

Design and Heritage Statement

Rose Cottage, Blockley

August 2023
Revision_



Introduction

This Planning Design and Heritage Statement has been prepared by J. Redman Architect, in support of the applications for householder planning permission within a conservation area and listed building consent, for the development of a site at Rose Cottage, Blockley. This application pertains to proposals to erect a new extension to the rear of an outbuilding within the curtilage of the listed cottage. This statement will describe the proposals in more detail, and their development within the context of the site's immediate locale and grade II listed building.

Context: Blockley

Blockley is one of the largest villages in the north Cotswolds, strung out for approximately a mile along the north-west side of the Blockley Brook and sheltering in a deep valley.

Blockley is noted for the series of silk mills which brought prosperity to the village during the late eighteenth centuries. These mills, together with several terraces, set one behind the other on the valley side, contribute significantly to Blockley's distinctive character.

Throughout Blockley, houses, cottages and mills are built from the local Cotswold limestone, mostly from quarries within a mile of the village. Some of this stone is finely dressed ashlar, but the majority of walling uses a squared and dress rubble. Rose Cottage incorporates both.

Historically, most roofs in Blockley must have had natural stone slates, though few of these survive. Rose Cottage is roofed in blue slate, a common situation throughout the village.

Rougher, un-coursed rubble stone is used in the many retaining walls in the village.

Context: Rose Cottage

- Grade: II
- List Entry Number: 1088620
- Date first listed: 26-Aug-1983
- Description: Rose Cottage and adjoining premises to left GV II

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 cottage is the middle of a terrace of three, and commands most of the rear garden space that spans out the back and parallel to Days Lane.

The garden follows the steep gradient of Days Lane, plummeting at the end by the house to form a deeply set back patio landing enclosed by the looming garden, on two sides by the L-shaped rear elevations of the Cottage, and a tall party fence separating the patio from the adjoining Little Rose Cottage.

The rear elevations, hewn in natural coursed rubble, display a pleasingly random scattering of windows, some in use and others vestigial, with some ashlar detailing in evidence.

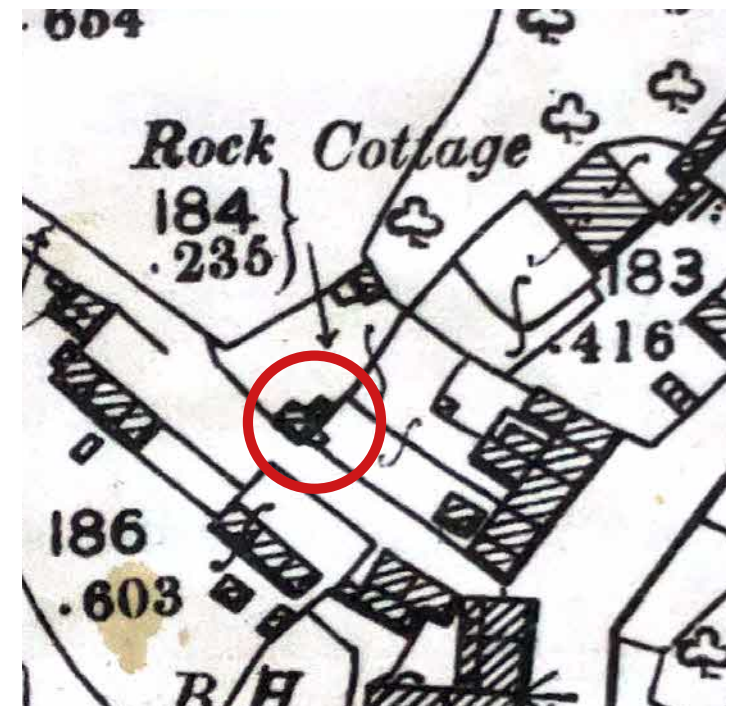
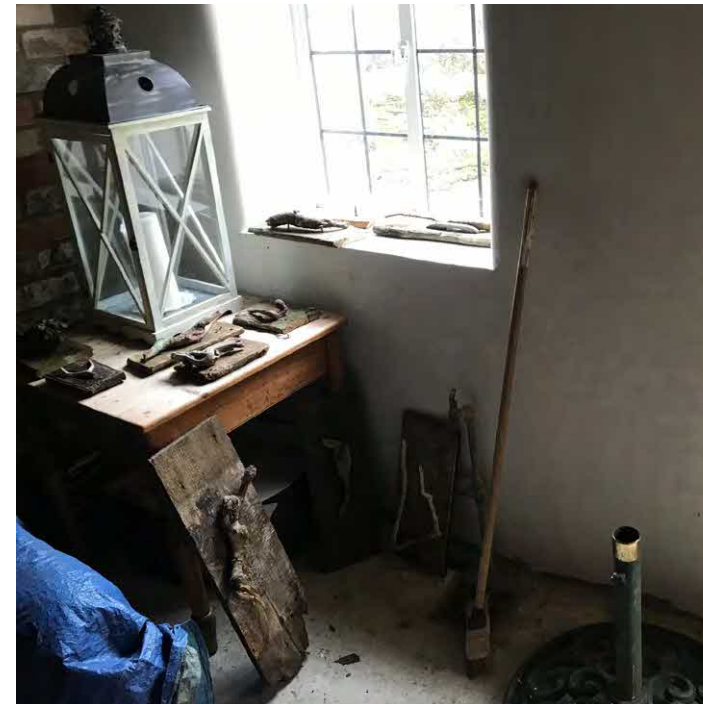
The outbuilding to be extended lies within the rear garden of Rose Cottage and fronts directly onto Days Lane.

The outbuilding is a small, rectangular construction of rubble-coursed stone, with quoin stones forming its four corners and two openings. A vertically boarded timber door allows access from Days Lane, with a metal framed casement window set in a timber subframe providing natural daylight into the interior. The pitched roof is covered with blue slate. The rear wall has been filled in with concrete masonry blocks, suggesting the erstwhile presence of now removed massing to the rear. This hypothesis is supported by the historic map pictured overleaf and dated from 1894 to 1903, showing a form to the rear.

Internally, the floor is formed by a concrete slab. The condition and form of the rafters and purlins would indicate that these have been replaced at some point during the latter half of the 20th century.

From top left, clockwise:

1) Internal view of concrete floor; 2) Internal view of roof condition 3) View of rear concrete masonry block wall; and 4) Historic map showing rear massing to outbuilding.



Scale, Appearance and Materiality

The design intent underlying these proposals seeks to create additional accommodation and a new internal space from which to enjoy the cottage's rear garden whilst doing everything that is practicable to retain the character of the outbuilding, how it relates the listed cottage and the wider conservation area.

The proposed extension is conceived as a discrete, pitched roofed structure, extending from the rear of the outbuilding into Rose Cottage's rear garden. Its overall width and ridge height are lesser than the host building to reinforce a subservient relationship.

The existing, concrete masonry block rear wall will be demolished where the new extension connects with the existing structure. The concrete floor will be replaced with an insulated ground bearing slab finished in limestone flags. The latter-day roof structure will be replaced and covered with blue slate, reusing as much of the existing slates as possible. The extension will be clad in horizontal oak boarding, left silver naturally.

The existing front door will have its ironmongery removed, be sealed shut and insulated from the inside. The extension will now be accessed from the garden only via oak framed, glazed doors, again, left to silver naturally. A new metal framed casement painted a dark colour in and oak subframe is proposed to bring further daylight into the extension.

Landscape, Visual Impact & Neighbouring Amenity

The proposed extension will be located at the rear of Rose Cottage's outbuilding and will have minimal impact on the Conservation Area.

The garden boundary comprises a mixture of stone walls, timber fencing and good, mature planting around the perimeter and combining to provide a level of privacy to the occupants from overlooking from Days Lane. The location of the extension is mostly concealed by the boundary walls, surrounding vegetation and the mass of the outbuilding to which it is attached.



*Top: Photograph showing view an oblique view of the outbuilding as seen from Days Lane.
Bottom: Front on view of the outbuilding from Days Lane.*

Summary

The proposed extension is designed as a discrete, traditional form which minimises interference with the original building fabric as far as is practicable.

Thoughtful consideration has been given to the proposal's layout, scale, appearance, materiality and siting to ensure its potential to enhance the property without being overbearing and without impacting upon the wider village context. Accordingly, the simple structure pays proper regard to the preservation and enhancement of the character and appearance of the listed assets, both on and around the application site, and the surrounding conservation area in accordance with relevant planning policy.