West. A new front door is provided into the single storey link from the east and this provides access to guest areas in the existing dwelling, and main living spaces in the new extension.



Internal visual of kitchen/living/dining space



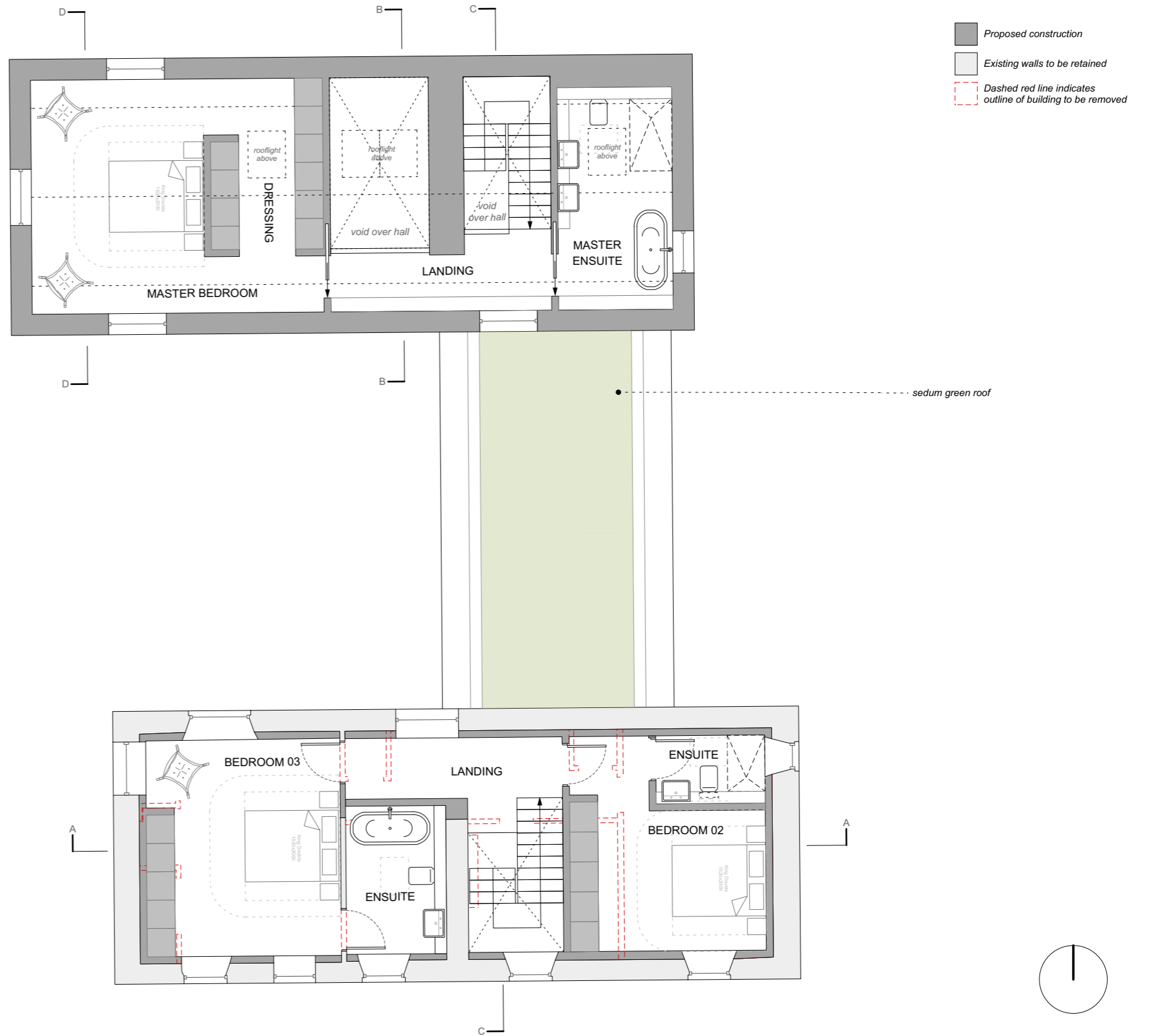
Internal visual of glazed link



3.0 Proposals

Internal Arrangement

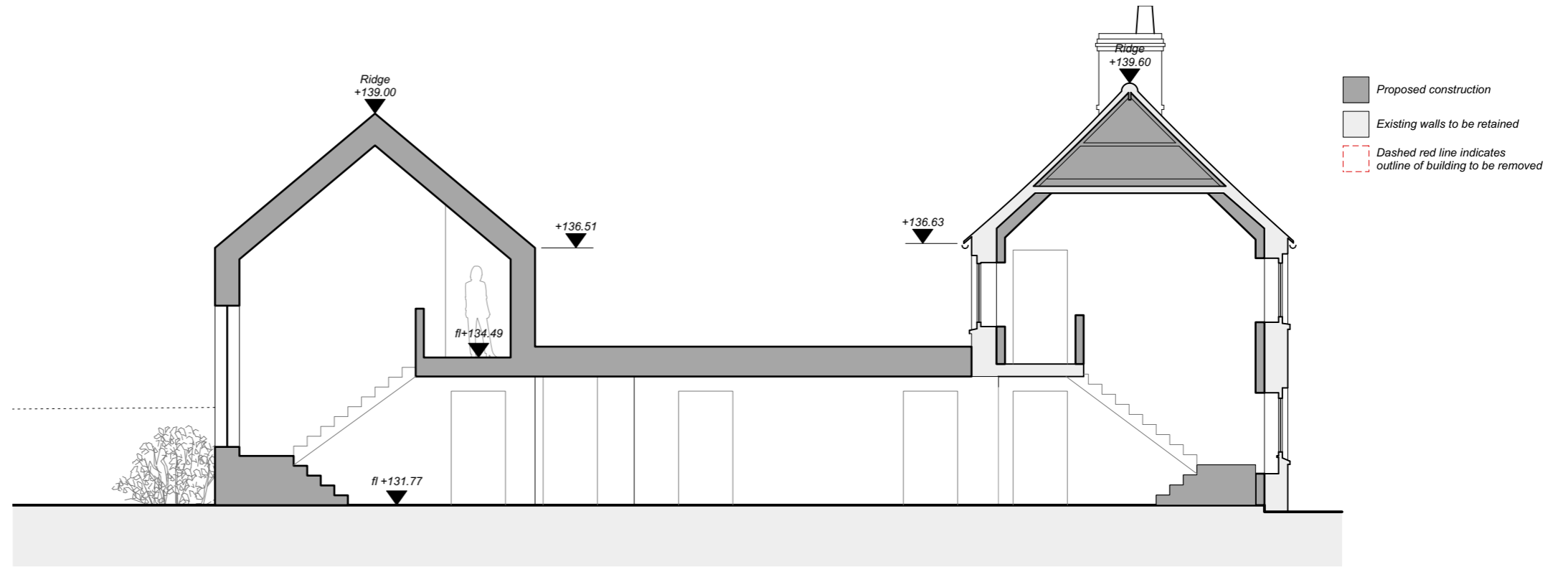
FIRST FLOOR PLAN



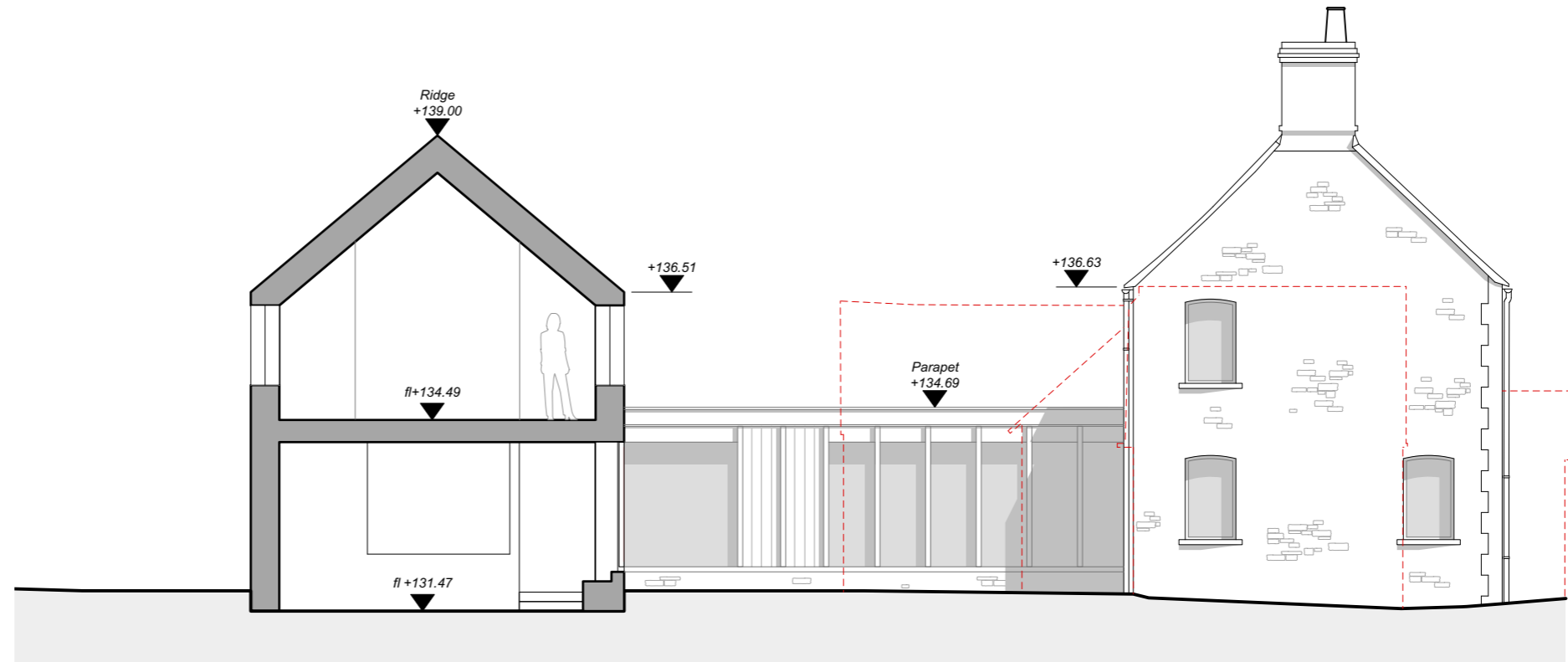
3.0 Proposals

Internal Arrangement

SECTIONS CC & DD



SECTION C-C



SECTION D-D



3.0 Proposals

Materials

The proposed external material palette is composed from a high quality range of natural surfaces intended to limit the dwellings impact in the rural setting and complement the natural materials found in the character area; allowing the dwelling to settle into the context the Cotswold AONB.

The main external walls will be naturally durable timber with rubble stone to tie the proposals into the existing dwelling and the surrounding area. The pitched roof will be grey natural zinc with grey aluminium being used for the flat roof elements.

This material palette has been successfully tried and tested in the award winning Laurel House, which is set in an AONB. We believe that this combination of materials will translate well into the rural Colly Lodge.

Accessibility & Parking

The existing driveway will be retained to the South of the property through an existing access. The driveway will be expanded to the north of the site and will accomodate sufficient parking provision for the larger dwelling and all site vehicles and materials during construction.

Our proposals will have no impact on ambulant/disabled users/visitors. level access is maintained to the property and all spaces have been designed to Part M4 compliance.

Landscape & Ecology

The majority of the existing planting, boundary hedges and potential habitats will be retained on the site. Where any trees need to be removed they will be replaced with new trees as shown on the plans.

Ecology and bat surveys have been carried out and are submitted along with the application. The recommendations include for providing bat boxes in some trees to the north of the house and two which will be built into the building.

Sustainability

A fabric first approach to construction will address the long term built environmental issues relating to minimal energy input requirements and minimal maintenance. It is intended that the extension will substantially exceed the current building regulations for energy performance. It is also proposed for the windows to be replaced throughout the existing dwelling to high quality triple glazing and the overall thermal performance to be significantly improved by internally insulating all the external walls, the floor and the roof.

The intention is that the extension will be built in timber frame construction utilising low embodied energy materials as far as possible. Externally natural materials have been proposed where possible to further reduce the carbon footprint of the build.



Case Study - Laurel House by CaSA Architects



Light Grey / Buff Rubble Stone



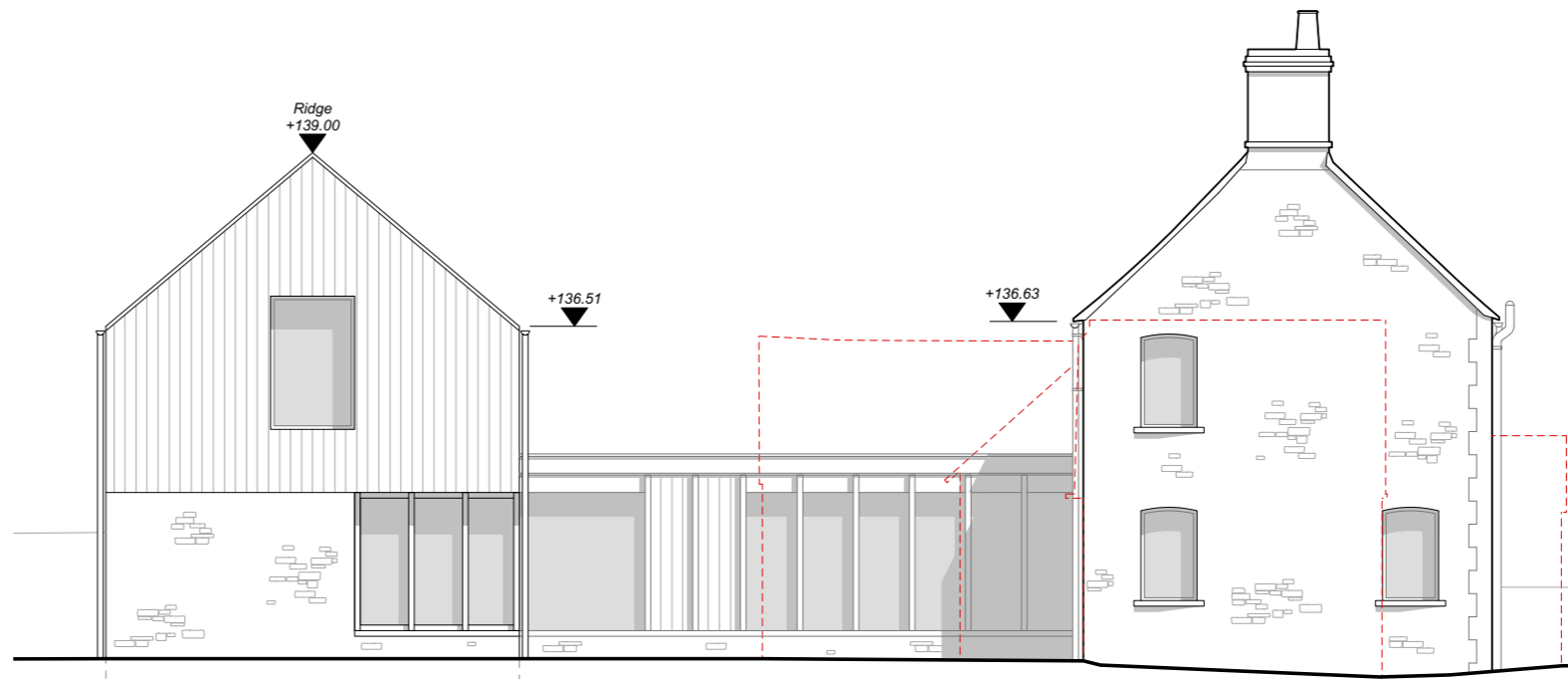
Naturally Durable Timber Cladding



Grey Colour Aluminium Flat Roof Details



Grey Colour Standing Seam Zinc Pitched Roof



Proposed West Elevation

4.0 Conclusion

Conclusion

In conclusion the proposed high quality alterations and extensions to Colly Lodge are seen to positively impact the immediate setting of the house in the AONB. Setting an example for high quality sensitive and sustainable extensions in the area while increasing the useable living space to bring the property up to a modern standard of living.

The project team is pleased to be associated with this potentially exemplary renovation design, and respectfully requests that the Council grants planning permission.

