

Tolsey Cottage, Adlestrop, Moreton-in-Marsh, GL56 0YF

Design & Access Statement – November 2022



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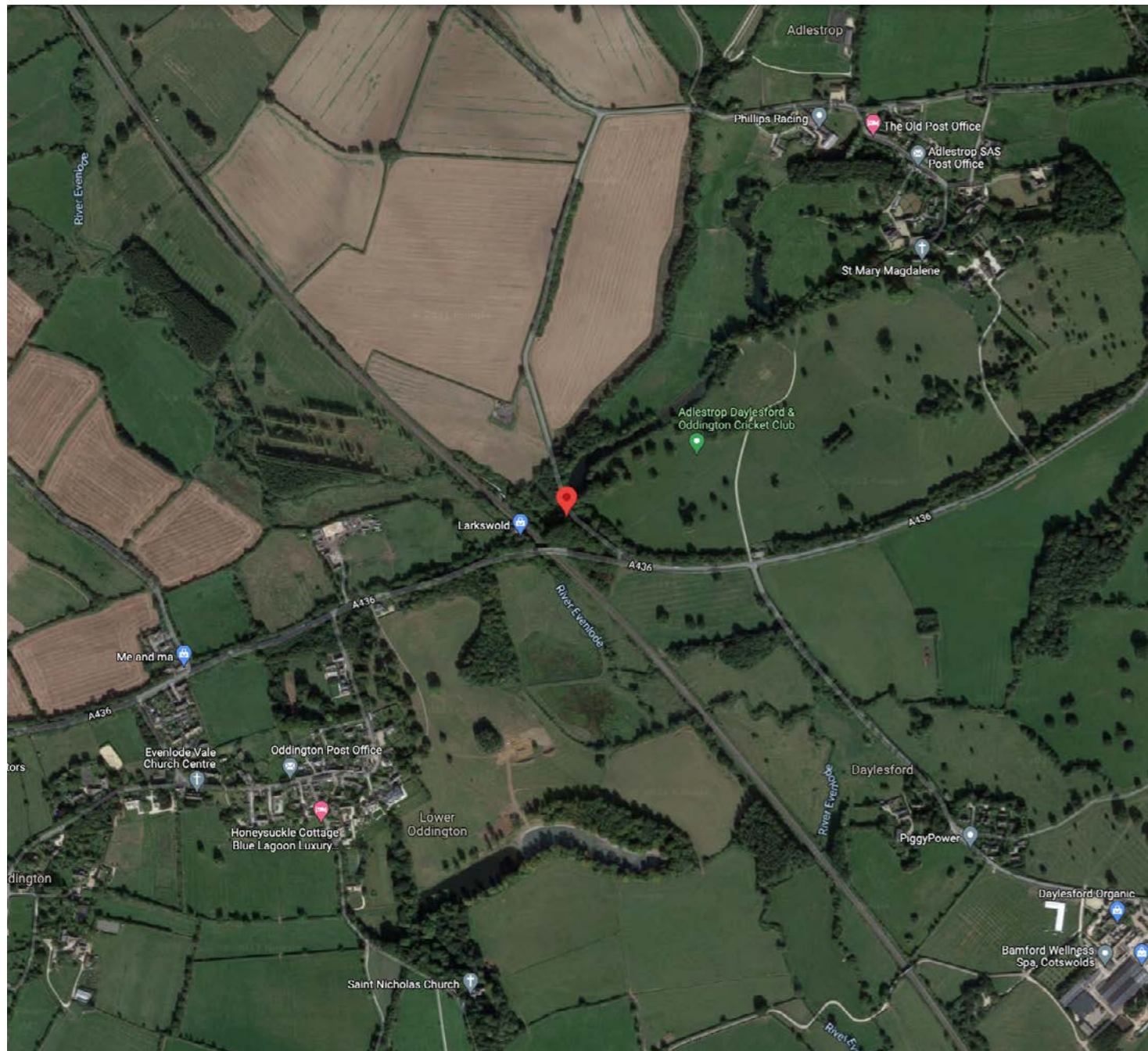
Introduction

This document has been prepared by Timothy Tasker Architects on behalf of the client to form part of the planning application for the erection of a new outbuilding for the house.

TTA have developed a contemporary yet sensitive proposal which responds to the specific spatial requirements of the client. The new proposal respects the existing building and surrounding area. The proposals have been designed in line with local precedent and Cotswold council planning policy documents.

Aerial Photos

Tolsey Cottage is a detached period house built on two storeys. There is a garden immediately behind the house which then leads into a semi-wild area of woodland.



Aerial View Showing Tolsey Cottage, Adlestrop



Detailed Aerial View Showing Tolsey Cottage, Adlestrop

Site Photos

Tolsey Cottage is a detached period house built on two storeys. There is a garden immediately behind the house which then leads into a semi-wild area of woodland



Street View Looking North West



Street View Looking South East

External Site Photos



Design

Our design objective is to create a simple outbuilding which will be used as a games room for the family. In formulating our proposals we have been mindful of traditional houses in the area and referenced similar recently consented applications.

1.1 Use

The existing use of the new building will be as a games room. It will not be a separate self contained dwelling but used as an ancillary space to the main house.

1.2 Layout

The new outbuilding will replace an existing garden shed to the SW corner of the garden.

1.3 Scale

The proposed internal clear height, width and length of the new space is the minimum required for the proposed virtual golf system which the new outbuilding will accommodate. The pitch of the proposed roof matches the existing house. The proposed finish floor level will match the existing floor level of the house which will help mitigate the risk of flooding from the adjacent river.

1.4 Landscape

The proposed new decking, walkway and soft landscaping provides continuity with the recently consented works.

1.5 Appearance

A high quality extensions are proposed. All materials to be used in the construction of the extension will match as closely as possible the existing building.

Board on board Douglass fir timber cladding with min class 4 treatment is proposed for the new external cladding which will match the proposed decking. The new roof is proposed in composite roof tiles to match existing house. Metal frame operable glazing is proposed to the Northern elevations

This proposal we believe will be to the highest standards of design, energy efficiency and sustainability and be compatible with the immediate context.

1.2 Amount

The proposed GIA of the new outbuilding is 46.3sqm GIA.

Access

There will be no alteration to the main building entrance. Pedestrian and vehicular access will be retained as existing.

Summary

This document addresses the mandatory requirements for a Design and Access Statement. The proposals have been carefully developed and designed to be relevant to the location and site. The proposed outbuilding will work in harmony with nearby properties and the development will only serve to enhance the location. The proposal satisfies the design principles within the area and is therefore not harmful to the building or surrounding landscape. The proposal will have no adverse affect on the visual amenity of the area, and the design relates, not only to the existing site, but to the wider landscape setting. The proper use of proportion and materials makes a positive contribution to the character and appearance of the area. We consider that the development is justified and that the authority will support this proposal.

Timothy Tasker

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Appendices

Assessment of Planning History and Context

There are 3 No. historical planning case associated with this property. The following is a quick summary of this and other relevant consented applications some of which are detailed in the appendices of this report:

Tolsey Cottage, Adlestrop Moreton-In-Marsh, Gloucestershire GL56 0YF

Application Number: 22/00381/FUL

Application Type: Full Planning Permission

Application Date: 29/04/2022

Proposal: Erection of rear porch, alterations to fenestration, erection of low level Cotswold stone wall with entrance gates at Tolsey Cottage Adlestrop Moreton-In-Marsh Gloucestershire GL56 0YF

Tolsey Cottage, Adlestrop Moreton-In-Marsh, Gloucestershire GL56 0YF

Application Number: 12/00927/FUL

Application Type: Full Planning Permission

Application Date: 14/05/2012

Proposal: Diversion of an existing watercourse and the change of use of land to domestic land

Tolsey Cottage, Adlestrop Moreton-In-Marsh, Gloucestershire GL56 0YF

Application Number: 06/01571/FUL

Application Type: Full Planning Permission

Application Date: 30/08/2006

Proposal: Demolition of single storey buildings and erection of single and two storey extensions

Station House Adlestrop Moreton-In-Marsh Gloucestershire GL56 0YF

Application Number: 11/05868/FUL

Application Type: Full Planning Permission

Application Date: 09/03/2012

Proposal: Erection of a double garage

Station House Adlestrop Moreton-In-Marsh Gloucestershire GL56 0YF

Application Number: 11/05868/FUL

Application Type: Full Planning Permission

Application Date: 09/03/2012

Proposal: Erection of a double garage

Planning Constraints

NAME:

CONSTRAINT TYPE:

Full Protection or consult British Geological Survey

Radon

Moreton-in-Marsh_Surrounds

Special Landscape Area

TW1

Thames Water Region

Special Advert Control

Control Order Of Advertisement

Oxford Kidlington Airport

Development Restriction Built Height



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