

Design and Access Statement

Church End House Church End Great Rollright, OX7 5RX

The House and Site

The Grade II Listed Church End House is of Cotswold limestone and of the polite classical style. Dating from 1723, it was built as a farmhouse by a prominent local landowning family, the Berrys. It has been subject to 18th to 20th century alterations but the original house is still easily discernible from the front. It is situated within the Great Rollright Conservation Area and has neighbouring Listed Buildings to the east and south-west.

The rear garden has been mainly laid to lawn and shrub borders with an area at the rear for vegetable growing. This area has been cleared for installation of the proposed pool and ancillary accommodation.

Design Principles

The proposal is for an open air swimming pool with ancillary accommodation comprising of a small enclosed building housing the plant required for the operation of the pool incorporating showering and sanitary facilities with changing space.

In addition a gazebo is proposed adjacent to the plant/changing room building.

The pool and structures have been located to the far end of the rear garden to detach the proposals from the listed building as far as practicably possible.

Whilst the proposal will be visible from the rear of Brasenose Cottage the use of sympathetic materials and additional planting will diminish the impact.

With the proposal being located in the rear garden it will not be visible from any public spaces to maintain private use.

The heights and sizes of the proposed structures have been maintained at the minimum practical sizes to accommodate the use of the building.

Materials

The roofs are proposed to be slate to match that of the existing house on both of the proposed structures. With the exterior of the plant/changing accommodation being oak shiplap boarding. Whilst this does not feature on the house itself it is more attributable to garden structures.

The oak frame gazebo has curved brackets similar to those of the existing covered area to rear of the house.

Landscaping

The proposal incorporates a surround to the pool of Indian Sandstone with planting borders adjacent to the existing stone walls. With sawn Yorkstone paving being used in under the Gazebo defining the building extents.

It is proposed to add trellis fencing adjacent to but independent of the existing boundary wall to support climbing plants surrounding the pool area. Along with Pleached trees on the Eastern boundary where the boundary wall is lower in height. Shrub planting is to be carried in the remaining planting beds.

Smaller trees will be housed in pots located around the pool.

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