

# BERRY & YOUNG

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## DESIGN & ACCESS STATEMENT and HISTORICAL IMPACT ASSESSMENT FOR WORKS AT THE COTTAGE, WILLERSEY

The Cottage is a C19 independent addition to the property known as The Gables. It forms a separate residence to The Gables with no internal connection but shares the same street access and amenity space. It was last occupied around 50 years ago.

The Gables is a grade 2 listed building and has the following listing

SP 1039-1139 WILLERSEY BROADWAY ROAD (west side) 14/156 The Gables (formerly listed as Corner Cottages (2 occupations) 25.8.60 excluding attached brick cottage NW corner of road to Broadway) II House. C17 with C19 brick extension left, not of special interest. Coursed, squared limestone with 3 stepped buttresses. Cotswold dormers of coursed squared and dressed limestone, as buttresses. Concrete tile roof. C20, ashlar gable end stacks. Flat gable coping with roll cross saddles on dormers. 3 room plan. One storey and attic lit by 3 Cotswold dormers. 3 and 4-light flat-chamfered, stone-mullioned casements and stopped hoods.

This scheme will not impact the listed status of The Gables nor affect its construction or historic details. The listing states that The Cottage is a C19 brick addition of no special interest, however, due to its connection to The Gables it is acknowledged that it has curtilage listed status and is considered a non-designated heritage asset by CDC. The Cottage was structurally stabilised several years ago under planning approval 14/03507/LBC.

The Cottage has been unoccupied for many years and has deteriorated significantly. It is currently devoid of all internal fixtures and fittings. The facilities expected of a residence in 2021 are far different to that in the 1950's. Currently the property has no kitchen, no internal bathroom, no safe electrics and no heating.

In order to bring the Cottage back into use, the proposal is to fully refurbish the existing property and use it as a holiday let. This application seeks permission to refurbish the building and record the use as a holiday let, along with other external alterations to improve the premises including fitment of modern building regulation part G compliant sanitary ware.

The external walls will be underpinned where deemed necessary by the structural engineer continuing the work that was done in 2014. The internal faces will be insulated to meet building regulation requirements and then finished with plasterboard and skim.

The roof tiles will be removed and salvaged for refitting; supplemented by matching reclaimed tiles where necessary. Once the existing roof structure has been repaired where necessary it will be felted and battened and the existing tiles re-laid. New black cast iron effect guttering and down pipes will be fitted to the property.

Floors will be insulated and fitted with a DPC top give an improved interior environment expected of a house in modern society.

The external windows are rotten and severely deteriorated. These will be replaced with new timber windows fitted with slimline double glazed units all to match the existing design, please see the attached detailed drawings. These will be finished in Cotswold Green.

This work will both minimise the CO<sup>2</sup> emissions from the property and improve the internal environment for future occupants. The installation of internal insulation whilst replacing internal finishes will ensure the external appearance of the building remains as is. Thus maintaining the original historical context as an addition to The Gables.

The planned works will only be carried out to the existing brick cottage. No works are planned to The Gables - that being the primary listed property.

Externally the application seeks to widen the existing vehicular access from the highway so as to improve the ease of access and egress from the site.

The existing scrub area currently and partially used for parking will be divided and used part as an extended garden and part as four designated parking bays plus a turning area to allow vehicles to enter and leave the site in a forward gear. Of the four parking spaces, three will be allocated to The Gables and one as a dedicated space for the one bedroom holiday let within The Cottage.

The existing stone wall to the front will be repaired using salvaged stone from around the site. The unused pedestrian gate will be removed and replaced with stone wall as this does not access a public footpath.

The parking area will have a new Cotswold stone wall created around the perimeter utilising stone salvaged from the existing on site walls and be fitted with new timber gates giving access into The Gables rear garden and the garden area associated with The Cottage.

The Cottage garden area will be separated from the parking area by an area of low hedging and seasonal planting. Immediately surrounding the Cottage will be a sunken patio. This is being created to ensure the surrounding ground level is below the internal floor heights; thus allowing the walls to breathe and reducing the damp problems associated with historic solid brick walls without damp courses.

The sunken patio area will be surrounded by a small dwarf retaining wall built from facing bricks to match the construction of the cottage itself.

Within the garden to the Gables the existing dilapidated shed will be removed and a new timber structure with slate roof erected in its place. This will have a smaller footprint than the existing shed but be accompanied by a new greenhouse on the north end. Please see the proposed block plan for location and size.