

# 2 Rock Cottages

Replacement Conservatory, Annex and New Garage | Design, Access & Heritage Statement



## Document Control

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## Associated Documentation

This Design, Access & Heritage Statement should be read in conjunction with the following drawings

2304\_P001 Location Plan  
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2304\_P003 Existing Floor Plans - Main House  
2304\_P004 Existing Elevations - Main House  
2304\_P005 Proposed Floor Plans - Main House  
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2304\_P008 Proposed Floor Plan & Elevations - Annex  
2304\_P009 Proposed Floor Plan & Elevations - Garage

# 1.0 Context

## 1.1 Introduction

### Introduction

This planning application submission is for the replacement of a modern conservatory at 2 Rock Cottages, Maugersbury with a single storey and a storey and a half side return extension, the replacement of an annex building with a lower building with a smaller footprint and volume, and a new garage.

“2 Rock Cottages” is located in the village of Maugersbury which forms part of the Stow Conservation Area and is situated within the Cotswolds Area of Outstanding Natural Beauty. The cottage forms part of a row of cottages located on Chapel Street, which are all non-designated heritage assets. No 1 Rock Cottages is located to the west of the site and Gray Cottage and Valley View are located to the east. The buildings are set back a considerable distance from the road and have large front gardens. Although the terrace shares some common architectural features there are subtle variations; for example the style of the openings, dormers, the roof materials and introduction of modern materials dilute the uniformity of the terrace.

“2 Rock Cottages” is two and a half stories high and is constructed from rubble Cotswold stone with a stone slate roof to the front elevation and reconstituted stone slates to the rear. The building has been extended over time; a two-storey stone extension and dormer window were added to the rear in the c.20th and a modern conservatory added in 2009. Other alterations include changes to the windows, external joinery & new roof tiles on the rear roof slope. The other cottages in the terrace have also been extended to the rear; Gray Cottage has been extended with a full-width flat-roofed two storey extension constructed from reconstituted stone and a cement-rendered flat roof dormer, “No. 1 Rock Cottages” has a double-gabled extension with side return added in 2014 constructed from rubble Cotswold stone. A recent application has been submitted to extend Valley View substantially to the side and rear.

To the rear of the cottage to the north there is a long terraced garden which contains a former garage, constructed in the c.20th, which has been converted into ancillary accommodation. This structure is constructed from blockwork with a white render finish under a reconstituted stone slate roof. The proportions and scale of the building reflect its previous use as a double garage and are out of scale with the surrounding buildings. Above the garage, there is an additional higher level area of garden which runs perpendicular to the main house.

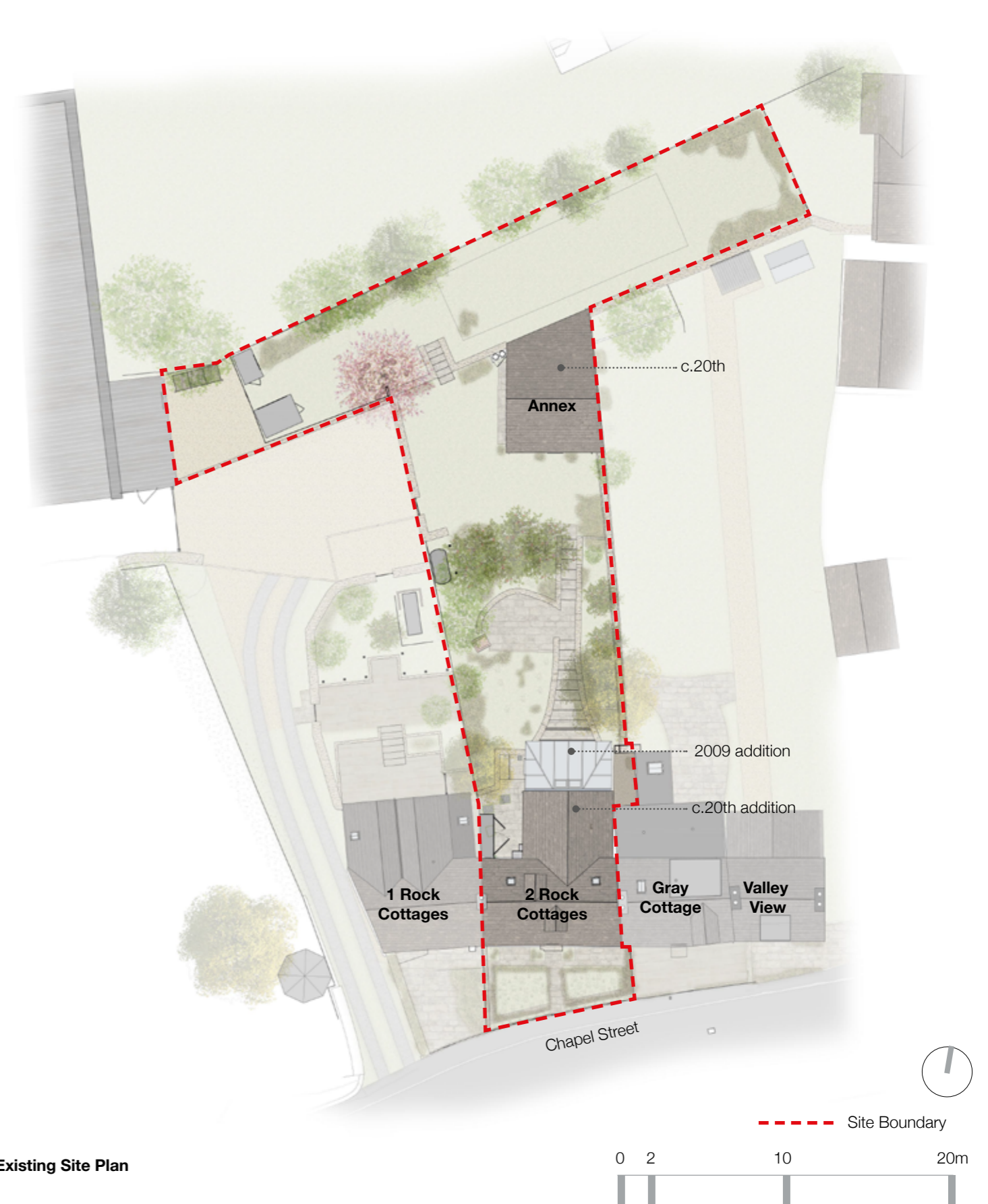
The garden boundaries comprise of dry stone walls of various ages and conditions, fencing and shrubs.

### Planning History

- 09-00470-FUL (Approved April 2009)  
Erection of conservatory to rear

### Planning Constraints

- Maugersbury Conservation Area
- Cotswolds AONB



Existing Site Plan

# 1.0 Context

## 1.2 Brief & Objectives

### Brief

The applicants purchased Rock Cottage in 2022 with a vision to create a long-term family home for themselves and their extended family. However, there are areas of the house and garden that would benefit from improvement to ensure that the house is fit for purpose and will serve their needs for the foreseeable future. The applicant's objectives are as follows:

- The living space is not practical for a family; the kitchen/living room is a thoroughfare with four doors in and out and several period features (fireplaces, window seats) which limits the amount of usable space in the room. It is only possible to sit three people in the lounge and there is no downstairs cloakroom.
- The existing stairs are challenging to access which is proving difficult for visiting older relatives and also raises concern for later years living in the house.

- There are unobstructed views to the front of the property however only two of the bedrooms have access to the views.
- There is no practical way to enter the rear of the property from the parking area, therefore creating a practical rear access is an important priority.
- The main area of level garden is occupied by the parking area which is not a good use of this important amenity space.
- The rear garden and parking area is poor quality and detracts from the surrounding area.

### Objectives

In order to address the above objectives, the client's brief is as follows:

- Create an open-plan kitchen / dining area, which is proportional to the size of the house, with views and access to the garden.
- Enhance the exterior of the house both to the front and rear and improve the appearance from the conservation area and the outlook from the neighbouring properties.
- Create a usable bootroom with a proper back door.
- Improve the access to the garden & landscaping surrounding the house.
- Have the ability to park two cars undercover in a secure area by constructing a high quality double garage.



Existing Rear Conservatory



Existing Annex



Existing Front Entrance



Poor Garden Access

## 2.0 Heritage

### 2.1 Contribution to Mangersbury Conservation Area

#### Contribution to Mangersbury Conservation Area

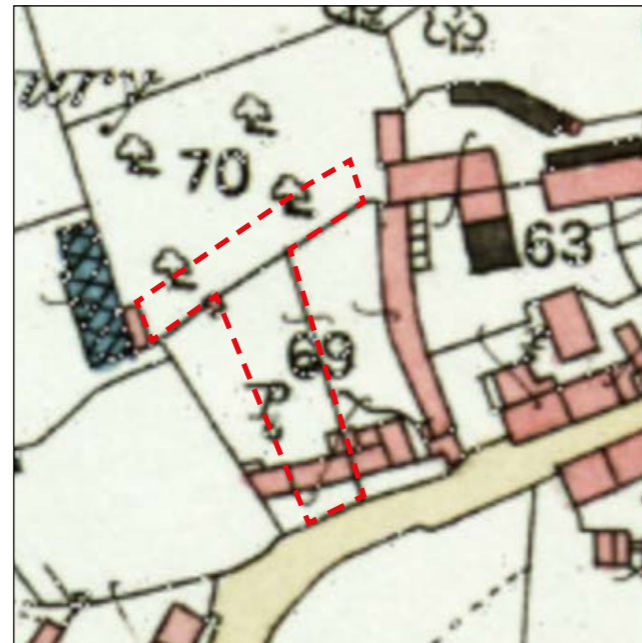
The house forms part of a terrace of four buildings which includes No.1 Rock Cottage, Gray Cottage & Valley View. The cottages appear to have been constructed at the same time, and date from at least the c19th as they appear on the first Edition Ordnance Survey Map. The cottages form an attractive terrace of former agricultural cottages constructed from local materials in the vernacular style that sit prominently in the landscape.

“2 Rock Cottages”, along with other houses in the terraces, makes a **positive** contribution to the Mangersbury Conservation Area due to its age and architectural and aesthetic quality provided by its attractive frontage and use of high quality local materials.

However the c20th converted garage to the rear, although it is not visible from the more public areas of the conservation area, provides a **negative** contribution to the area.

#### Adjacent Listed Buildings

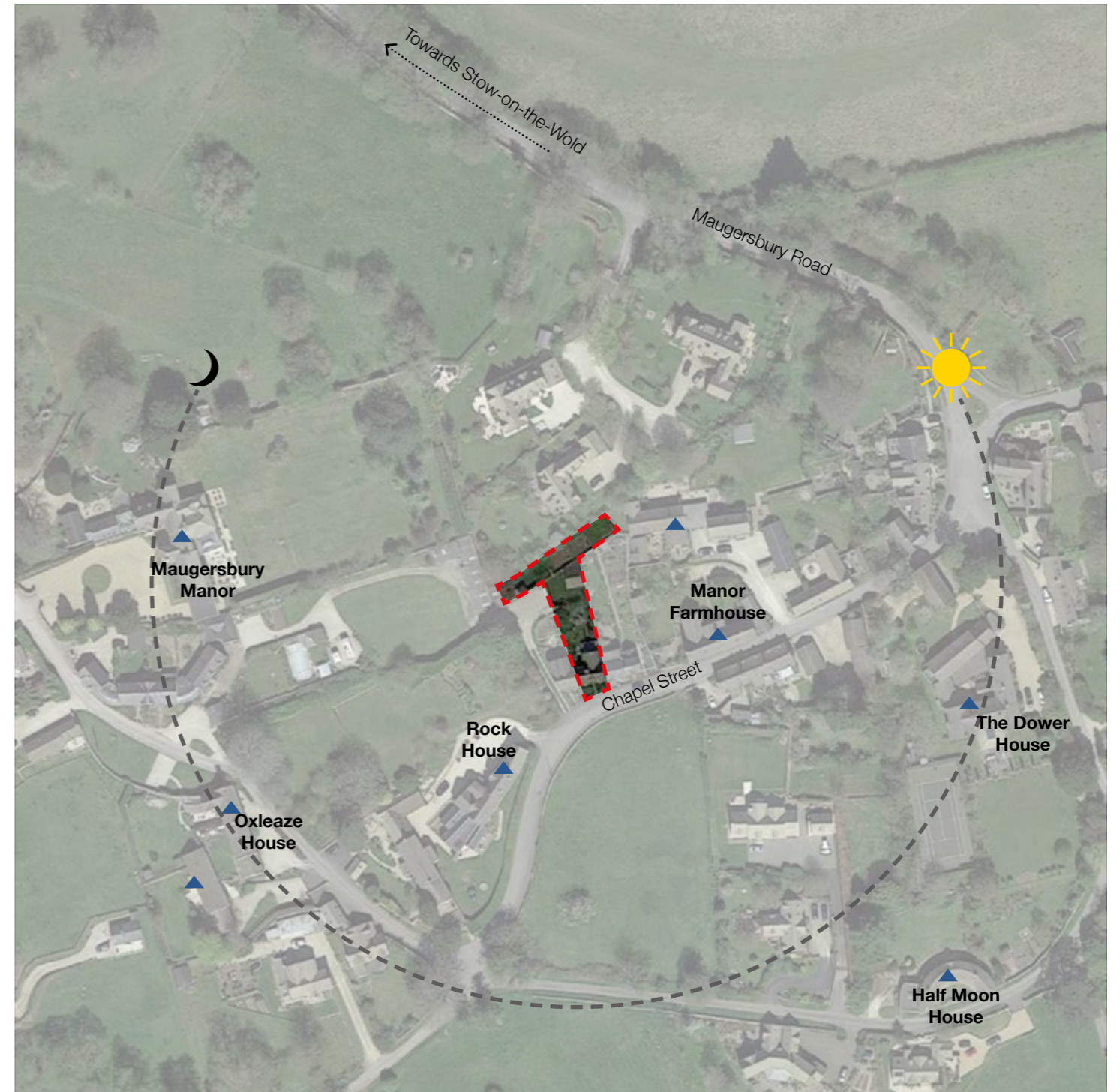
There are 3 listed buildings within 50m of Rock Cottage: Rock House, Manor Farmhouse and Manor Farm Barn (Grade II)



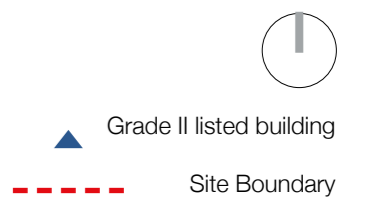
OS 25" 1st Edition  
1844 - 1888



Conservation Area Map



Location Plan (Google Map)



# 3.0 The Proposed Works

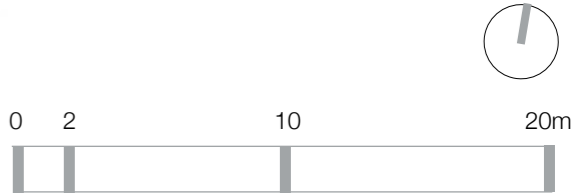
## 3.1 Overview

In order to achieve the objectives, the applicant would like to make the following alterations:

- 1. Alterations to the elevations including replacement of the dormer window to the front with leaded cheeks & replacement of the front door. New leaded former to the rear.
- 2. Replacement of the modern single storey conservatory to the rear with a new dining room extension.
- 3. New storey and a half addition to the side to house a bathroom, bootroom and create a proper back door.
- 4. Replacement of existing annex with a smaller structure of high-quality design.
- 5. New high-quality single storey double garage to the rear.
- 6. Associated landscaping works.



Proposed Site Plan



### 3.0 The Proposed Works

#### 3.2 Proposals in Detail

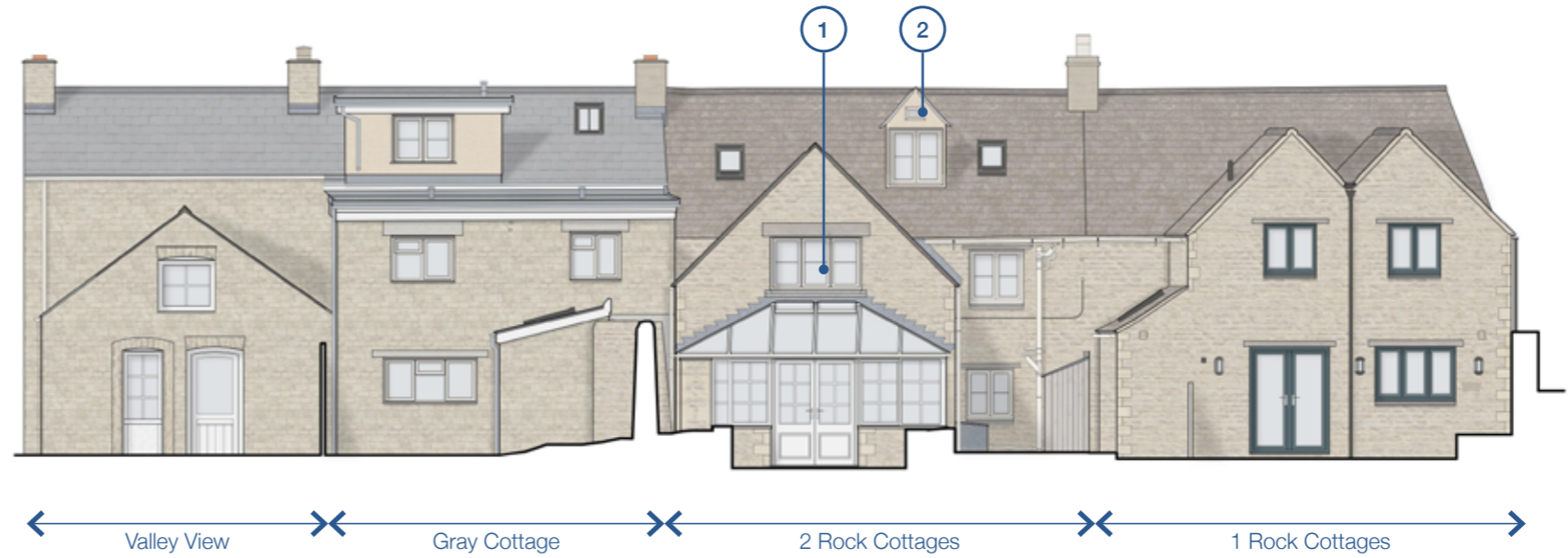
##### 1. Replacement of the dormer window to the rear with one with leaded cheeks & replacement of the front door

It is proposed to replace the modern pitched roof dormer to the rear with an alternative, with a cat-slide form, clad in lead. This traditional form is preferred as it is more discreet and will make the dormers disappear into the roof slope. In addition, the lead is a traditional material that is more durable and robust than render. It is proposed to replace the front door with a half-glazed oak one of traditional design.

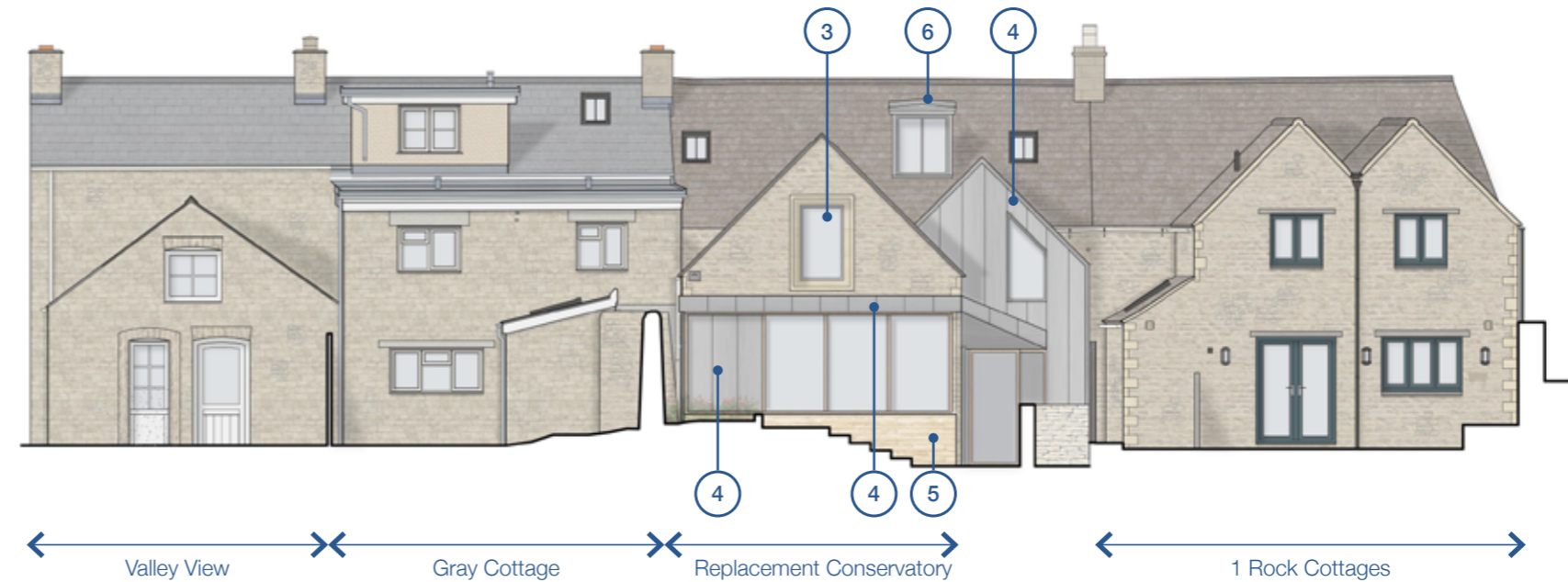
##### 2. Replacement of the modern single storey conservatory to the rear with a new dining room extension

The applicants would like to replace the poor quality and thermally inefficient conservatory with a high quality single storey extension which will improve, the thermal performance, the appearance of the rear of the property and access to the garden.

The proposed addition shares the same footprint as the existing conservatory but is of a contemporary design with a flat roof and timber doors and windows. Due to the significant drop off in levels on the site and the change in the roof form this addition will be discreet and will have no visual impact on the Conservation Area or surrounding properties.



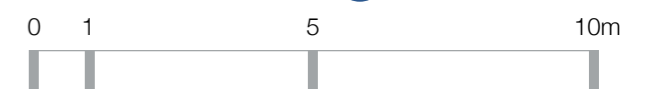
Existing Rear Elevation



Proposed Rear Elevation

**Material Key**

- 1 Timber frame window
- 2 Render
- 3 Metal frame window
- 4 Metal
- 5 Dressed stone
- 6 Lead



### 3.0 The Proposed Works

#### 3.2 Proposals in Detail

##### 3. New storey and a half addition to the side to house a bathroom, bootroom and create a proper back door.

The applicants would like to construct a new extension to the rear of the existing cottage in a north facing and under-utilised corner of the rear garden to provide a bootroom with a proper back door and a new bathroom at first floor level. It is proposed that the extension is storey and a half with the first floor bathroom in the eaves to keep the ridge and eaves low, the addition will be set back from the back wall of the existing cottage. This will ensure the addition is subservient to the existing cottage and does not overbear on “1 Rock Cottage” to the west.

All other properties, with the exception of number 2, in the terrace currently have “full width” extensions of various forms, pitched roof, flat roof and double gable, therefore this addition represents the equivalent of the developments to either side.

In terms of appearance, it is proposed that the new addition is clad in zinc, a high-quality material, which provides a contrast with the existing stone gable. The zinc is also proposed for the fascia of the single storey addition to provide coherence across the rear elevation.

In addition, it also proposed to replace the window in the existing addition with one of a vertical proportion, similar to the one in the zinc addition. It is proposed that the surround of this window is dressed ashlar stone, a high quality material, which reflects the visual prominence of the opening.

##### 4. Replacement of existing annex with a smaller structure of high-quality design.

The existing annex was converted from a double garage and is a substantial structure with a footprint of 6.5m x 5.9m, a ridge height of 4.9 and an eaves height of 2.4m. The scale, materials (white-rendered finish) and design of this structure make it an incongruous addition to the Conservation Area.

The applicants are proposing replacing this building with a mono-pitched structure with a smaller footprint and lower ridge height than the existing building. They do not require a structure with such a large volume to use as an annex and would like to improve the visual appearance of this building for the benefit of the neighbouring properties and the wider conservation area therefore are reducing both the footprint and height of this structure.

The proposed annex is of a mono pitch form, with an ridge height of 3.3m and a eaves height of 2.8m and a proposed footprint of 7.7m x 4.0m, this is substantially smaller than the existing annex. The form of the annex is linear which reduces the bulk and scale of the building, it is located 0.85m from the boundaries to allow maintenance and reduce its impact on the neighbouring garden. It is proposed to clad the external walls in vertical timber under a green roof.

##### 5. Removal of existing garden sheds and replacement with new high-quality single storey double garage to the rear.

It is proposed to remove two timber garden sheds to the rear, reduce the levels and construct a new double garage. This will create secure parking for two cars and make use of an under-utilised corner of the upper garden. The proposed garage has a mono-pitch form with a footprint of 6.9m x 6.2m and a ridge and eaves height of 3.3m and 2.5m. The design concept was to nestle the garage into the retaining walls to ensure it has a minimum impact on the surrounding area. Due to the difference in levels only the roof structure will be visible from Byrig House the neighbouring property to the north.

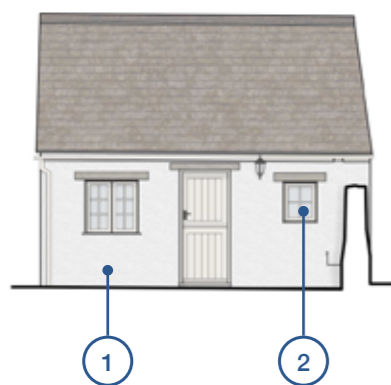
The new garage will be constructed from high quality and durable materials; Cotswold stone, a green roof and hardwood timber doors.



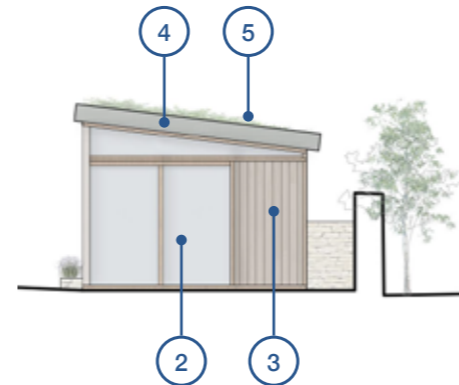
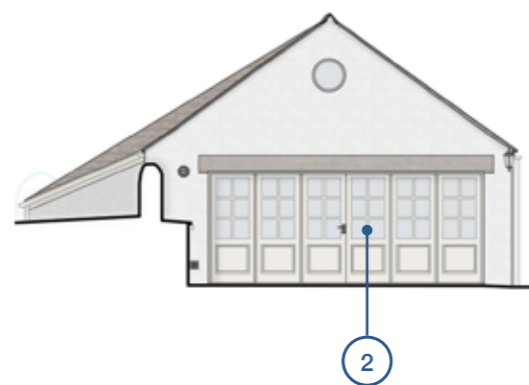
Poor existing conditions of the proposed garage area

##### 6. Associated landscaping works including new shed

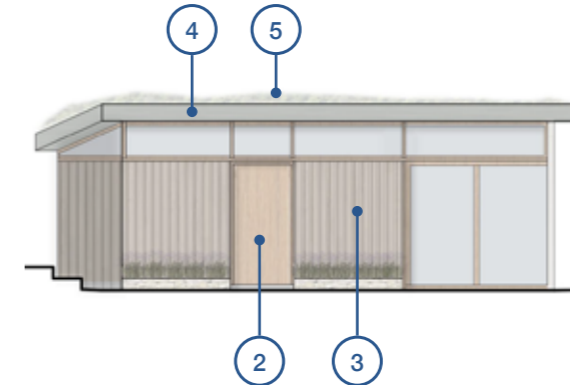
It is proposed to re-landscape the rear garden as part of the wider program of works, this includes altering the terraces and repairing the existing walls. In addition, a small shed is proposed for additional storage behind the annex on the upper terrace level.



Existing Annex Elevations



Proposed Annex Elevations



##### Material Key

- 1 Render
- 2 Timber joinery
- 3 Timber
- 4 Metal
- 5 Green roof





## 3.0 The Proposed Works

### 3.3 Other Considerations

#### Associated Landscaping & Accessibility

It is proposed to relandscape the garden to increase the accessibility to the garden from the house and annex. The existing steps are narrow and steep, and due to the steep slope of the garden, there is little usable space to sit or relax. It is proposed to introduce an additional terrace to soften the transition from the bottom of the garden to the top of the terrace.

#### Trees

The proposed garage is located within the root-protection area of a large beech tree which is growing in the garden of the neighbouring house. An application has been approved (23/02404/TCONR) for the removal of the tree. This work is scheduled in the coming months and therefore this tree should not be a material consideration in the determination of this planning application.

In addition, it is proposed to remove a small fruit tree at the top of the garden in order to widen the steps in this location. The fruit tree is an older specimen and has a poorly formed canopy due to its proximity to the adjacent tree, removing the tree will give the remaining tree more space. It is proposed to replace this tree with two other fruit trees; one outside the annex and another at the top of the garden, this will ensure there is a net gain of trees as a result of the proposals.

#### Biodiversity Net Gain

A number of features are proposed to encourage wildlife and increase diversity on the site. These include:

- The tiled roof of the annex is to be replaced with a green roof to encourage wildlife.
- It is proposed that the new garage also has a green roof.
- Two new fruit trees are proposed to replace the fruit tree at the top of the garden.
- A hedgehog house & insect hotel are proposed in the garden.

- Nesting boxes are proposed on the existing house.

The above features will all serve to increase the biodiversity of the site and therefore there will be an overall gain as a result of the development.

#### Sustainability

The applicants are keen for the new additions to minimise the impact on the environment and are proposing to use high-quality and durable materials for the construction. It is intended that the extension has a high level of thermal performance which exceeds current Building Regulation Standards. In addition, low flow fixtures and LED lighting will be used throughout the project to minimise use of potable water and reduce energy consumption. Native drought-tolerant planting will be used in the garden to encourage wildlife.

#### Amenity

The garden of “2 Rock Cottages” is reasonably sized, therefore there will be no loss of amenity space to the main house as a result of these proposals. There are no windows proposed to the side of the extension and the window at first floor is small and faces the rear garden therefore there is no impact on the amenity of the neighbouring houses.

#### Access & Parking

Access will be improved to both the house and garden as a result of these proposals. In terms of parking, the new garage will increase the parking provision and reduce the need for onstreet parking.

#### Consultation

The applicant has shared the information included in this application with their neighbours and they have raised no concerns or objections to the proposals.

## 4.0 Heritage Impact Assessment

### 4.1 Impact on the Mangersbury Conservation Area

#### Heritage Impact Assessment of the Proposals on the Conservation Area, Non-designated Heritage Asset & Adjacent Listed Buildings

The alterations to the front of the property will enhance the appearance of the house and the wider Conservation Area and therefore are a **public benefit** of the scheme. The proposals to the rear are small scale, subservient and proposed to be constructed with high quality materials therefore will not impact on the non-designated heritage asset and wider Conservation Area.

The replacement annex is smaller in scale than the existing; a lower ridge height is proposed and it will be constructed from higher quality materials than the existing structure. Therefore, this proposal represents a **public benefit** to the conservation area as it reduces the visual impact and presence of this structure.

There may be a glimpsed view of the garage when viewed from gap created by the driveway next to "No 1 Rock Cottage" however the use of high quality materials and buried nature of the structure will mean that the building will be barely visible, therefore will have a **neutral** impact on the conservation area.



Existing Street Elevation



Proposed Street Elevation



## 5.0 Conclusion

In conclusion, the proposals seek to add additional accommodation to ensure “2 Rock Cottages” can function as a family home for the foreseeable future. The design has been developed sensitively to respect the context of the existing building, row of cottages and wider Conservation Area.

There are a number of public benefits of the scheme:

1. The front of the property will be enhanced by replacement of the door with one of higher-quality.
2. The poor-quality annex will be replaced with a smaller, higher quality alternative that is set back from the boundary ensuring it is less overbearing and dominant than the previous annex
3. On street parking will be reduced by the provision of a new garage which has been designed to be sunk into the bank and therefore will not be visually prominent. The garage is proposed to the rear of the property and the site is not visible from any listed buildings or key views within the conservation area. In addition, increase the parking provision and reduce the need for onstreet parking.
4. The proposals will result in a higher quality dwelling with improved thermal performance and enhanced access.

The harmony and historic qualities of the rear of the terrace has been eroded by a number of additions, all of which occupy the full width of the plots. The small additional space proposed at the rear of this property is in line with the other houses and cannot be seen from any public viewpoints therefore is not harmful to the Conservation Area.

In conclusion, the scheme is in line with the principle of sustainable development as per the National Planning Policy Framework, and therefore we see no reason why it shouldn't be supported.



Visualisation of Proposals by Axson Office