

DESIGN AND ACCESS STATEMENT

378 – Cherry Tree Cottage, Coln St Aldwyns, GL7 5AD

‘Replacement utility room and remodelled roof structures to provide an additional first floor bedroom. Works to include a re-modelled garage roof and replacement roof coverings over the house and garage.’



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Design and Access Statement:

To accompany the following documents:

313 - 01 – EXISTING SITE PLAN	@ 1:100 / A1
313 - 02 – EXISTING GROUND FLOOR PLAN	@ 1:50 / A1
313 - 03 – EXISTING FIRST FLOOR PLAN	@ 1:50 / A1
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1.0 Introduction

- 1.1 This statement is submitted in support of an application for a ‘replacement utility room and remodelled roof structures, to provide an additional first floor bedroom. Works to include a re-modelled garage roof and replacement roof coverings over the house and garage.’

2.0 Cherry Tree Cottage

- 2.1 The property is located in Coln St Aldwyns, Gloucestershire, a village in the Cotswold District Council.
- 2.2 Cherry Tree Cottage is not listed and is of modern construction, materials and detailing. However, the house does lie within the Coln St Aldwyns Conservation Area (Policy EN11) and is also located in the Cotswolds AONB (Area of Natural Outstanding Beauty).
- 2.3 Located to the west of this property is Coln Manor, Church Road, which is Grade II listed. Cherry Tree Cottage lies within the former walled gardens of the manor. High walls significantly restrict views of Cherry Tree Cottage from the road.
- 2.4 Other nearby buildings of significance include Manor Farmhouse, designated as Grade II. Again, we do not believe that our proposals will have an impact upon these structures, because views are sufficiently restricted by mature gardens and tall brickwork and rubble stone garden walls.



Above: Photo of Cherry Tree Cottage from Manor Cottage driveway

3.0 Planning Considerations

3.1 Planning Policy Considerations

- 3.1.1 Cherry Tree Cottage lies within the Coln St Aldwyns Conservation Area. The Local Planning Authority (Policy EN11) is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.
- 3.1.2 This property is also located within the Area of Outstanding Natural Beauty (AONB) where 'in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.'
- 3.1.3 Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials).
- 3.1.4 Policy EN1 states that designs must ensure design standards that complement the character of the area and the sustainable use of the development. This policy is relevant to the proposals and requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.
- 3.1.5 We feel the proposals are in line with Policy EN2 of the Cotswold District Local Plan which states that Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.

3.2 Planning History

The dwelling has undergone a number of alterations. The following applications are available on the planning portal.

- 3.2.1 *2022 - Fell one Willow*
No: 22/01465/TCONR
- 3.2.2 *2018 – Removal of existing rear conservatory (including tiled gable) and installation of replacement conservatory*
Status: Application permitted
- Various tree works*
- 3.2.3 *1997 – Porch attached to back door*
Status: Application Permitted

4.0 Design Proposals

4.1 This proposal aims to improve the ground floor utility space as well as provide a new first floor bedroom within the house. The works also aim to 'soften' the existing modern detailing, with a traditional material palette.

4.2 Proposed gable

A proposed gable over the existing kitchen, allows us to introduce traditional eaves details, an oak verge rafter and replace the existing windows with traditional timber casements. We also propose to omit the modern eaves details over the existing kitchen.



4.3

Above: Elevation depicting the proposed location of the gable extension.

It is proposed that the existing cement-based pointing is replaced with a flush, gritty mortar mix, to soften the house and give the modern coursed stone a traditional rubble appearance.

In conjunction with this, it is proposed that the existing utility is enlarged, to provide improved plant space and a second stair.

4.4 Replacement garden room roof covering

The existing roof covering is a synthetic slate over a lightweight roof structure. It is proposed that a new roof structure is built to take the weight of a traditionally detailed roof. This forms part of the new first floor works and utility extension.



Above: Rear elevation, garden room with synthetic slates

- 4.5** The existing substitute stone slate roof covering has failed, the slates delaminating and falling from the main house and garage. The proposed works provide an opportunity to replace all the existing roof sates with Cardinal Slates.
- 4.6** Re-modelled garage roof
This proposal also includes a gable extension over the existing garage door, new timber garage doors, new lintels and pointing, in order to soften the garage and give it a more traditional appearance. These works will improve the usability for the first floor accommodation and provide a excellent opportunity to replace the existing roof covering with a better product.



Above: Existing garage

4.7 Proposed garden French doors

New French doors, new pathways and a new patio covering are proposed to provide flush thresholds to and from the garden. This will improve the accessibility of the house and garden.

5.0 Materials

- 5.1 As the proposed elevations demonstrate, the palette of materials is very much in-keeping with the vernacular of the wider village and surrounding areas. The materials would be good quality and would aim to match the existing palette as far as would be architecturally possible. It is proposed that the existing cast concrete elements are softened with flush pointing and the windows are replaced.
- 5.2 The proposed extension will be built with walling materials to match the existing, however, the eaves, verge and ridge will be given more traditional detailing, omitting softwood where possible.
- 5.3 A new porch is proposed to better represent the Cotswold vernacular. This material palette has been selected to improve the appearance of the current house and garage, whilst making all the elements more cohesive.
- 5.4 The existing dormer details are to be amended with stone surrounds in a more traditional style.

6.0 Scale and Layout

- 6.1 The overall scale of the proposals has been carefully considered to be proportionate to the existing house and site. The proposals, in the most part, are replacement and refurbishment works to upgrade and improve the materials and layout of the existing building.

- 6.2 The scale of the utility extension has been designed to replace the existing structure and is obscured from the road.
- 6.3 The proposed gable extensions will improve the appearance and function of the existing outbuildings.

7.0 In Conclusion

- 7.1 The Applicant wishes to carry out modest alterations to improve the condition of the current dwelling. We consider the design approach to be sympathetic to the host property and its setting. It is intended for these design proposals to improve and enhance the internal spaces, circulation and external character of Cherry Tree Cottage.
- 7.2 Great care has been taken to ensure the proposals are both sensitively designed and clearly evolved, and do improve the character of the host building with sympathetic architecture and materials. The works are an opportunity to remove modern detail that have weathered poorly and soften the existing material pallet.
- 7.3 In our assessment of the site and surroundings, we consider that our proposal adequately reflects the principles set out in the Cotswold local plan. These proposals represent the minimal scope of work which we consider necessary to achieve the stated aims.

END OF STATEMENT

Date: 26/08/20
Our Ref: D313_FP-DAS

Appendix A – Viewpoint Assessment



Above: West elevation



Above: Delaminated slates



Above: West from Cherry Tree Cottage driveway



Above: East from Cherry Tree Cottage driveway

