

## **DESIGN AND HERITAGE STATEMENT**

TO ACCOMPANY THE PLANNING APPLICATION FOR PROPOSED CONVERSION &  
EXTENSION OF DETACHED SINGLE GARAGE AND CONSTRUCTION OF  
GLAZED LINK TO MAIN HOUSE

**AT**

TAYLORS COTTAGE  
LANDELLS  
BAMPTON  
OX18 2LN

## 1.0 INTRODUCTION

1.1 This design statement has been prepared to accompany the householder planning application for the proposed conversion & extension of a detached single garage and the creation of a glazed link to the main house at Taylors Cottage, Bampton.

1.2 This statement should be read in conjunction with the plans submitted with the application.

## 2.0 SITE ASSESSMENT

2.1 Taylors Cottage fronts onto Landells on the edge of the Bampton Conservation Area and shares boundaries with The Manor House (Listed grade II), and The Old Vicarage.



Fig 1. Extract from Bampton Conservation Area map



Fig 2. Extract from Historic England Listed Buildings map

- 2.2 The property itself is 1 ½ storey with a coursed natural stone front elevation and part stone part timber clad side and rear elevations. The original building has a natural stone slate roof to the front elevation, the remainder has plain concrete tiles. A 1 ½ storey side extension was constructed approximately 10 years ago (WODC Planning ref 11/0755/P/FPEXT).



Fig 3. Part front elevation with original cottage to the right and more modern extension to the left

- 2.3 To the left hand side (North) of the cottage is a detached single garage/workshop with timber clad shed built off the rear. The natural stone boundary wall that separates Taylors Cottage from The Manor House gardeners' compound/staff car park to the North is incorporated into the garage and shed.



Fig 4. Front elevation including detached garage to be converted



Fig 5. Garage/shed roofs (to the left) built off boundary wall

- 2.4 Within the application site itself the works may necessitate pruning of a small Holm Oak adjacent to the existing shed at the rear of the garage.



Fig 6. Existing shed and Holm Oak

### 3.0 PROPOSAL

- 3.1 It is proposed to convert the garage/workshop into additional habitable accommodation, extended to the rear to replace the shed and linked to the main house via an oak framed glazed link.
- 3.2 The additional accommodation would provide a home office/occasional bedroom, a cloakroom, and a sitting area.
- 3.3 Externally the conversion works would include removal of the steel up-and-over garage door and infilling of the opening (finished externally with painted timber cladding to match the existing and a painted timber window to match the existing house), the insertion of 3no. conservation style rooflights in the North elevation with recessed flashing kits to allow the windows to sit flush with the roof tiles, and replacement of the windows.
- 3.4 The existing timber shed attached to the rear of the garage is to be removed and replaced with a slightly deeper extension with natural stone external walls, plain tile roof, and glazed gable looking into the rear garden.
- 3.5 It is also proposed to construct a glazed link between the main house and the garage building.

#### 4.0 DESIGN PHILOSOPHY

- 4.1 The principal considerations have been the impact on the Conservation Area and adjacent Listed buildings (The Manor House).
- 4.2 Also relevant is the loss of garage space and meeting the applicant's brief in terms of the need for additional accommodation.
- 4.3 With regards to the Conservation Area setting there will be minimal impact. The garage building exists and the proposed extension is only marginally deeper than the existing shed. Views from the public domain are very limited.
- 4.4 The land immediately adjacent to the Northern boundary forms part of The Manor House curtilage which is Listed Grade II. This area of The Manor House is remote from the main house and is used as a gardener's compound (see Fig 5 above) and for staff parking (see fig 7 below). The proposed works will have a minimal impact on the setting of the Listed building and will not be harmful in that respect. It should be noted that the boundary wall that it is proposed to adapt to facilitate construction of the extension is in the ownership of Taylors Cottage.

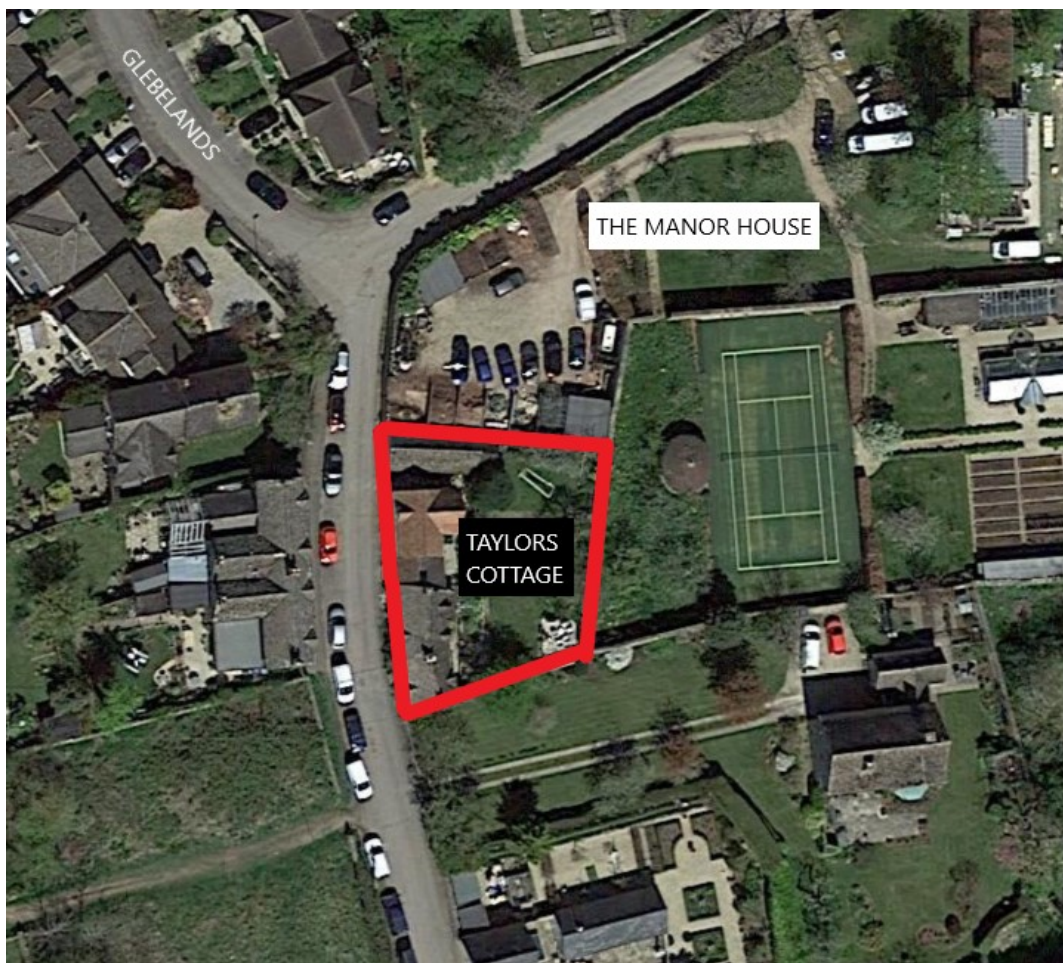


Fig 7. Aerial view showing The Manor House compound and parking to the North of the application site

- 4.5 Materials that can be viewed from the public domain or The Manor House have been chosen to respect the setting of the existing cottage and the wider Conservation Area setting. The proposed windows in the South elevation will be 'picture' windows to maximise garden views but these are only visible from within the rear garden of Taylors Cottage.
- 4.6 As well as being obscured by the gates the glazed link is set back approximately 3m from the front of the cottage and garage and so the garage building will still appear as separate from the main house.
- 4.7 In terms of parking the existing garage cannot be used due to the access off Landells. There are no parking restrictions in the area and with vehicles parked on the opposite side of the road (as they invariably are) there is only around 4m to manoeuvre into or out of the garage which is insufficient for all but the smallest of cars. In addition there would be no visibility when egressing the garage which would be hazardous.
- 5.0 FLOOD RISK
- 5.1 The Environment Agency risk of flooding from rivers/the sea, and surface water using the post code for the site showed no risk of flooding therefore the proposal would not adversely affect the likelihood of flooding within this locality. Copies of current flood maps for the area are included with the application documents.
- 6.0 EVALUATION AND CONCLUSION
- 6.1 The additional habitable space is required by the applicants and by utilising the redundant garage this can be achieved with minimal impact on neighbours (particularly the Listed Manor House) and the Conservation Area generally.
- 6.2 Careful consideration has been given to the design, scale, materials and the impact of the proposal on the character and appearance of the local area.
- 6.3 In preparation of this planning application relevant Local Plan policies, NPPF framework and general design standards have been considered.
- 6.4 Given these points it is suggested that the proposal is worthy of support and subsequent approval.