



J.Redman|Architect

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Applicants:
Mr and Mrs John Bovill and Natalie MacConnamara Rose Cottage
High Street
Blockley,
Gloucestershire, GL56 9HF

Planning Department
Cotswold District Council main offices
Trinity Road,
Cirencester,
Gloucestershire, GL7 1PX

15th September 2023

Dear Planning Team,

RE: Application for Listed Building Consent to enlarge window opening to create doorway and block existing door.

My clients, the applicants, have requested J. Redman Architect to seek Listed Building Consent on their behalf for proposed alterations to their grade II listed home in Blockley.

These alterations relate to a consented scheme to extend their property to the rear with a flat roofed, single-storey extension. Please refer to consents: 22/03136/FUL and 22/03137/LBC for further details.

The proposed alterations are as follows:

- 1) To remove an existing window and enlarge the opening to create a doorway between the existing Dining Room and proposed Kitchen.
- 2) To remove a modern glazed door and block in the opening between the existing Dining Room and proposed Kitchen.

In support of this application, please find enclosed the following drawings:

- 1) 2022003-001-Location Plan
- 2) 2022003-030-Ground Floor Plan-As Consented
- 3) 2022003-031-Section AA-As Consented
- 4) 2022003-032-Ground Floor Plan-As Proposed
- 5) 2022003-033-Section AA-As Proposed.

Please find overleaf a brief description of the proposed works and their impact upon the listed asset.



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Design and Heritage Statement

Rose Cottage and adjoining premises to left GV II

Grade: II

List Entry Number: 1088620

Date first listed: 26-Aug-1983

Description:

Early-mid C18, including an early C18 portion to right. Three storeys. Coursed rubble; low-pitched slate roof with 3 simple chimneys, partly ashlar. Irregular fenestration, casements: 4 on 2nd floor with leaded casements; 5 on 1st floor, 4 of them leaded with segmental heads; 4 on ground floor, one angled bay, right hand window a 3-light stone mullioned casement (probably C19 however). Three doors, the right hand one flush-panelled with modern bracketed porch. County Fire Insurance mark in centre below eaves.

Rose Cottage is one of a group of three-to-four storey houses, perched on the upper side of the High Street, near the junction with Day's Lane. The house, originally built as accommodation for mill workers, has an L-shaped plan with a single-storey, rear projecting gable. The rear projection, whilst not primary, is likely a 19th century addition. A porch, added much later, encloses the rear entrance in the corner. The works are confined to the 19th century rear projection only.

In reference to applications 22/03136/FUL and 22/03137/LBC, the latter-day porch already has permission to be removed. These proposals seek to remove the 19th Century, three-light window to create a new doorway. The new doorway will be formed by removing the masonry directly beneath the existing window cill. The arched head of the window opening will be retained, and the exposed masonry of the wall left visible. A set of stone steps will form the foot of the opening and allow passage from the proposed Kitchen in the existing Dining Room.

These proposals also seek to remove a latter-day glazed door and block the opening between the existing Dining Room and proposed Kitchen. The blocked doorway will be filled with a single leaf of concrete masonry blockwork, plastered on both sides with lime plaster. The opening will remain expressed on the Kitchen side to create a niche for shelving. The masonry around the niche will be left exposed with the arched head and quoins still visible.

Both proposed alterations are designed to minimally impact upon the listed asset. The treatment of both openings will retain the original head details and surrounding quoins, therefore preserving their features and the traces of their original proportions. Accordingly, both alterations can be easily reversed if ever desired.

We trust you will find the enclosed satisfactory. Please send all correspondence to the undersigned.

Yours faithfully,

James Redman
Architect