

Park Cottage

Marston Bigot, Frome, BA11 5DH

Design & Heritage Statement



SIMON MORRAY-JONES

SIMON MORRAY-JONES
Chartered Architects & Designers
21 Milsom Street, Bath, BA 1DE
Tel: +44 (0) 1225787900
Fax: +44 (0) 1225787901
sm-j@sm-j.com

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Simon Morray-Jones Architects Ltd.
Registered in England and Wales No.8613894.
Registered office as above.

DESIGN AND HERITAGE STATEMENT

CONTENTS

1. INTRODUCTION	04
2. INFORMATIVES	04
3. SITE LOCATION & HERITAGE CONTEXT	05
4. PLANNING HISTORY	05
5. KEY APPLICATION DRAWINGS & INFORMATION	06
6. DESIGN PROPOSALS	07
6.1. East Wing	08
7. SUSTAINABILITY	21
8. SUMMARY	21

DESIGN AND HERITAGE STATEMENT

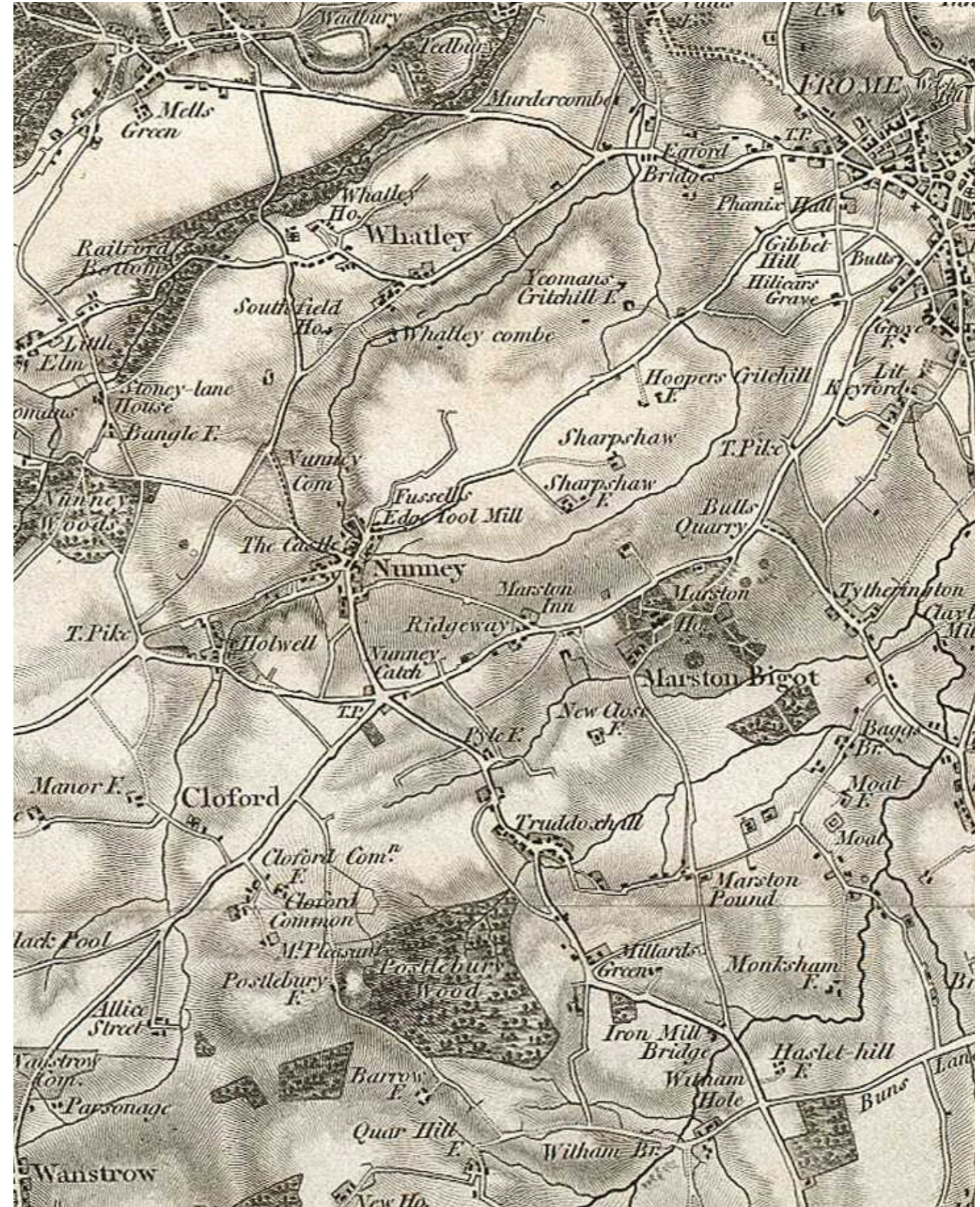
1. INTRODUCTION

This document outlines the proposals for Park Cottage, Marston Bigot, From BA11 5DH. It has been prepared by Simon Murray-Jones Architects on behalf of the Applicant: Alexia Drinkall-Gash.

Following the previous approval, this revised scheme of the East wing represents the clear drive of the applicant to modernise the existing listed cottage by upgrading and providing additional space to turn Park Cottage into a fully functioning large family home in line with the revised Building Regulations.

2. INFORMATIVES

- Planning & Listed Building and Conservation Areas Act 1990
- National Planning Policy Framework 2012 Section 12
- Historic England's Guidance on Assessing Significance: 'Better Heritage Protection' January 2014
- Conservation Principles, Policies and Guidance Historic England April 2008
- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Somerset Waste Core Strategy (2013)



Extract of 1817 Ordnance Survey plan showing Park Cottage when named Marston Inn

DESIGN AND HERITAGE STATEMENT

3. SITE LOCATION & HERITAGE CONTEXT

The grade II property is located to the South West of Frome in the small village Marston Bigot in Somerset, just behind the A361. Built in the late 18th Century the rubble stone, dressed quoin house is comprised of a symmetrical 2 story central unit with one and two storey wings to the East and West.

Exact dates of when the cottage was constructed could not be found, however there is evidence on historic plans that the building formerly called Marston Inn was erected before 1817.

Further to that, the property was occupied by Robert Porteous, who in 1858 became the steward of Richard Boyle, 9th Earl of Cork. During this time, the property was renamed to West Cottage before it was finally renamed to the current Park Cottage as recorded on the 1886 OS plans.

This property was the house of the Marston's stewards until 1931. Presumably after that, the property came back to its original use as an Inn. This comes as it has been found evidence of people looting the basement of the house during the years when Marston House grounds were used for stations US Army troops. Afterwards, Park Cottage was converted into a household dwelling.

The elevations are simple and are in keeping with a rustic country house of the era and location. There are no noteworthy ornate details with the exception of a moulded stone hood over the main entrance.

Park Cottage as a grade II Listed Building is defined as 'a building of special interest'

Heritage Category: Listed Building

Grade: II

List Entry Number: 1345276

Date first listed: 27-Nov-1984

Statutory Address: PARK COTTAGE

House. Late C18. Coursed Doubling rubble, dressed quoins, pantile roof, end rubble stacks. Double pile plan, symmetrical facade. 2-storeys, 3-bays, sash windows with glazing bars in bead. Moulded stone surrounds. Central door opening in similar surround, moulded stone hood on brackets, 6-panelled door. Single storey pent roofed outshut of one bay to left side. Two storey, 3-bay wing of lower height to right; 4-panelled door on ground floor, above sash windows in block surrounds.



Extract of 1886 Ordnance Survey plan showing Park Cottage

DESIGN AND HERITAGE STATEMENT

4. PLANNING HISTORY

A summary of the recent applications is set out below,

REFERENCE	DESCRIPTION	STATUS
2022/2414/ APP	Approval of details reserved by condition 7 (External Wall Details) and condition 11 (Repointing Method & Samples) and part discharge of condition 3 (Materials-Submission of Schedule & Samples), condition 5 (Joinery Details) and condition 8 (Schedule of Materials & Finishes) on consent 2022/0568/HSE.	Discharged
2022/0562/ HSE	Kitchen extension, new west wing dormers, terrace, hayloft extension and courtyard, courtyard and glasshouse	Approved with Conditions
2021/1895/ LBC	Opening up of a previously boxed in door & creation of an internal opening & jib door within the existing fabric of the building. Upgrade & replacement of existing timber casement, sash windows & door. Conversion of a window into a door. Conversion of a casement window into a sash window.	Approved
2015/2734/ HSE	Conversion of hay loft outbuilding to ancillary self-contained annexe accommodation together with associated alterations and raising of adjoining stone boundary wall.	Approved with Conditions
2015/2735/ LBC	Conversion of hay loft outbuilding to ancillary self-contained annexe accommodation together with associated alterations and raising of adjoining stone boundary wall.	Approved with Conditions
2010/2293	Application for approval of details reserved by condition for consent 2010/1146 conditions2 (joinery), 4 (materials samples) and 5 (sample panel).	Discharged
2010/1147	Construction of first floor extension to East end of property, insertion of 3 dormers to rear roof slope, conversion of attached garage to additional accommodation & associated internal alterations.	Approved with Conditions
2010/1146	Construction of first floor extension to East end of property, insertion of 3 dormers to rear roof slope, conversion of attached garage to additional accommodation & associated internal alterations.	Approved with Conditions
105036/002	Retrospective installation of lift (DEL)	Approved

5. KEY APPLICATION DRAWINGS & INFORMATION

Please see below for a list of reports and architectural drawings provided by Simon Morray-Jones Architects submitted in support of the application;

- Design & Heritage Statement

- Existing Drawings

- 1257-001 Site Location Plan
- 1257-EX001 Existing Site Plan
- 1257-EX101 Existing Ground Floor Plan
- 1257-EX102 Existing First Floor Plan
- 1257-EX200 Existing Elevations

- Proposed Drawings

- 1257-001 Proposed Site Plan
- 1257-101 Proposed Ground Floor Plan
- 1257-102 Proposed First Floor Plan
- 1257-200 Proposed Elevations
- 1257-501 Proposed Door Details DG.29-DG.30
- 1257-502 Proposed Door Details DG.31-DG.48-DG.54
- 1257-503 Proposed Door Details DG.50
- 1257-505 Proposed Door Details DF.19-DF.20
- 1257-550 Proposed Window Details WG.09-WG.16-WG.17-WG.18
- 1257-550 Proposed Window Details WF.21-WF.22-WF.23
- 1257-901 Materials & Finishes Schedule
- 1257-901 External Materials & Finishes Schedule

DESIGN AND HERITAGE STATEMENT

6. DESIGN PROPOSALS

6.1. East Wing

6.1.1. Ground Floor: Kitchen & Scullery

At present, the Main Cottage has virtually no kitchen and the additional kitchen in the West Wing is insufficient and remote from the main reception rooms. The current kitchen is only 12sqm and located within the circulation space for the stair that connects the Basement with the First Floor rooms.

As a result, it was initially suggested to remove most of the external walls and link the space to a proposed two-storey side extension to maximise the footprint of the Kitchen so it can serve the current 7-bedroom cottage.

As highlighted during the pre-application process, the kitchen area will extend beyond the alignment of the South Elevation. Therefore, it was proposed to create a lightweight “conservatory” that not only will provide visual contrast to the historic elements, but also would not diminish the relevance of the Main Cottage or the East Wing.

This proposal was accepted and approved in writing by the LPA back in September 2022. However, since the consent was given, there has been a major change on the Building Regulations specially regarding overheating.

Consequently, this revised application aims to minimise the amount of glazing by proposing a more solid extension to reduce the ratio of glazing/footprint on this space. This approach will reduce the overheating issue without altering the volume or bulk of the approved proposals.



Above Image of the existing Kitchen area where opening to the East Extension is proposed.

Above right Detail image of the East Wing showing stonework and pointing From the South Elevation.

Below Historic image of Park Cottage showing original kitchen lean-to and rear window.

DESIGN AND HERITAGE STATEMENT

6. DESIGN PROPOSALS

6.1. East Wing (Continued)

6.1.2. First Floor: Bedrooms & Bathroom

As a consequence of the limited footprint of the original lean-to and with the intent of maximising the number of bedrooms in the East Wing, three small single bedrooms with a small bathroom were designed.

Following the proposal of a side extension which would be further described later, it is the intent to rationalise the layout of this floor and improve the footprint of the bedrooms.

Hence, two of the bedrooms has been relocated into the proposed East Extension allowing to increase the size of the remaining bedroom and bathroom.

This changes would not affect any historic fabric of the building as it would be limited to alterations to the existing plasterboard partitions and the access to the proposed extension would be achieved through the existing side opening (WF.10).

Finally, in order to provide consistency to the South Elevation, it is proposed that the Bedroom window (WF.11) is replaced with a style similar to the ones installed at the West wing, which were replaced on a previous application.

Regarding the two-storey extension first floor and as described before, one of the existing bedrooms on the existing East Wing has been allocated in this extension to rationalise the first floor layout.

To provide further consistency in the elevation, specially the South Elevation, all the opening will be matching the windows of the West Wing. This would further emphasise the proposed symmetry driving more attention to the central element being the Main Cottage.



Above Detail image of the East Wing showing existing openings which will be used to provide access to East Extension.

Below Views of the First Floor landing at East Wing.



DESIGN AND HERITAGE STATEMENT

7. SUSTAINABILITY

One of the major concerns from the Applicant is to make the property as much environmentally friendly and off-grid building as possible within the limitations of a listed building.

As part of this application, it is proposed that the hot water system for the new extension could work feed by Air Source Heat Pumps as previously done with the Hayloft Outbuilding in 2015.

8. SUMMARY

The property is benefitting from the restoration and refurbishment throughout that was granted back in September 2022. This application is aimed to keep the proposals up to date with the revised Building Regulations whilst being mindful of the importance of the building and its historic fabric and detailing.

The applicant wishes to ensure that alterations are carried out using traditional methods and materials by experienced, skilled craftsmen. Where alterations are proposed, the applicant is committed to ensure that the works are carried out to the highest standard, using appropriately sourced quality materials, detailed to a high level.

The approach throughout is sympathetic, responsive, and respectful of Listed Building and the property's prominent position in the over Marston Brook and Trudoxhill.



Current view of South Elevation for Park Cottage showing the Main Cottage and both East & West Wings from the meadow.

