

DESIGN AND ACCESS STATEMENT

Applicant	:	Mr & Mrs P Anderson
Application Site	:	Gables Cottage, Hackers Lane, Churchill
Application proposal	:	Extension to existing dwelling, Conversion of existing outbuildings to form domestic annex
Project/File Ref.	:	23105 3.1
Issue Date	:	July 2023

Note: *this statement supports a pre-application enquiry, and should be read in conjunction with the following application documentation:*

- Woodfield Brady Architects proposal drawings: 23105. 01 – 04 inclusive
- Survey drawings ref

Location

The application site sits at the entrance of Hackers Lane (single track) off Junction Road, to the south of the village of Churchill outside Chipping Norton. The site also falls within the boundaries of the Cotswolds AONB and the Churchill Conservation Area.

The main dwelling - which forms the basis of the application - is located at the front of the site at the northern boundary forming the street frontage. To the north of the main house is the site driveway access off Hackers lane, with several ancillary outbuildings in the garden to the southwest. The site is bounded on the east by the rear gardens of similar residential properties facing the street, with a large private gardens bounding the southern and western boundaries.

Heritage Assets & Significance

The dwelling itself is Grade II listed, (15th May 1989, ID: 1367792), with two stone outbuildings to the south predating 1948 (refer Appendix D) so protected under curtilage listing legislation. A third building - a more modern C20th garage (circa 1993/94) lies to the northwest at the end of the private driveway.

The main dwelling is a c. 18th century, 2 storey cottage with attic storey over with later additions and alterations over its lifetime. This can be seen on the historic maps ranging from 1880 to 1922 found in the appendices of this document. Its morphology is explored further in the accompanying detailed heritage statement by Inspired Heritage Services. An impact assessment of the proposals is also contained within that statement.

The site lies within the Churchill Conservation Area – refer Appendix C.

Current use/description

The property is currently owned and occupied as a second family dwelling by the applicant, and also offered for short term holiday accommodation.

Planning history

Reference	W93/1319
Description	Demolition of single storey extension and conservatory erection of detached single garage - <i>approved</i> .
Reference	W93/1320
Description	Demolition of single storey extension and conservatory internal alterations replacement windows in east and west elevations - <i>approved</i> .
Reference	W96/1284
Description	Erection of porch to rear elevation - <i>approved</i> .
Reference	W2001/1674
Description	Renovation of outbuilding to include re-roofing with artificial Cotswold stone

Proposal Summary

The proposals are for a single-storey side extension to the main house, together with a traditional rooflight on the southern roof slope and ensuite shower room at second floor. At ground floor, it is proposed to convert the rear lobby into a wc. Elsewhere it is proposed to link the two stone outbuildings in the garden to provide a flexible annex/studio. Lastly, it is proposed to form a high level access to a bat loft above the existing garage on its southwestern gable.

Form, Scale

The overall form and scale of the proposed extension is deliberately subservient to that of the main house. The single storey extension remains significantly lower than the three storey gable of the house, and by exploiting the levels across the site the extension even remains lower than the existing single storey garage to the north.

Similarly, the proposed linking structure between the outbuildings remains smaller, with a lower ridge level. Its set-back plan form ensures the original outbuildings remain legible as distinct from one another.

Layout

The proposed layout has been carefully considered to optimise afternoon and evening sun, and most importantly improve the relationship between the house and garden, by providing a generous new open plan kitchen and sitting area which opens out directly onto the private terrace and garden to the south. In relocating the kitchen into the new part, the existing kitchen reverts to a simple dining room and re-establishes the front door off the street as a practical entrance once more.

Joining the two older outbuildings with a modest linking structure allows for the creation of a flexible annex, with a kitchenette opening onto the existing terrace at the south of the garden. The layout of spaces achieved allows for the internal character of each building to remain largely intact without excessive subdivision.

Character & Appearance

The proposed extension takes the form of a simple garden wall along the frontage of the property, returning into the property to form a garden gate alongside the existing garage. Set behind and below the height of the wall, a flat-roofed single storey space provides the accommodation required whilst remaining hidden from public view. To the rear, the new extension is simply treated with large areas of glazing beneath a slender metal roof canopy, essentially taking the form of a glazed bay. In this way the extension is expressed in contrast to the massive stone walls of the main house, remaining relatively lightweight in appearance.

Materials

The proposed materials maintain the existing character of the listed building,

- *buff stonework to match existing main house and outbuildings.*
- *GRP flat roof covering (concealed behind stone parapet wall)*
- *external oak framing*
- *timber framed windows and doors*
- *painted metal rainwater goods generally*

Impact on neighbouring properties

It is considered that there is no impact on neighbouring properties with no overlooking arising from either the extension or the conversion of the outbuildings.

The low level addition to the ground floor layout will not drastically alter the visual scale of the proposals when regarded alongside the two storey portion of the house, nor will it compete with it or its neighbours in the street scene.

Cont/...

Impact on Listed Buildings

The proposals are considered to have little impact on the listed building of the main house. A side extension obscures only a rather featureless gable, and no historic features of note are lost through the creation of the new opening between the two – the room previously having been modernised and fitted out as a kitchen, considered less sensitive to change. Relocating the kitchen to the new part of the house, allows that part of the historic building to revert to a relatively plain dining room, and relieves pressure for further opening up works elsewhere. Providing a downstairs wc within the existing rear entrance lobby minimises the impact on the house through subdivision, with the new extension maintains a convenient 'back door' access.

The new attic shower room, being formed on an end wall in lieu of fitted wardrobes, makes little impact on either the volume or legible structure within the space, and presents no loss of historic fabric.

The very small addition proposed between the existing outbuildings benefits both through their joining, whilst having a negligible impact on either their character or their contribution to the setting of the main house.

The insertion of a bat loft within the roofspace of the modern (1993/94) garage, accessed on the southern gable, will have no impact on the setting of the listed building.

In summary it is considered that the proposals will have little impact on the historic significance or character of the retained listed buildings.

Impact on Conservation Area

Outwardly, the proposed extension to the house has a deliberately muted appearance from the north and west public vantage points. It would appear simply as a modest stone garden wall attached to the house, detracting little from the character and setting of the listed property in the public street scene, and in turn it's contribution to the character of the Conservation Area. The new rooflight is of a traditional, flush metal design, consistent with the character of historic properties, and its location on the southern roofslope means it will not be visible from a public vantage point within the conservation area.

Ecology

A preliminary roost assessment (PRA), with a follow-up emergence survey was undertaken by Sam Watson Ecology in September 2023, and their report accompanies this application. Informed by that survey - and as compensatory roosting provision - it is proposed to erect a single Shwegler bat box on the rear of the garage, along with a new opening offering free flight access to a dedicated, enclosed bat loft formed in the roofspace of the garage – approximately 2.5m deep. *Refer accompanying report for details.*

Conclusion

The proposal promises to improve the accommodation of the existing dwelling and make it a more functional and open family home, through the introduction of a new open plan 'heart' of the house and garden. It also seeks to improve the dwelling's relationship with its own gardens and outbuildings.

The proposed new link between the outbuildings will offer a more practical reuse of the structures, supporting their viable and long term conservation within the private garden of the listed building.

APPENDIX A - PHOTOGRAPHS



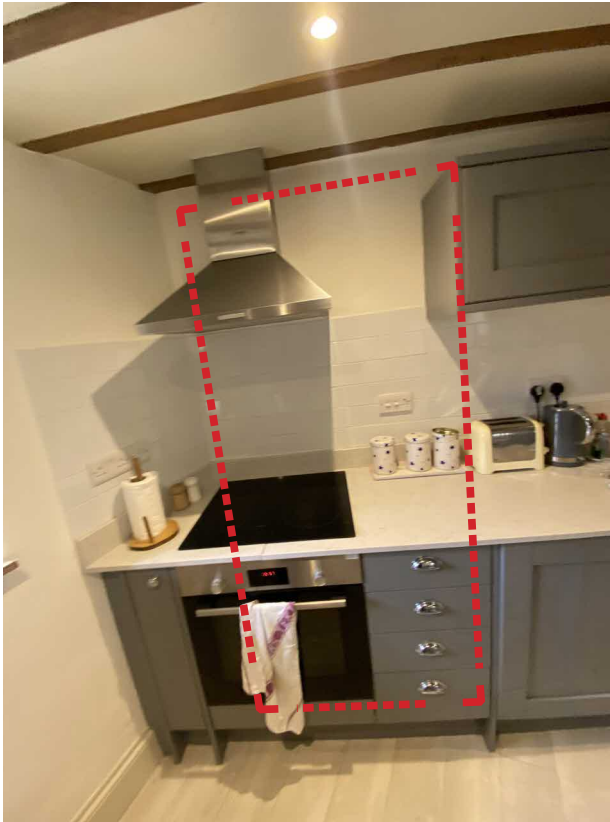
north (front) elevation - driveway r of photo



south (rear) elevation



outbuildings - garden elevation (north)



kitchen (proposed opening)



store cupboard in kitchen to be removed



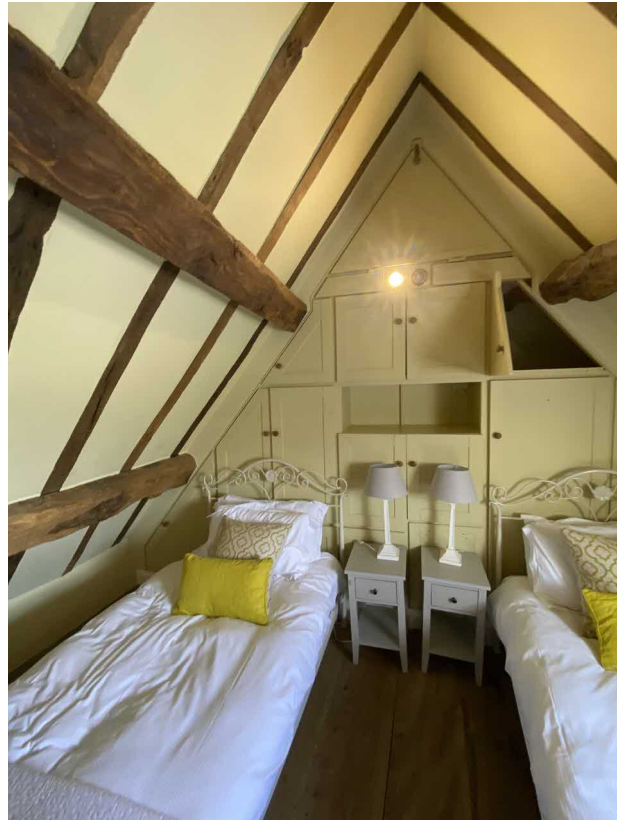
rear porch, erected 1996 (proposed wc, doorway to be infilled with timber cladding)



rear porch, erected 1996 (proposed wc)



2nd floor proposd rooflight - rafter to be trimmed highlighted



2nd floor - shower room located at end of room following removal of fitted storage



outbuilding, renovated and reroofed 2001, partition and shelves to be removed



outbuilding - existing stonework repaired and repointed, blockwork party wall dry-lined in new shower room at end - modern concrete slab floor rained or replaced tbc



garage - rear gable interior - proposed bat loft to be formed over



garage - proposed free-flight access to new bat loft

APPENDIX B - LISTING DESCRIPTION

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1367792**

Date first listed: **15-May-1989**

List Entry Name: **GABLES COTTAGE**

Statutory Address 1: **GABLES COTTAGE, JUNCTION ROAD**

Location

Statutory Address: **GABLES COTTAGE, JUNCTION ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Oxfordshire**

District: **West Oxfordshire (District Authority)**

Parish: **Churchill**

Details

SP22SE 7/63

CHURCHILL JUNCTION ROAD (West side) Gables Cottage

GV II

House, now divided. Probably early C18 with later additions and alterations. Roughly coursed limestone rubble; concrete tile roof. 3-unit baffle-entry plan. 2 storeys and gable-lit attic. C20 casements with wood lintels throughout, those to first floor directly below eaves, 2 on each floor to left, one on first floor to right and one immediately right of infilled doorway with wood lintel to centre. Boarded door with wood lintel to right. Integral end stack to left and ridge stack directly above blocked doorway both with shafts rebuilt in C19. Gabled staircase projection to rear. Interior. Inspection not possible at time of resurvey (August 1987) but said to retain winder staircase continuing up to attic in gabled projection. [2506]

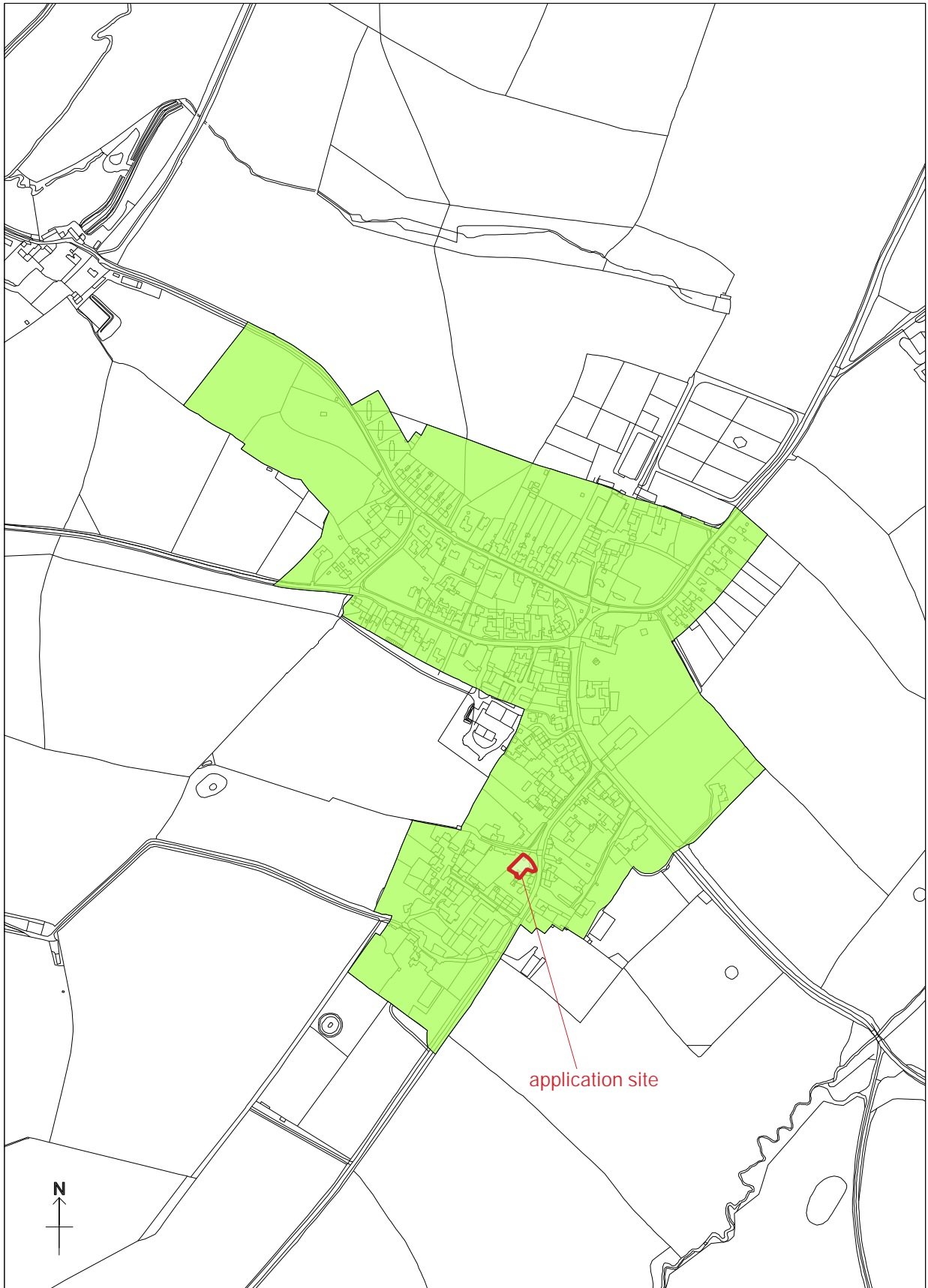
Listing NGR: SP2819723927



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 05-Jun-2023 at 14:11:38.

APPENDIX C - CONSERVATION AREA



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New Yatt Road
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Map Title:	CHURCHILL CONSERVATION AREA
Department:	CONSERVATION
Map No:	20
Date: 20:07:17	Scale: 1:5000

APPENDIX D - PERSPECTIVES



north (front) elevation - street scene existing



north (front) elevation - street scene mock-up



western gable, proposed extension from Hackers Lane

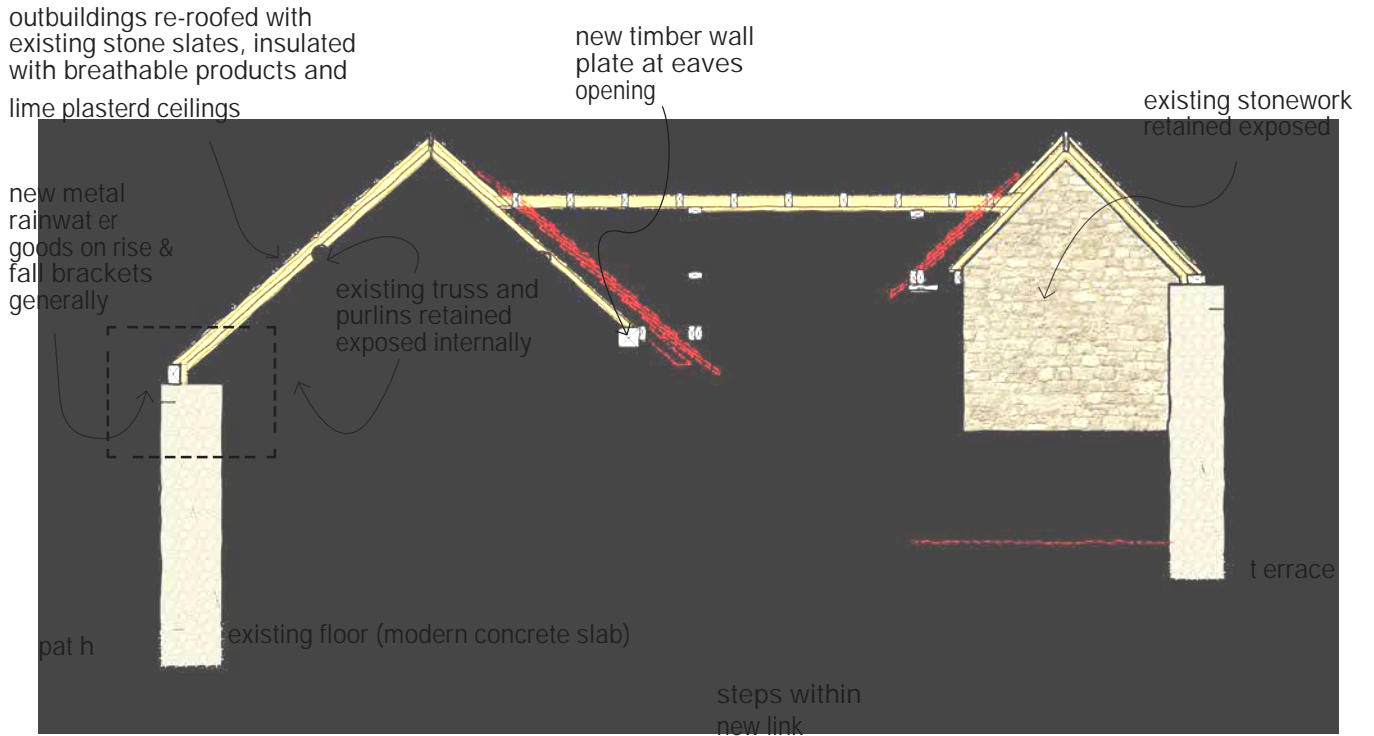


view from garden

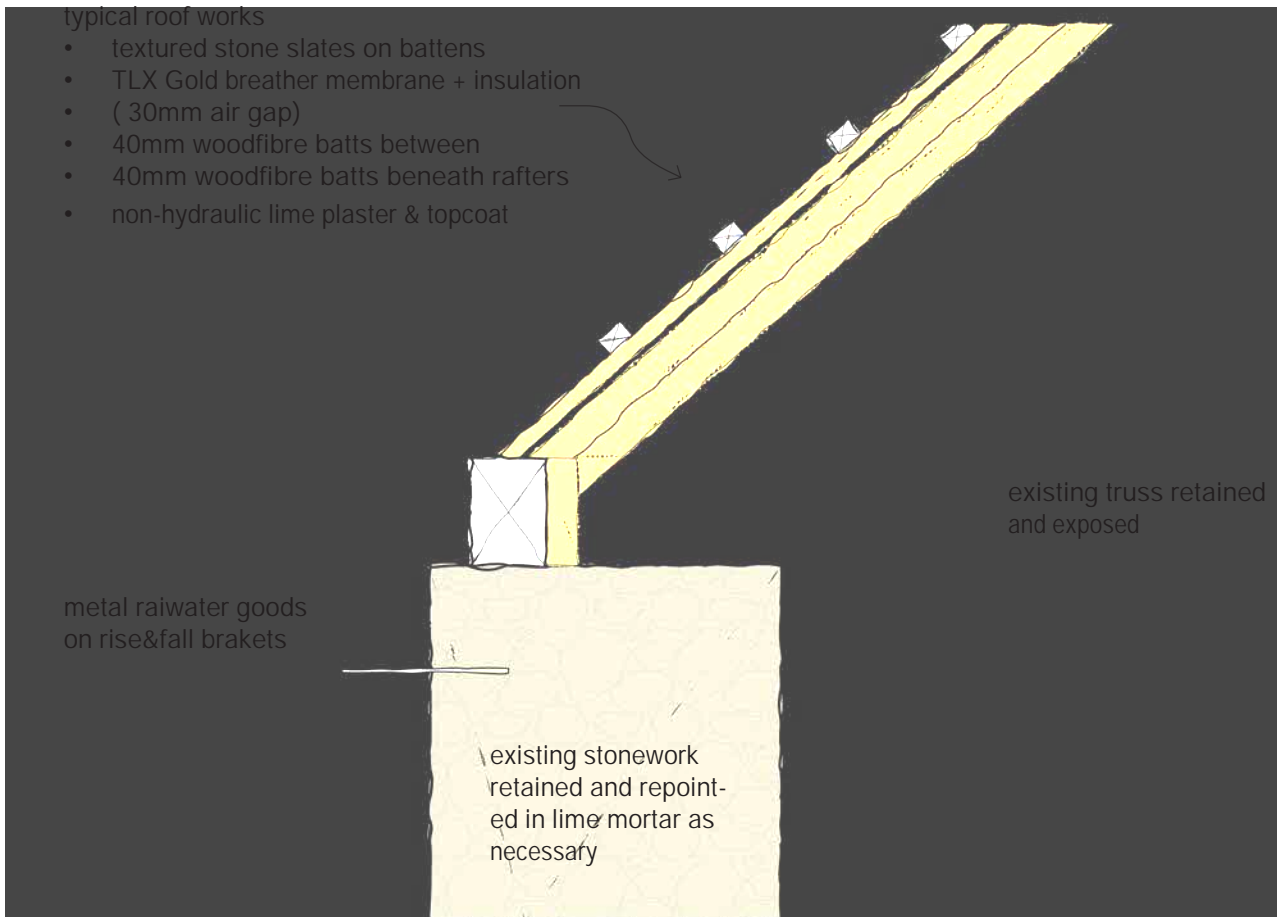


linked outbuildings

APPENDIX E - OUTBUILDING



TYPICAL SECTION THRU' LINK



TYPICAL EAVES