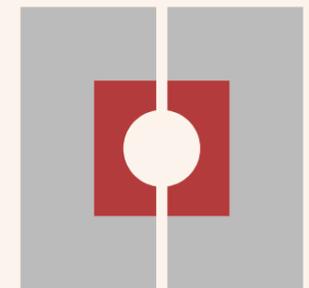

Old Ullenwood Lodge

Design, Access, Sustainability &
Heritage Statement



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Old Ullenwood Lodge, Ullenwood, Aerial View

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Summary

The new owners of Old Ullenwood Lodge wish to adapt and extend their property to provide a modern and highly sustainable lifetime home within the picturesque setting of Ullenwood.

The following statement illustrates the site opportunities and constraints and how the property can be sensitively extended and adapted to provide a high quality and sustainable architect designed home. The design is shaped by its context, history and setting. A highly sustainable design will help reduce long term energy consumption, while providing a comfortable lifetime home for the family. Key to the design brief is the need to address the neighbouring A436 and its overbearing impact on the site.

The design development illustrated through this statement follows on from Pre-Application consultation with the Local Authority. This collaborative approach to design leads to high quality sustainable architectural design.

Roger Gransmore Architect have a long standing reputation for high quality contemporary and sustainable design. We are an award winning local practice based in Oakridge Lynch, with a great appreciation and understanding of the particular charm and character of the Cotswolds. Our work is tailored to each site, providing ambitious and innovative designs which raise the standards of design throughout the district and beyond.

1.0 - Site Context

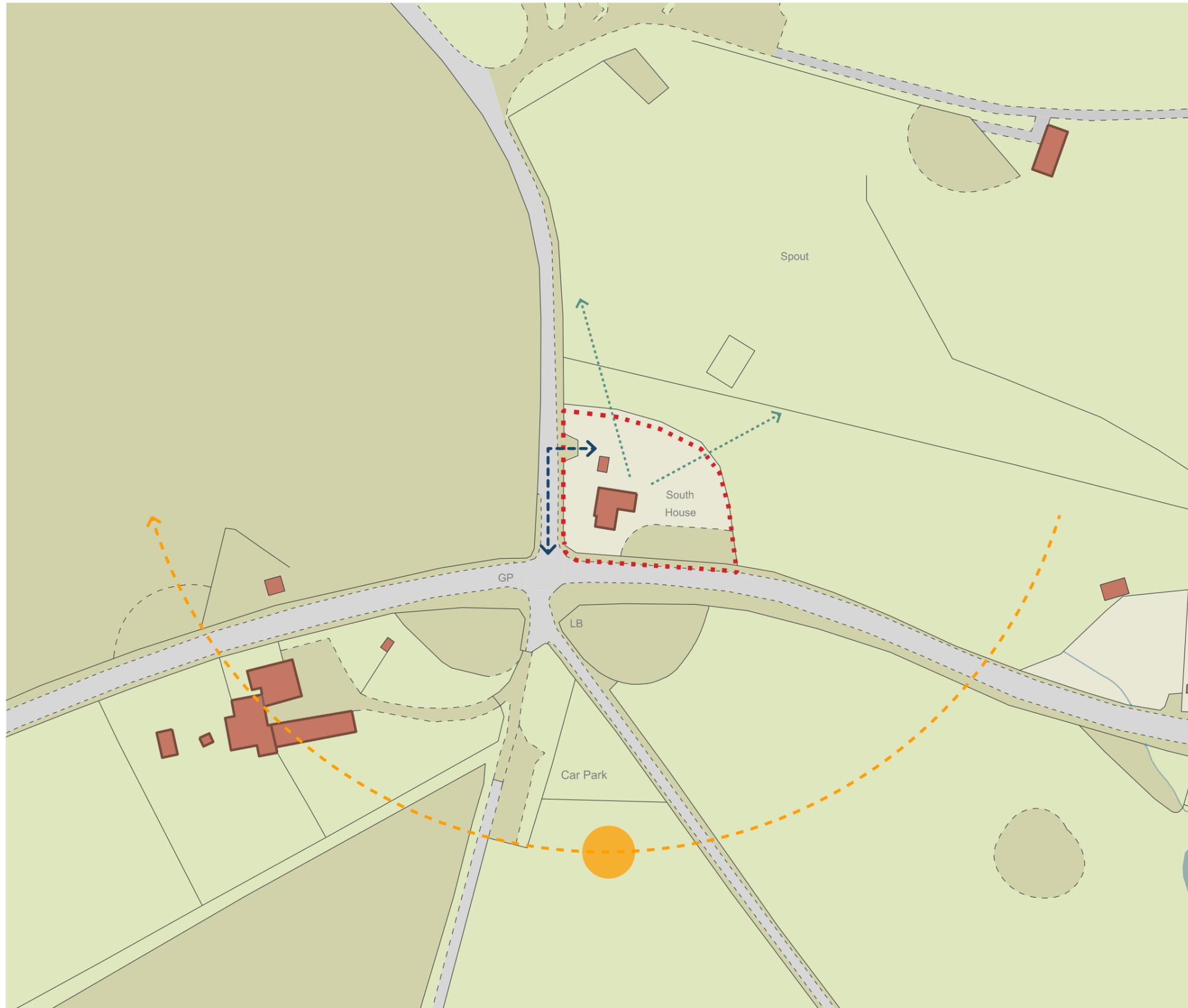
- The property is located at a central location within a small settlement of buildings in Ullenwood. The site is neighboured by the busy A436 which navigates the southern boundary of the site.
- The property is seen within a rural context, all be it interrupted by the overbearing effect of the noise and traffic on the A436.
- The property is a mixture of ages which reflect the development history of the site. The late 19th century property was extended in the later part of the 20th century with a mock historic extension.
- The house has an elevated ground level position due to the natural topography which affords picturesque views to the north.
- Vehicular access approaches from the west, via a turning from A436 onto Ullenwood Manor Road.
- Flood Risk Mapping identifies the site within Flood Zone 1 with no risk of flooding. (Ref: <https://flood-map-for-planning.service.gov.uk/>).
- Flooding Information identifies no risk to the property or immediate surrounds and low risk of surface water flooding outside of the proposed development area. (Ref: <https://flood-warning-information.service.gov.uk/>).
- The site has the following policy designations as set out by Cotswold District Council's Local Plan:

Policy EN5
Cotswold Area of Outstanding Natural Beauty (AONB)

Policy SA1
Strategy Delivery Sub-area

Annotation KEY

- ■ ■ Old Ullenwood Lodge Site Boundary



Old Ullenwood Lodge, Ullenwood, Site Drawing



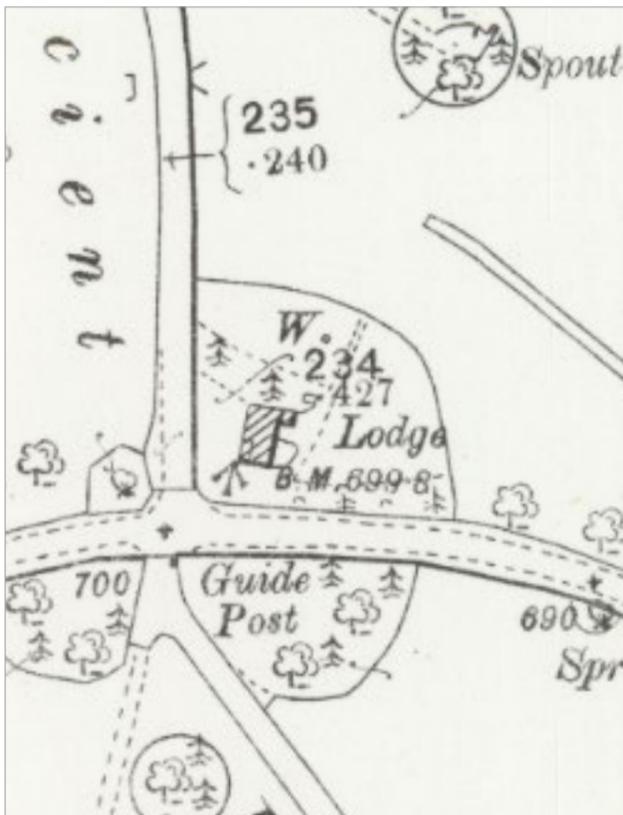
Site Plan (1898)



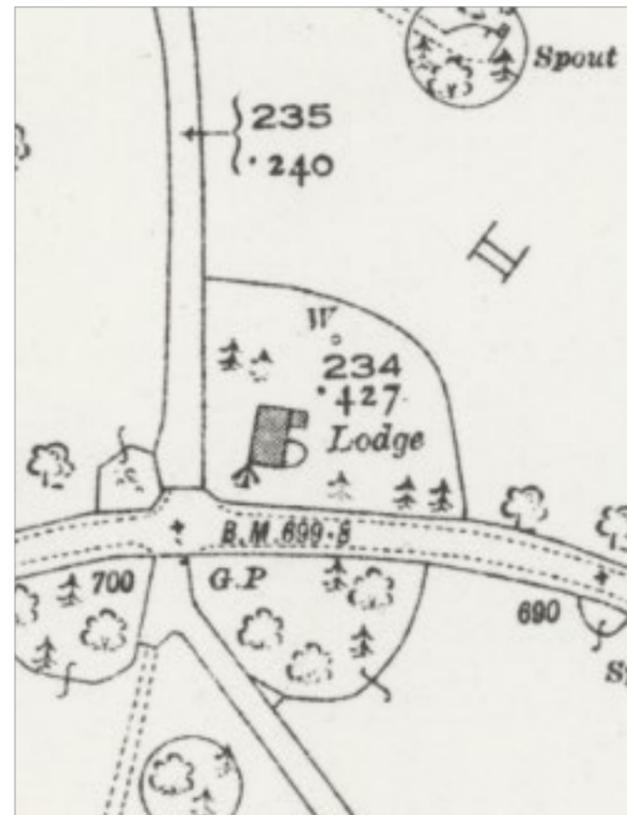
Site Plan (1900)



Site Plan (1903)



Site Plan (1914)



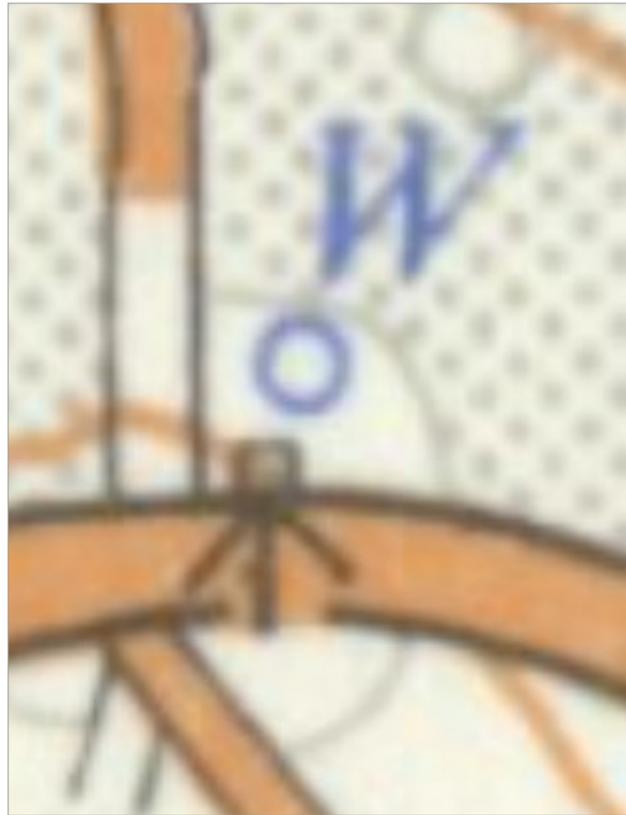
Site Plan (1922)



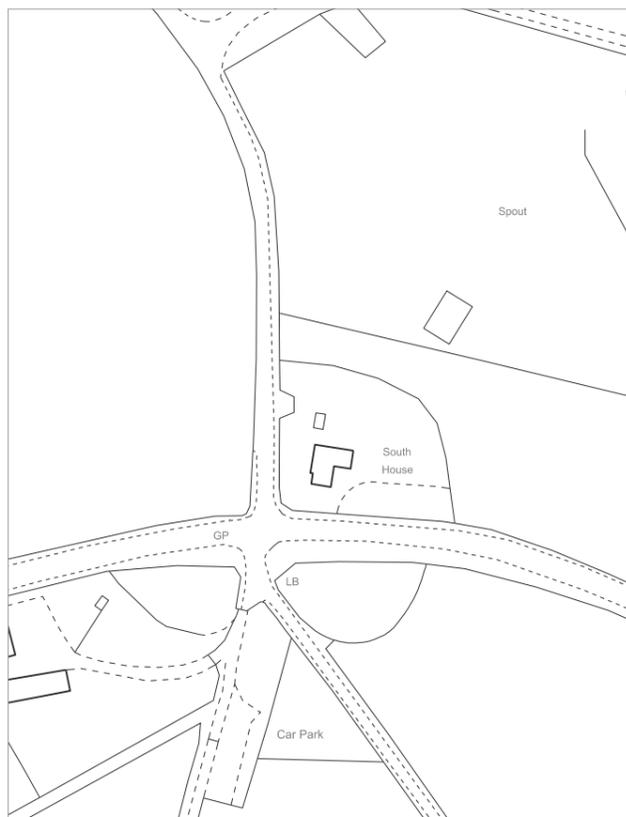
Site Plan (1948)

2.0 - Historical Context

- Ullenwood is a village in the Coberley civil parish, near Cheltenham in Gloucestershire. It is the site of a formerly secret civil defence bunker intended as a Regional Seat of Government in the event of nuclear war. It is also the site of the former Ullenwood army camp which was used during the two World Wars as a U.S. military hospital.
- For three decades at the end of the 20th century, Ullenwood Camp was used each summer as accommodation for archaeologists engaged in excavating the site at nearby Crickley Hill.
- National Star College, an independent further education college and special school for people aged 16 to 25 with learning difficulties and physical disabilities, is based at Ullenwood Manor. The college grounds include a private 18-hole golf course used by Ullenwood Manor Golfing Society. Cotswold Hills Golf Club, founded in 1902, is also located at Ullenwood. Prior to becoming the National Star College, the Manor was known as Ullenwood Manor Preparatory School for Boys. It was a boarding school for boys aged up to 13 years old. Pupils came from the UK and overseas, and included children and grandchildren of famous politicians (e.g. Kwame Anthony Appiah) and royal families.
- The River Churn, commonly held to be one of, if not the primary sources of the River Thames, is joined within Coberley by a still longer tributary which has its source in the grounds of the National Star College.



Site Plan (1950)



Site Plan (2023)

2.0 - Historical Context

Planning History

- CT.6949/A: Erection of a garage to replace dilapidated garage. Permitted 20.09.1960
- CT.6949/B: Erection of a rear extension to existing house. Permitted 15.05.1962
- CT.6949/C: Extension to existing dwellinghouse to provide lounge with two bedrooms and bathroom. Erection of Marley Magnate single and double garage. Refused 20.06.1973
- CT.6949/D: Extension to existing dwellinghouse to provide lounge with two bedrooms and bathroom and Marley twin Magnate garage. Permitted 19.09.1973
- CT.6949/E: First Floor Extension to existing dwelling house to provide bedroom. Permitted 13.05.1977

Historical Context

- Map regression reveals limited development within the immediate setting given the rural environment. Ullenwood Manor House has been substantially developed and extended over the years. It now has little intervisibility or relationship to the Old Ullenwood Lodge. Old Ullenwood Lodge is also referred to as South House in various Ordnance Surveys.
- The original property, a 19th century home, originally had a built footprint over the north western gable of the property. This was extended and heavily modified with a mock historic vernacular extension during the later part of the 20th century.
- The architectural interest and aesthetic merit lies within the original house, however the mock historic extension is a poor imitation quality of its host building, nor does it complement the features of the original house, with inferior materials including reconstituted stone, concrete window cills and surrounds and low quality metal frame windows.
- The nearest designated heritage assets includes Caretaker's Residence at the Entrance to Ullenwood Manor (Grade-II) and West Lodge (Grade-II).
- The site is seen more generally within the rural settlement and therefore forms part of the harmonious overall relationship of the built environment with its natural setting,

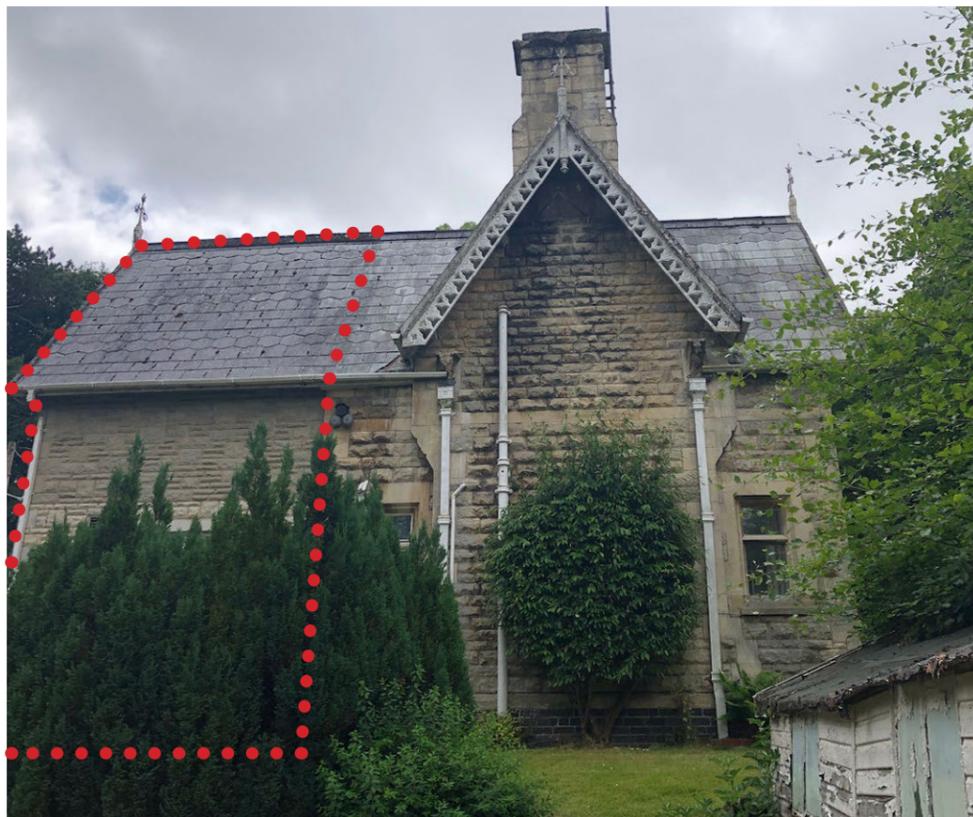
3.0 - Site Photos



West Elevation



East Elevation



North Elevation

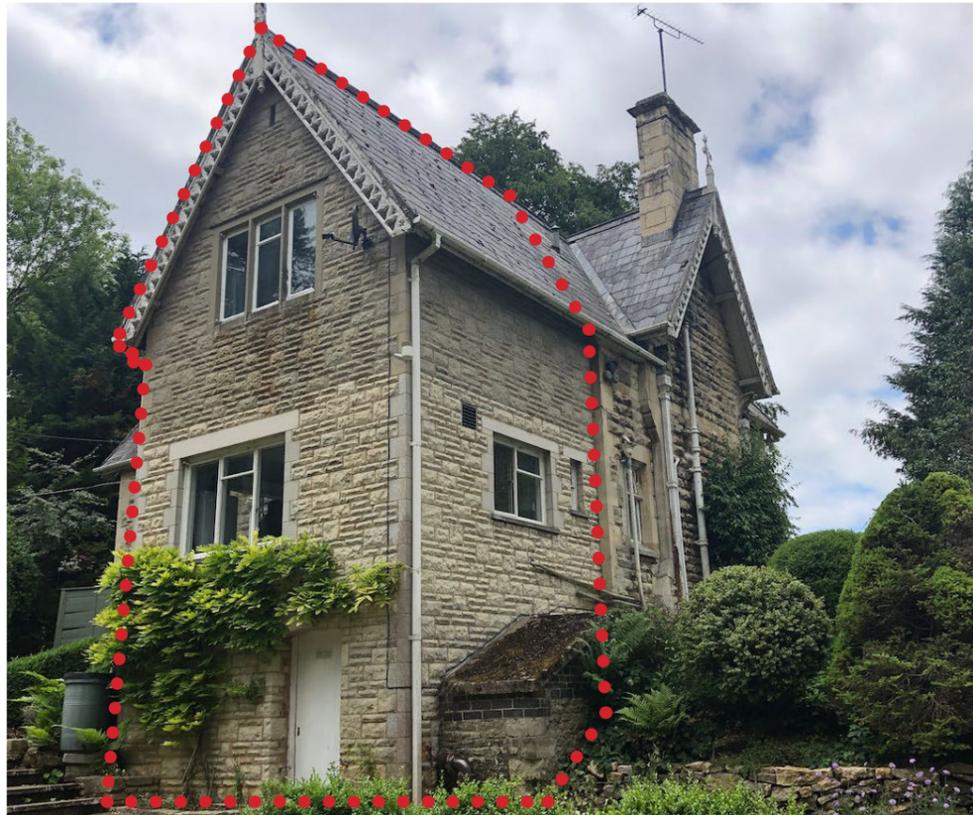


South Elevation

- Old Ullenwood Lodge requires modernisation to provide a more sustainable modern home.
- The mock historic extension is a poor quality imitation of the original property, which includes artificial stone and cast concrete window surrounds, together with white painted metal frame windows. This extension is highlighted in the adjacent photos.
- The extension detracts from the original property. The original property is otherwise formed of rough face and coursed Cotswold stone with smooth faced Ashlar quoins, together with the natural stone surrounds and intricate detailing to the windows. A natural dark slate covers the roof.
- The property is highly inefficient, with minimal insulation which in turn increases energy consumption.
- To the rear of the property a low quality white uPVC conservatory provides the main day to day entrance to the property. This results in the original main entrance on the west elevation being under utilised.
- The three storey form of the reconstituted stone extension is particularly prominent due to its blank gable wall which exaggerates its verticality when seen in relation to the two storey original house.
- The three storey form is further exaggerated by the change in land levels which expresses the height and scale when seen in relation to the original house.
- The west elevation retains its original charm and character, including some ornate stone detailing to the window surrounds and timber joinery to the entrance canopy. This is also found throughout the original house, but poorly imitated by the mock historic extension.

3.0 - Site Photos

- The low quality of the reconstituted stone is especially visible on closer inspection. The coursing does not match the original house and the colour differs. The mortar used is also different in colour.
- There are no immediate neighbours to the site, as the property resides within a large plot, providing ample garden and separation to neighbouring properties.
- The property is dominated by the A436 which is both visible and especially loud from within the house and garden.
- The driveway entrance is too narrow for modern vehicles and this should be widened to ease vehicular access to the property.
- The garage must be replaced and this will help to screen cars from view. Vehicles currently park on the driveway and are prominent in views towards the property.



West & North Elevation



Garage, north of house



Driveway entrance



Plinth on north elevation



East Elevation

4.0 - Pre-Application Feedback & Design Development

Pre-Application and Design Development

During the early stages of developing the design a Pre-Application enquiry was submitted to the Local Authority 24th January 2024.

A site meeting was arranged 3rd April to discuss and review the proposals.

Written feedback was received 23rd May 2023.

The design has been subsequently developed to respond to Pre-Application feedback. Extracts from the Pre-Application feedback are provided below with responses highlighted and discussed further throughout this statement.

Design and Impact on Heritage Assets

The modest nature of the building contributes to its character and significance, and while it has been extended with a two storey gable, it has retained this character. The addition of a further two storey extension is of concern as the proposals would dominate the existing host building and would fail to be subservient to it. The loss of the dormer window would be regrettable as this is a well detailed architectural feature and the extension would also obscure the feature mullion window above the modern porch.

The design has been substantially reduced in scale to a single storey design.

The proposed design is subservient to the original house, which remains dominant on the site. The three storey form of the mock historic extension is screened by the new entrance steps, reducing its prominence, to create a more proportionate relationship to the original house.

The dormer window is retained as part of the proposals. The feature mullion window is retained and visible from all angles.

- Changes to the design were discussed on site, primarily around the roof, but these were considered unlikely to be acceptable as well. Unfortunately, due to the site constraints, it is considered that the property does not offer an option for a better located two-storey addition. As such, whilst consideration has been given to other options, we are unable in this case to provide a suggestion which would provide additional first floor accommodation, although there may be some scope for a modest single storey extension in the location currently proposed. Overall, the current scheme would fail to accord with EN2 and EN12, providing a scheme which is not designed sympathetically having regard to the significance of the asset, its features, character and setting.*

The proposed extension occupies the suggested footprint and represents a modest single storey extension given the scale of the property, reinforcing the subservient scale of the proposals.

- The proposed re-cladding of the existing re-constituted stone mock vernacular extension also requires review. While this section is re-constituted stone, the colour and form does blend in with the host asset in views from the road, and is therefore is not an intrusive addition. Timber while can be used in contemporary developments, as noted with the nearby Ullenwood Court, it is questioned in this instance. The cladding of the existing extension would result in this appearing visually prominent rather than subservient as present. Instead a traditional response should be considered, with re-cladding in natural stone preferred, potentially with elements of rough cast render. Use of painted timber, given there are sections of this elsewhere on the property, was discussed, but is considered excessive if it were to be used as cladding overall, although drawing in some elements of this could be acceptable, but would need to be carefully considered.*

The existing reconstituted stone is a poor quality addition to the property and does not make reference to the original house. The stone is artificial and of low quality, and is not a recognised material which forms part of the local

4.0 - Pre-Application Feedback & Design Development

distinctiveness and architectural traditions of the area. Indeed, contemporary applications for development which include reconstituted stone are frequently refused. Reconstituted stone in historic settings is widely considered an inferior material. It's presence on the site should be addressed and welcomed as an opportunity to improve the appearance of the property. The proposals include re-cladding the reconstituted stone mock historic extension with roughcast stone render.

Feedback suggests the use of reconstituted stone is acceptable in long range views however this does not address the impact to the building in all other aspects, including the public benefit and well being of the occupants and visitors to the site alike. A sympathetic roughcast render would be well suited to the reconstituted stone sections of the property. Roughcast stone coloured render is synonymous with the Cotswold Vernacular and would reinforce features which contribute to the local distinctiveness and architectural traditions of the area.

Re-cladding the property with natural stone would be a cost prohibitive exercise which in practice would likely result in the demolition of the reconstructed stone extension to achieve this construction. This would not be a viable development option.

The application of the render also provides an opportunity to improve the thermal performance of the property, adding insulation, which will significantly reduce the heating requirements and improve the comfort, use and enjoyment of the property. The application of insulated render is generally considered permitted development.

Reference: <https://ewistore.co.uk/do-i-need-planning-permission-for-solid-wall-insulation/>

While the house is within an AONB which affords additional consideration, the opportunity to sympathetically improve the appearance of the reconstituted stone extension, while also significantly improving its thermal efficiency, is considered beneficial to the property.

The roof of the single storey extension is clad in natural metal seamed roofing, providing a high quality and sculptural finish over the new extension. The roof has a shallow pitch to minimize impact on the existing house, while a simple rooflight fills the living space with natural daylight. The metal roof will weather and develop a patina with time, complementing the natural stone, render and dark natural slates which make up the material palette.

- *As an approach, it is considered a more traditional approach would be required than the contemporary approach currently sought. As part of this, whilst larger areas of glazing at ground floor would be acceptable, the first floor windows should remain modest in size. It is noted that the windows and cills are not of interest or high quality in this addition and some simple changes here could approve this external façade. The terrace around the building appears awkward and exaggerates the scale and dominance of proposed and existing extension. It also results in the further prominence being drawn away from the existing entrance to the dwellinghouse. Any application should be submitted with details of any landscape changes around the site and changes to access the basement.*

The assessment of the non-designated heritage asset status relates to the original house and not the reconstituted stone extension. The updated proposals do not propose to alter the features which form part of the architectural interest to the original house.

The new single storey extension shares the same roughcast render finish as the re-clad mock historic reconstituted stone extension. Overall, this gives a unified contemporary approach which adopts traditional materials to create a simple and clear aesthetic. This directly addresses the negative impact of the reconstituted stone areas, transforming its appearance. This will create a clear distinction between the original house and the new alterations and extension to the property. In this sense it will enhance the prominence and presentation of the original house in long range views. This gives a clarity to the property and its architectural design.

The approach outlined above recognises the need to address the appearance of the low quality existing windows/doors within the reconstituted stone extension. This is also confirmed in the Pre-Application feedback. The ground floor windows are enlarged to form a glazed corner detail, with glazed doors opening the view to the garden. This provides views to the north and east, while providing a simple yet elegant solution which complements the single storey extension. The glazed corner will be a distinctive, creative and high quality architectural feature within the

overall proposal. Alterations to provide the glazed doors; which would create larger areas of glazing at ground floor as noted within the Pre-Application feedback, would generally be considered permitted development.

Reference: <https://interactive.planningportal.co.uk/detached-house/outside/windows-and-doors>

The existing first floor window is altered to provide a design more sympathetic to overall aesthetic. The overall window size is not increased by comparison to the existing window, but instead designed to complement the overall appearance. The alteration to the first floor window would generally be considered permitted development.

Reference: <https://interactive.planningportal.co.uk/detached-house/outside/windows-and-doors>

The windows and doors are designed as simple and elegant insertions which draws contrast to the traditional windows and doors of the original house. This helps to distinguish the periods of construction, creating a hierarchical relationship which enhances the original house. The ornate and decorative stone surrounds of the original house and complemented with simple and carefully detailed window and door openings, which provide a new and different type of living space filled with natural daylight. This creates an interplay between old and new, providing a variety of living spaces. This is reflective of the evolution of living standards, with cosy and more compact spaces within the original historic house and more modern and open plan light filled living spaces created within the new extension.

The south elevation of the mock reconstituted stone extension is partly screened by the single storey extension. This elevation is currently obscured by a low quality uPVC entrance porch. The east elevation covered by the new extension is a blank wall with only a single window within this elevation, which currently opens into the uPVC porch.

The terrace has been removed from the design, retaining the prominence of the original covered entrance.

New external steps connect the lower level to the basement. These are positioned to conceal the lower level of the three storey reconstituted stone extension. Together with a new entrance canopy over the lower ground floor level entrance, this helps to articulate and conceal the lower level of the reconstituted stone extension. In this sense the visual prominence of the reconstituted stone extension is reduced, giving some added detail to the 3 storey gabled form. The minor alterations to the landscape, including the new external steps, are included on the submitted plans.

The new stairs to connect the basement to the ground floor will bring this space into regular day to day use, creating a new utility space which connects with the kitchen. The internal alterations and insertion of the stairs into the reconstituted stone extension would be considered permitted development.

- *The proposed replacement garage is to be relocated, the existing is dilapidated single storey timber structure and its loss is not objectionable. The replacement is a double garage and the scale could be dominant in the context of the host building. If this can be suitably set into the bank and landscaping and be of minimal in its visual appearance there are no objections. As a suggestion would stone to the primary entrance elevation work here to provide a structure akin to a boundary wall and therefore less prominent?*

The garage has been redesigned in natural Cotswold stone to give the appearance of the garage forming part of a boundary dry stone wall and therefore less prominent on the site. The garage provides x2 parking spaces and is suitably sized for the property and size of the site.

A lightweight green roof softens the appearance of the garage, merging the roof into the surrounding garden. A low flat roof further helps to reduce the prominence of the garage, providing a simple single storey structure. Surrounding planters and the form of the existing garden will further soften the appearance of the garage as a subservient structure to the main house.

- *While the replacement garden room is proposed to be enlarged there are no objections to its replacement in a contemporary form, enclosure of glazing to provide an outbuilding character would be required and suggest the use of sliding timber shutters to this façade. Details on materials and detailing would be required as part of the application.*

The replacement garden room has been removed from the design.



East Elevation

4.0 - Pre-Application Feedback & Design Development

- *Limited information has been provided on the proposed boundary fence and it is noted that presently a traditional metal railing provides the historic enclosure with planting inside the boundary. This historic boundary should be retained and details of any planting, fencing or sound mitigation be provided as part of the main application. Any fencing should be suitably recessed from the boundary railings to minimise their impact, and allow for planting to soften its appearance.*

A timber fence is proposed to the boundary. This will help to acoustically screen the main road from the house while offering some privacy and security to the owners. The main road is currently an overwhelming feature of the site that detracts from the setting of the property. A fence is generally considered permitted development other than in relation to a Listed building.

Reference: <https://www.planningportal.co.uk/permission/common-projects/fences-gates-and-garden-walls/planning-permission>

- *Changes to widen the existing entrance would also require further detailing but in principle it is noted this is a narrow entrance and as such limited widening would be accepted. Any salvaged stone should be reused within the scheme.*

Salvaged stone will be re-used within the construction of the garage or to undertake repairs to masonry across the property. The widening of the access into the property is considered permitted development.

- *Overall, the scheme fails to follow the buildings character and the addition of two storey extension fails to be subservient to the host building and detracts from its modest nature. Presently the scheme is dominant in its massing and appearance failing to appear as a simple modest addition respecting the modest form and character of the host building. If an application were to be submitted on this basis it would be recommended for refusal due to the scheme failing to accord with Policies EN2 and EN12 of the local plan.*

- *The proposal would be harmful to the modest character and significance of the lodge as a non-designated heritage asset due to the proposed design, scale and massing of the cumulative extensions which would detract from the modest spatial character of the property. The harm would fall into the category of 'less than substantial harm' in terms of the relevant section of the NPPF. As such Paragraph 202, which states that less than substantial harm should be weighed against the public benefits of the proposals which would be limited as a private dwelling.*

The design has been carefully developed to address Pre-Application feedback. Significant changes to have been provided to accommodate Pre-Application feedback, while emphasising the architectural quality of the proposal to provide a creative, innovative and distinctive design.

- *Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB)*
The proposals are mostly contained to the existing residential land associated with the site and of a scale which would not harm the character or appearance of the AONB. The design of the access and fence would need to be carefully considered not to appear overly residential and urban, with the fencing proposed set further in from the boundary of the site to allow it to be softened with planting.

Please refer to previous comments in relation to the proposed fence.

- *Climate Emergency*
It is recommended that an energy/sustainability statement is submitted with a future application. It should provide details of the energy efficiency/renewable energy measures that will be incorporated into the scheme. It would also be of assistance if you can demonstrate how the scheme will be able to accommodate such measures without having an adverse impact on the overall design of the development.

A sustainable design statement is included within this statement.

- *Residential Amenity*
Neighbouring properties are located a sufficient distance from the site that the impact on their residential amenity with regard to loss of light, loss of privacy or increased overbearing are considered not to be harmed by the proposal.

The design does not impact neighbouring amenity.

4.0 - Pre-Application Feedback & Design Development

- Biodiversity**
The submitted report includes a preliminary roost assessment (PRA) of the existing dwelling. The PRA has concluded the dwelling is a confirmed bat roost and as such, further bat surveys, as recommended in the submitted report, will need to be undertaken by a suitably qualified and experienced ecologist during the optimal survey seasons. All survey work will need to follow best practice guidance as recommended by the Bat Conservation Trust (2016), any deviations away from best practice will need to be justified within the limitations section of the report. The PRA, summer activity surveys and winter surveys will need to be submitted to the LPA within an ecological impact assessment report, the report will also need to include a suitable mitigation and compensation strategy to enable the LPA to assess the proposal in light of the three derogation tests in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). Please note, all survey information will need to be submitted to the LPA prior to any permission granted as stated in the Circular 06/2005.
- The Biodiversity Officer has advised that she does have some concerns regarding the proposed glazing. The PRA identified a brown long-eared bat in hibernation. This species is particularly sensitive to artificial lighting therefore, the proposal may affect foraging/commuting routes or directly impact the species ability to use their roosting site. The project ecologist should adequately address this concern within their report. Additionally, any external lighting will need to be sensitively designed to minimise light spill, details of proposed external lighting should be submitted with the planning application, or alternatively this can be dealt with via a condition.*
- She also noted that only the main house was subjected to a PRA. The proposal will also involve the replacement of the garage and garden room. These structures should be subjected to a PRA to ascertain the absence or otherwise of roosting bats.*

Follow-up surveys and mitigation are detailed within the accompanying report. The recommendations are integrated with the proposals and support the development.

- Trees**
There are a number of trees on the site, with them effectively forming a fence at the boundary of the site along the roads. This boundary would want to be retained, with protective fencing shown on submitted plans.

The proposals do not impact trees on the site.

- Impact on Highways and Parking**
Local Plan Policy INF4 (Highway Safety) and Local Plan Policy INF5 (Parking Provision) would be relevant to the proposal. Whilst details of the amended access, it is notably narrow, and a modest increase in width is likely to help with highway safety. Parking for at least two cars and a turning space should be retained (and shown) on the site.

The existing parking provision is retained on the site, and highway safety will be improved as a result of the proposals.

- Conclusion**
The proposal as currently submitted is considered to harm the modest character and significance of the lodge as a non-designated heritage. The scheme should be reconsidered and reduced in-line with the comments above. Whilst I am aware following the site visit that the above will be disappointing to yourself and your clients, unfortunately, in this case it is considered that the property cannot achieve your client's aspirations for it whilst according with Local and National Planning Policies and guidance.

The applicants have significantly changed the design to accommodate Pre-Application feedback. An updated design brief is provided over the following page to summarise the clients aspirations for the property and how this has guided the development of the design towards the planning application.



North Elevation



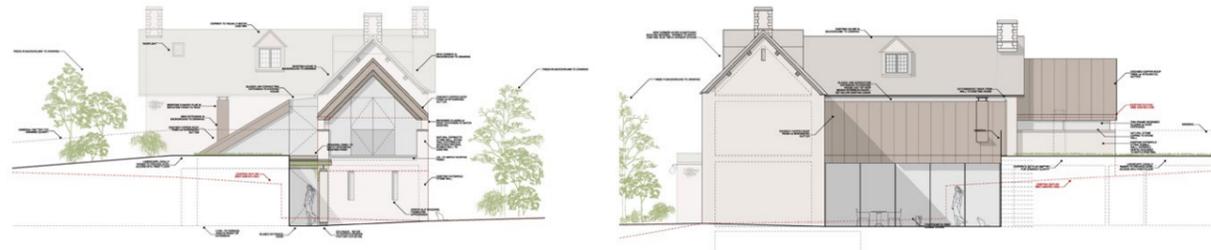
East Elevation

5.0 - Design Brief

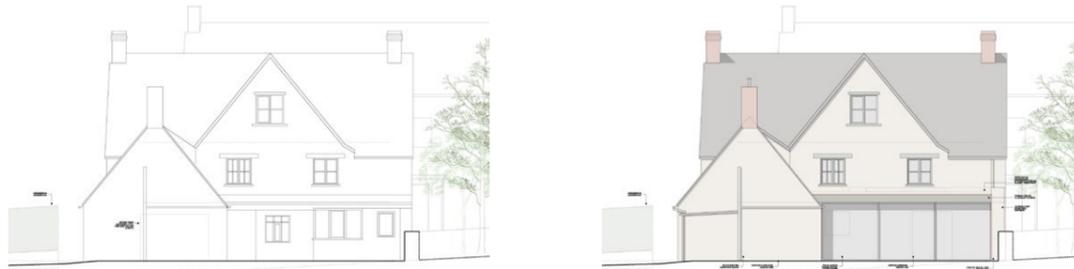
- The owners of Old Ullenwood Lodge wish to extend the property to provide a lifetime home, tailoring the property to its setting.
- Key to the design brief is the need to provide a sustainable home which is thermally efficient and with low running costs. High quality sustainable design will mean the property has low operational energy and adapting the existing property this will also improve the embedded energy.
- Create a topographical design which reduces the prominence of the three storey mock historic extension. Careful landscaping design will provide improved access to the property, while also connecting to the garden.
- The design must address the overbearing effect of the neighbouring A436 which is a busy feeder road to Gloucester and Cheltenham. The road is overbearing, visible and very loud from within the property and garden. A new boundary fence will help shield the property from the impact of the A436.
- The design will extend the property to provide a flexible and adaptable living space to accommodate both current and future changes in living requirements. This will support the natural evolution of the property through a sensitive approach to the design.
- The design will provide an outstanding contemporary architectural design, appropriate to its natural setting. Contextually sensitive materials will be used which complement their setting, sympathetic to the local vernacular as well as the natural landscape and AONB status. High quality and robust materials will improve the embodied energy of the property.
- By creating a site specific and contextually sensitive design the property will positively contribute to its wider setting. This will directly address the negative impact of the mock historic extension.
- An improved connection to the garden and the levels across the site will create a healthy living environment which connects with the garden.
- The design will include an array of sustainable design features, to establish a leading local example of sustainable design. This will include a sustainable heating system as well as high levels of insulation, targeting recognised Passivhaus standards of thermal insulation.
- A holistic approach to design will integrate the design with its setting to support biodiversity.
- The design will provide a modern open plan kitchen/dining space.
- The ground floor will be connected to the existing basement with a new staircase to bring this space into regular day to day use. The basement will provide a utility room, cloakroom and space for plant, as well as a secondary entrance to the property.
- A replacement garage will be provided which houses two vehicles.



Existing / Proposed - Glebe House, Sapperton, GL7 6LE



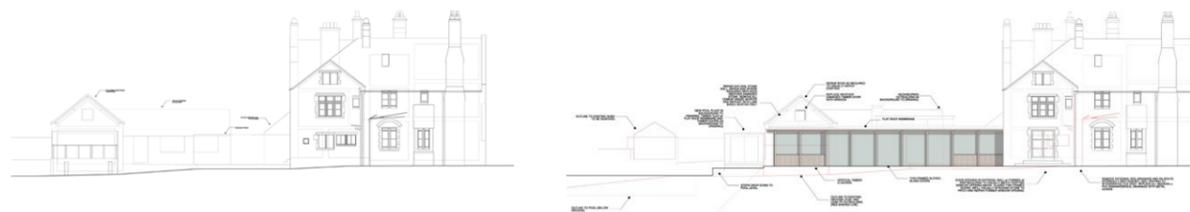
Proposed - Daneway Millhouse, Sapperton, GL7 6LE



Existing / Proposed - Hill View, Sapperton, GL7 6LE



Existing / Proposed - Wharf Cottage, Sapperton, GL7 6LN



Existing / Proposed - Old Glebe House, Bussage, GL6 8BB

6.0 - Local Development Precedent - Contemporary Design in Historic Settings

The below examples of approved local development designed by Roger Gransmore Architect illustrate our contemporary approach to design within historic settings. Our work complements historical buildings, contrasting old and new to establish a visual distinction which enhances the existing buildings. In this way there is a visual hierarchy and the designs appear part of the natural evolution of each site. Our designs reinforce a sense of place by making carefully considered local references and respecting features of the Cotswold vernacular.

Daneway Millhouse - Non-Designated Heritage Asset, Thames & Severn Canal Conservation Area, AONB

<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?keyVal=RITNRAFILUO00&activeTab=summary>

Description: Rear ground and first floor extension, renovations to house and privy, replacement outbuilding, new driveway from existing access and associated landscape works (20/02360/FUL)

Glebe House - Sapperton Conservation Area, AONB

<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?keyVal=RBTTAOFIJ2C00&activeTab=summary>

Description: Replacement rear extension, first floor extension, renovation of outbuilding, erection of car port and landscaping works (20/02360/FUL)

Camp Farm Barn - Grade-II Listed, AONB

<https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=NBOX9PPNGV500&activeTab=summary>

Description: Convert barn, stables and outbuildings to create two dwellings and a new stables. (S.14/2120/LBC / S.14/2119/FUL)

Hill View - Grade-II Listed, Sapperton Conservation Area, AONB

<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?keyVal=PWHOFEFIK0900&activeTab=summary>

Description: Erection of single storey rear extension and internal alterations (19/03100/FUL / 19/03101/LBC)

Wharf Cottage - Non-Designated Heritage Asset, Thames & Severn Canal Conservation Area, AONB

<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?keyVal=PIW8ZJFILHA00&activeTab=summary>

Description: Erection of two storey side and single storey rear extensions, erection of garage and stables (18/04633/FUL)

24A Church Lane - Non-Designated Heritage Asset, Sapperton Conservation Area, AONB

<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?keyVal=PH5OFEFI03700&activeTab=summary>

Description: Erection of single storey rear extension and replacement porch (20/00023/FUL)

Old Glebe House - Grade-II Listed, Brownhill & Bussage Conservation Area, AONB

<https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=R1ZVK4PNFZ100&activeTab=summary>

Description: Erection of single storey extension, renovation of outbuilding and creation of swimming pool. (S.21/2623/LBC / S.21/2622/HHOLD)

Little Dockem - AONB

<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?keyVal=RV28TUFJJA600&activeTab=summary>

Description: Erection of single storey rear extension and single storey side extension (23/01679/FUL)

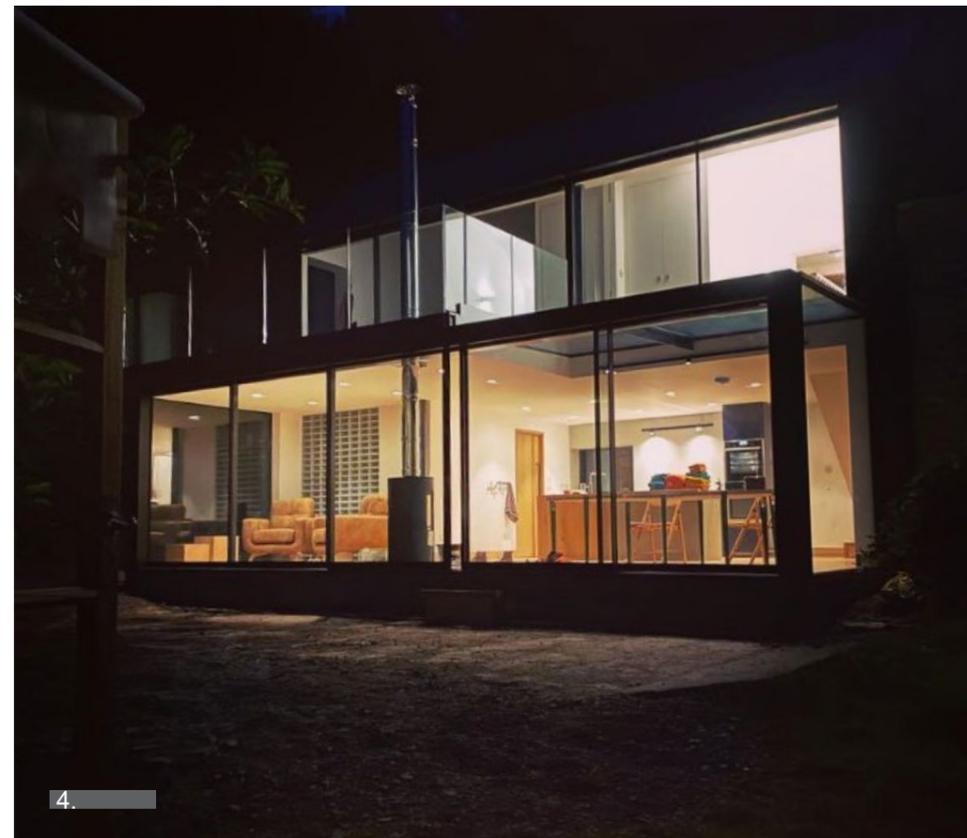
Horsepools House - Grade-II Listed, AONB

<https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RYAJM7PNKTM00&activeTab=summary>

Description: Erection of single storey rear extension and single storey side extension (S.23/1469/LBC / S.23/1468/HHOLD)

6.0 - Local Development Precedent

- Roger Gransmore Architect have recently completed the remodel and renovation of an existing historic Cotswold cottage and adjoining 'modern' Bradstone extension. The project bears some similar constraints and opportunities to Old Ullenwood Lodge and provides a poignant example of how contemporary design can achieve high quality sustainable development.
- The design provides a lifetime home for the client, carefully designed to its setting to capitalise on the stunning northerly views across the Valley.
- The historic cottage was sensitively renovated to insulate the property and provide year round comfort while reducing long term running costs.
- The 'modern' Bradstone extension was extensively remodelled to provide a contemporary design to complement the cottage. Exemplary levels of insulation were added throughout, including the use of high performance triple glazing.
- An air source heat pump provides heating throughout the house through underfloor heating.
- Charred timber cladding, black zinc and natural copper provide an eye-catching finish. The copper is shown during its oxidation process, weathering to a darker rust like appearance, providing a beautiful patina to the surface finish.
- Built into the hillside the windows are carefully arranged to give different views across the landscape, including a panoramic window to the rear bedroom giving an eye level view of the grass embankment.
- The formal glazed frontage opens to the garden to enjoy the long range views, including a roof terrace together with large sliding glass doors.



1. Glazed north elevation, with original historic cottage right of view (After)
 2. Rear view, with first floor copper extension built into hillside and projecting bay windows.
 3. Original building (Before)
 4. Night time view of glazed elevation

7.0 - Sustainable Design Summary

High Quality Sustainable Design

The principles to high quality sustainable design are set out below, and considered in terms of the operational and embodied energy of the design, but also in terms of mental and physical well-being, contextual and ecologically sensitive design.

This holistic approach is fundamental to high quality sustainable design.

Carbon Footprint = Operational Energy + Embodied Energy

Summary

- In general, the carbon emissions associated with a building fall into two categories; operational carbon and embodied carbon.
- Operational carbon emissions are those associated with the energy used to run the building once complete for aspects such as heating, cooling, hot water generation, lighting, computers, cooking and more. In most existing buildings these energy demands are met by burning gas in boilers or by using electricity.
- Embodied carbon emissions are those associated with the building materials and products including the production, construction, replacement, demolition and disposal stages. In most cases the production stage dominates. Examples include the emissions that occur at a foundry that produced steel beams used in a building structure or at a factory that produced cement used in the concrete of a building's foundations.

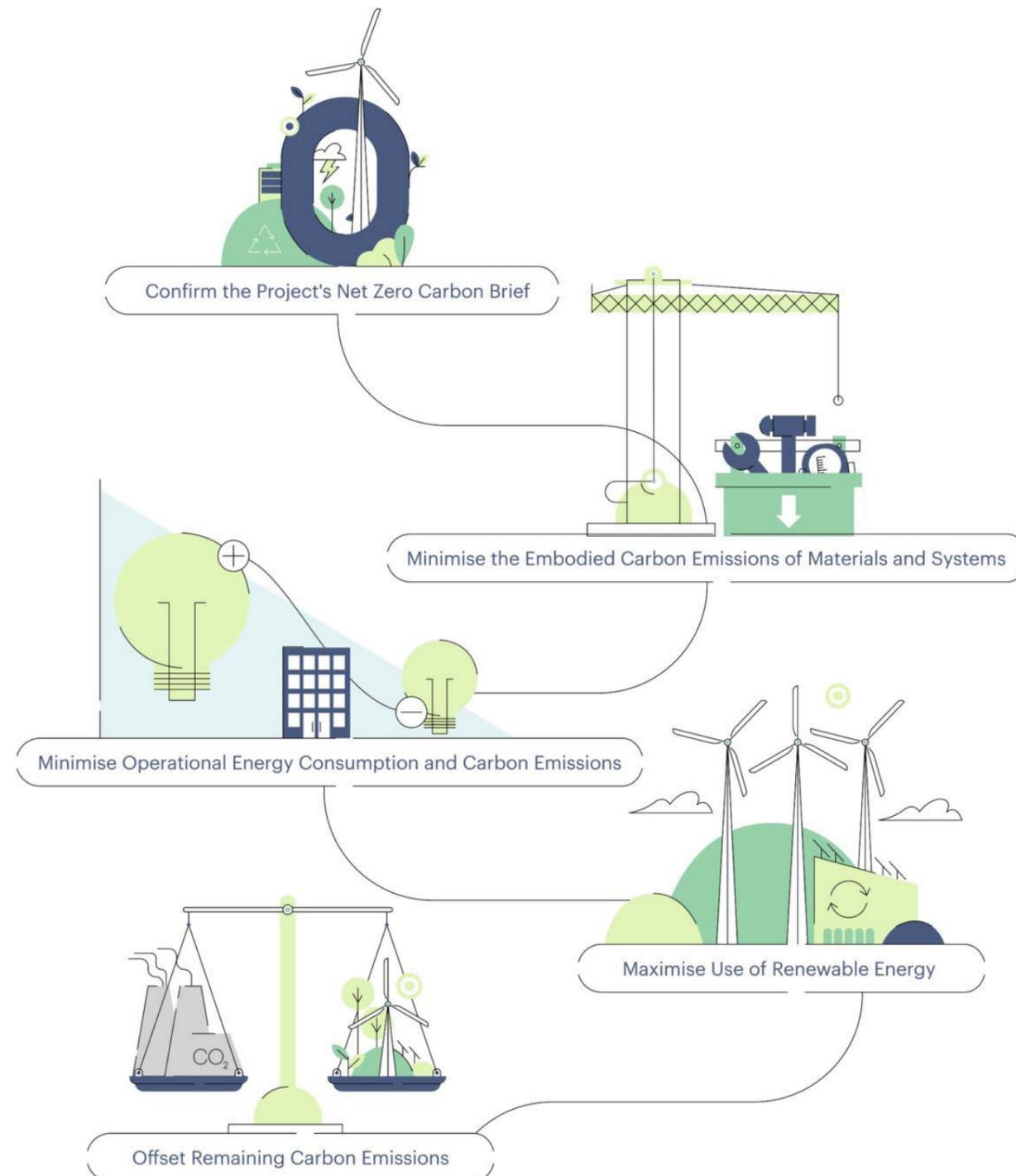
Operational

- As a priority the building should be designed, built and operated to minimise operational energy demands.
- The building should include as much on site renewable energy generation as possible.
- In-use energy consumption and associated carbon emissions should be calculated.
- Residual carbon emissions should be offset on an annual basis using recognised offsetting schemes with a preference for off-site renewable energy schemes.

Embodied

- The building should be designed and constructed to minimise embodied carbon emissions.
- The path to Net Zero is supported by measuring the embodied carbon impacts from the production and construction stages, and offset at practical completion using recognised offsetting schemes.

Reference: <https://www.netzerocarbondesign.co.uk/guide/where-to-start/what-is-a-net-zero-carbon-building/summary>

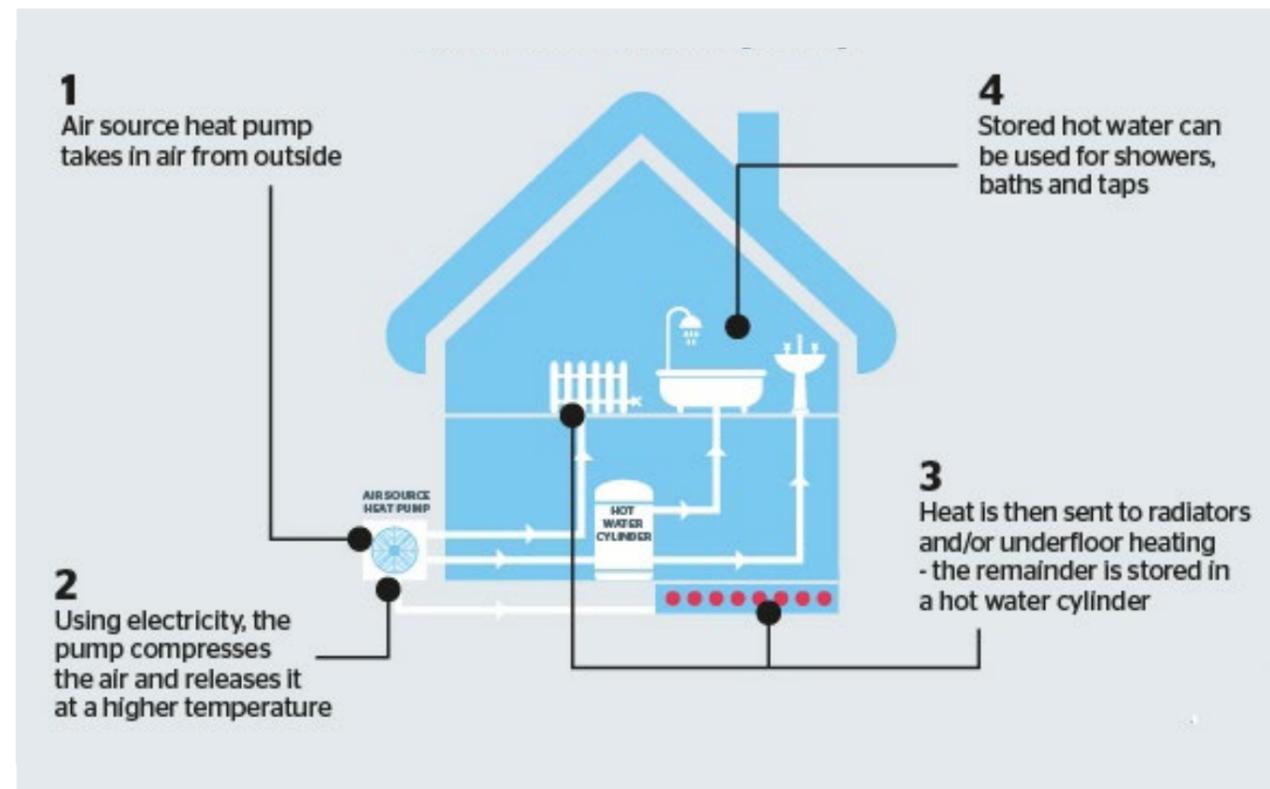


Net Zero Diagram

Table 1. Typical characteristics of Passivhaus buildings.

Requirements for the Passive House Standard	Recommended	Best Practice
Heating energy demand Q_{h_i} (kW h/(m ² a))	<15	≤10
Primary energy demand, PE (kW h/(m ² a))	<120	~72/0
Volume related air leakage at 50 Pa, n50 (h ⁻¹)	<0.6	≤0.2
Component or Construction		
Insulation of opaque envelope, U -value (W/m ² K)	<0.15	0.06
Thermal bridge free construction, i.e., Linear thermal transmittance, y_e (W/(m K))	<0.01	<0
Glazing with low U -value and high g -value, i.e., Thermal transmittance, U_g (W/(m ² K))	<0.8	0.51
Total solar energy transmittance, g -value (%)	>50	58
Window, thermal bridge free construction, insulated frame, U_{Tf} (W/(m ² K))	<0.8	0.75 (with $U_g = 0.7$ W/(m ² K))
Air leakage	<0.6 h ⁻¹ at 50 Pa	<0.2 h ⁻¹ at 50 Pa
Heat recovery with Net efficiency, hHE (%)	>75	92
Heat loss through casing Internal and external leakages (%)	<5 W/K <3	<1
Electric energy demand for ventilation (including control), P_{el} (W/(m ³ /h))	<0.45	0.3
Largely reduced losses in the heating installation (including DHW)		
Energy efficient electric appliances (e.g., highest EU appliance energy-label class)	Class A	<60% of Class A average
Recommended limit for primary energy use for household electricity (part of PE requirement), PE (kW h/(m ² a))	<55	27 (assuming European electricity mix)

The Passivhaus Trust - Passivhaus Typical Features



Air Source Heat Pump Diagram

7.0 - Sustainable Design Summary

The design is considered in relation to principles of sustainable design, including: Energy Generation, Building Performance, Physical & Mental Well-being, Services, Access & Storage and Future Adaptation & Flexibility.

Air/Ground Source Heat Pump (Heating / Hot Water) + Heating Sources

- Ideally suited to a highly insulated building and shown on the submitted plans. This will support the migration away from the non-renewable heating systems.
- Underfloor heating is ideally suited to the new extension, providing low level ambient heat to the glazed extension, while maximising views to the surrounding landscape, avoiding the requirements for radiators.

Photovoltaics (Electricity) + Battery Storage / Solar Thermal Panels (Heating / Hot Water)

- South facing areas of roof provides potential locations for the later installation of Photovoltaics to generate electricity. The south facing roof provides an ideal location to Solar Thermal panels to provide warm water, supplementing the heating load on heat pump.
- There is ample space on site available for the later installation of battery storage.

Building Fabric + Surface Area/Volume - Thermal Performance + Heat Loss

- Renovation of the property / high performing new elements will aid thermal performance, such as the replacement windows, reducing heat loss and long term running costs - targeting recognised Passivhaus levels of thermal performance. This will support the installation of a sustainable heating system.
- Relatively low surface area: volume ratio due to the simple layout will aid thermal efficiency and reduce energy consumption. The proposed extension has a simple 'infill' footprint, and will provide a heat sink to the property.

Solar Gain - Position/Type of glazing, Openable Windows/Rooflights, Type of frame

- Glazing is predominantly north / north-east facing reducing the potential for overheating.
- Solar glazing where required will help to control solar gain.

Orientation - Daylight, relationship to living space, requirement for artificial lighting, solar gain, natural daylight, solar shading, solar control

- Maximise natural daylight to all living spaces to provide a healthy living environment

Air Quality - Cross ventilation, mechanical ventilation heat recovery, passive ventilation

- Openable windows will support stack ventilation to enable the property to breathe

Movement and circulation within building - Layout and accommodation of future wheelchair use, encourage movement throughout day, access to garden - open living space to natural setting

- Living space is opened to setting to encourage activity throughout the day
- Adaptable spaces to meet current and future living requirements and flexibility to design of spaces to allow for adaptation with minimal material alteration and energy consumption to meet changing family requirements

Surface Water Drainage - SuDS, Permeable drainage design, soakaway design

- All surface water to drain to dedicated soakaway located in garden.

Foul drainage - Septic Tank, Mains sewer, water treatment plant

- All foul drainage to drain as per existing arrangement

Water conservation - greywater harvesting, efficient fixtures/fittings

- All fixtures and fittings to surpass Part G Approved Document

Vehicles - x2 Vehicle parking spaces, plus turning area, option of additional overflow parking and provision of electrical charging outputs

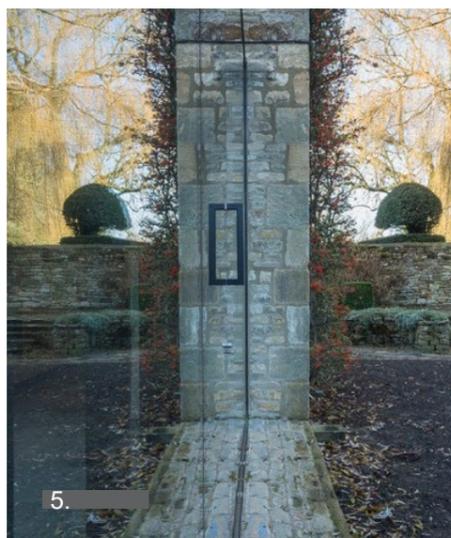
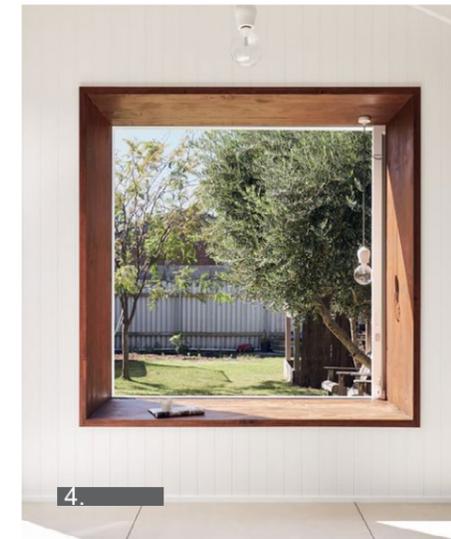
- Retain existing parking provision and improve where practical / possible. Cars to be concealed from view and access to/from the highway to be improved.

Space for storage of bicycles, refuse, recycling and food waste

- Ample internal and external on site storage available

8.0 - 'Look-&-Feel' - Concept Study

- Natural materials are used throughout the design, which will weather and soften in appearance to complement the rough textures of the natural stone of the original house.
- A natural metal seamed roof forms a low pitch sculpted roof. The metal will develop a patina over time and complement the roughcast stone render.
- High performance and thin framed windows and doors create simple and elegant openings, which frame views to the surrounding landscapes. The windows and doors contrast the proportions and decorative design of the windows and doors within the original house, creating a clear distinction between old and new.
- A feature glazed corner detail will open the property to the views across the garden. The wrap around glass doors, as shown in the adjacent examples, will help to visually articulate the mock historic extension, reducing its scale and prominence on the site. In this way it will enhance the visibility and presentation of the original house, creating a clear distinction between old and new.

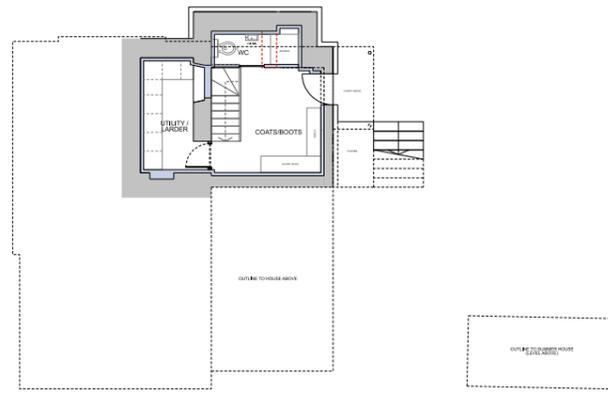


1. Glazed corner detail with glazed gable detail
2. Glass corner detail to single storey extension
3. Glass to natural stone interface
4. Feature window seat
5. High quality reflective glazing interface with natural stone
6. Natural stone, metal roof and sliding glass door extension
7. Traditional roughcast render adopted within a contemporary architectural design

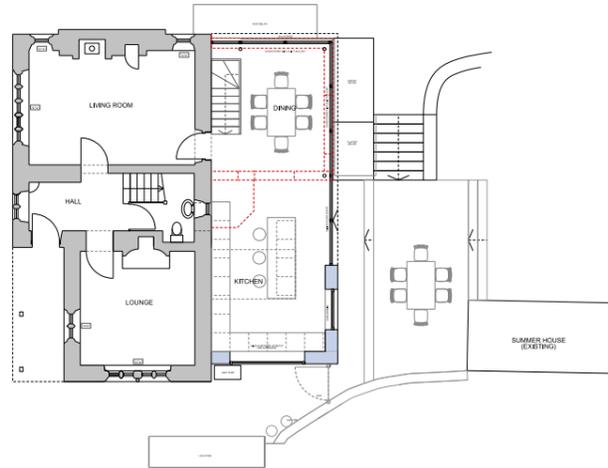
8.0 - 'Look-&-Feel' -Concept Study



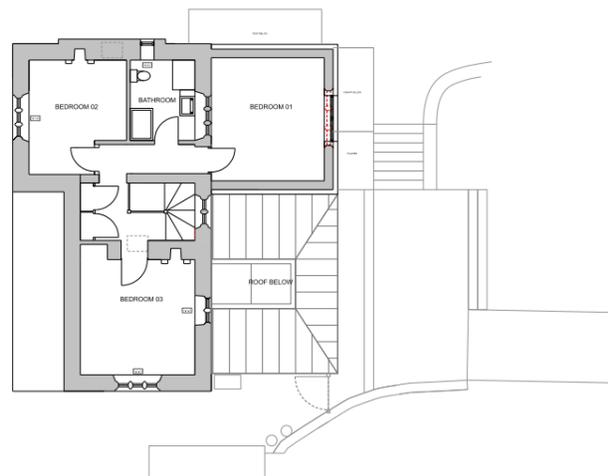
1. Sliding glass doors with horizontal window
2. Glass corner detail
3. Natural stone and glass corner detail adjoining traditional Cotswold cottage
4. Sliding glass doors opening to outdoor seating area
5. Topographical design, with contemporary and traditional detailing of windows and doors



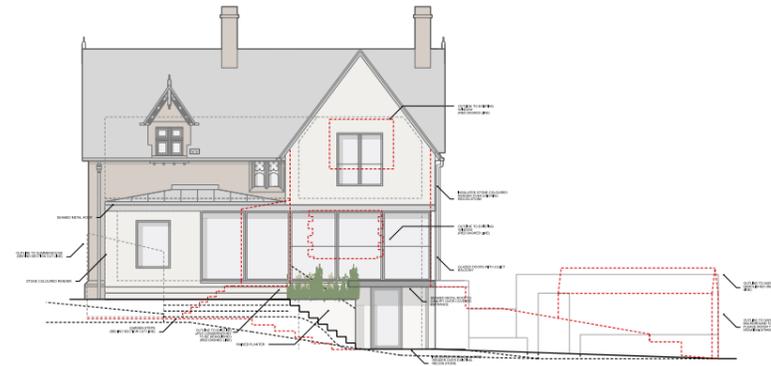
Basement Floor Plan



Ground Floor Plan



First Floor Plan



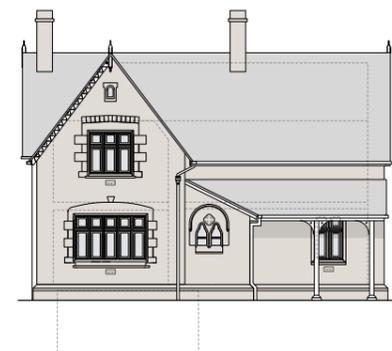
East Elevation



North Elevation



South Elevation



West Elevation

9.0 - Design Summary

- Single storey extension to add open plan kitchen/dining space.
- Re-clad mock historic extension to unify this with the general works to the property, addressing the negative impact of the mock historic extension.
- The single storey extension has a sculptural natural metal seamed roof. A rooflight also brings daylight into the living space.
- Natural materials are used throughout the design which will weather and soften in appearance to complement the original house.
- Outdoor seating area connects open plan living space with the garden.
- New external steps and minor landscaping including a raised planted reduce the visibility of the three storey mock historic extension.
- The basement is connected to the ground floor with a new staircase. This brings the space into regular day-to-day use, serving as a utility and plant space, connecting to the kitchen above.
- The replacement garage is formed in stone and set into the bank, together with a mono pitched green sedum roof which provides a low profile roof preserving views from the ground floor.
- High performance windows and doors will help to retain heat, reducing long term energy consumption and running costs.
- The windows and doors are carefully positioned to frame views to the landscape, including a feature window seat and glazed corner which opens views to the garden.
- The re-clad mock historic extension is re-clad with roughcast stone render, creating a clear distinction between old and new, enhancing the prominence and presentation of the original house.

10.0 - National and Local Planning Policy

National Planning Policy

The design is discussed in relation to Acts of Parliament, National and Local Planning Policy to illustrate how it meets relevant requirements to achieve high quality sustainable architectural design.

The NPPF (National Planning Policy Framework, updated July 2021) sets out the overriding national planning policy and principles to achieve 'sustainable development'. This lies at the core of the planning system. The proposal specifically addresses core contents within the NPPF as follows:

- Section 12 Achieving well-designed places (Paragraph 126)
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- Section 12 Achieving well-designed places (Paragraph 130)
Planning policies and decisions should ensure that developments:
 - A) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - B) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - C) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - D) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - E) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - F) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 Achieving well-designed places (Paragraph 134)

... Significant weight should be given to:

- A) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- B) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The design adopts traditional materials and takes its references from the Cotswold vernacular to provide an innovative and contemporary design to complement the original house.

National Planning Policy emphasises the need for outstanding design, which is both sustainable and innovative and which reinforces a sense of place.

The design is carefully crafted and has developed through Pre-Application consultation with the Local Authority. The applicants have accommodated feedback and combined this with their aspirations for the property, leading to a high quality architect designed home.

- Section 14 Meeting the challenge of climate change, flooding and coastal change (Paragraph 157)
In determining planning applications, local planning authorities should expect new development to:
 - A) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - B) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

The Sustainable Design Summary, provided within this statement, identifies the various sustainable design features which are central to our design approach.

- Section 15 Conserving and enhancing the natural environment (Paragraph 174 + 176)
B) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.

The design preserves the existing relationship between the built environment and its natural setting, while raising the standard of design, with contextually informed and high quality design to enhance the presentation of the original house, and address the negative impact of the mock historic extension.

- Section 15 Conserving and enhancing the natural environment (Paragraph 180)
D) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Ecological reports accompany the application and its recommendations and mitigation integrated with the proposals.

- Section 16 Conserving and enhancing the historic environment (Paragraph 199)
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The design addresses the negative impact of the mock historic extension, enhancing the clarity and legibility of the original house - which forms the historic architectural point of interest. This will improve both long range views to the property as well as benefiting the occupants and visitors to the site alike.

Local Planning Policy

The Cotswold Local Plan 2011-2031 sets out local policy tailored to the unique character of the Cotswolds. The design specifically accords with the following policies:

- Policy EN1 Built, Natural and Historic Environment
New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:
 - A. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
 - B. contributing to the provision and enhancement of multi-functional green infrastructure;
 - C. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
 - D. Seeking to improve air, soil and water quality where feasible; and
 - E. Ensuring design standards that complement the character of the area and the sustainable use of the development.

The proposals will enhance the areas of the existing property which form part of the architectural interest.

The design is sympathetic to the original house as well as its wider setting, reinforcing the local vernacular and sense of place.

10.0 - National and Local Planning Policy

The design will support local ecology as set out in the accompanying Ecology report.

An array of sustainable design features are provided within the design, supporting the migration towards renewable energy sources and significantly improving thermal efficiency.

- Policy EN2 Design of the Built and Natural Environment

Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

- Appendix Cotswold Design Code - Scale and Proportion

D.16 New buildings should be carefully proportioned and relate to the human scale, and to their landscape or townscape context.

D.17 Excessive or uncharacteristic bulk should be avoided. New buildings should generally not dominate their surroundings, but should complement the existing structures or landscape, and sit comfortably within their setting.

D.18 The height of new buildings should respond to the local context, for example forming a gentle transition from open countryside to settlement edge.

D.19 Extensions to existing buildings should be in scale and character with the parent building. Additions should not dominate the original building, individually or cumulatively. Subservience in mass and height is often important, leaving the building's evolution apparent.

D.20 The design approach selected should respond to each site and its setting. The success of different design approaches, and in particular architectural styles, is very dependent on location. There are many valid approaches to the design of buildings, depending on their context. Due to the distinctive and consistent traditional architecture of the Cotswolds, a vernacular design approach is commonly successful. On some sites a contemporary approach, well-executed, can be appropriate. These two design approaches are discussed further below.

- Appendix Cotswold Design Code - Architectural Style – Contemporary

D.29 Original and innovative proposals that reinforce a sense of place and help raise the standard of design generally are welcomed. A contemporary design should make strong local references and respect elements of the Cotswold vernacular, in order to maintain the architectural distinctiveness of the area.

D.30 On many listed buildings, in some prominent locations, or within consistently historic and traditional village and town street scenes, a contemporary building may appear too starkly out-of-keeping. This is more often the case in an area such as the Cotswolds, which has such a strong vernacular. But there are many opportunities to explore a less conventional design approach, and this is encouraged.

D.31 The massing and the elevations of contemporary buildings should usually be broken, especially in historic settings, to avoid overly horizontal proportions and a monolithic or brutal appearance. The scale, modulation and architectural lines of contemporary buildings should respond to their context, for example with vertical articulation reflecting the narrower plots within town centres.

D.32 The use of traditional local materials, most notably natural stone, appropriate proportions, and a high standard of workmanship will help to ensure that contemporary developments are harmonious with their surroundings. There should be an emphasis on simplicity of design, with detailing neatly resolved and of the highest quality.

D.33 In some instances the use of modern, non-local materials may contribute towards a successful contemporary design. This might include the use of more extensive areas of glazing, zinc or copper roofs, or timber cladding. However, obvious local references should still be made.

D.34 Modern design may also facilitate the incorporation of sustainable features more readily than when following a traditional design approach. Key points that relate specifically to the Cotswold context include the use of locally-sourced materials, and the incorporation of heating and energy generation that utilises local resources, for example, woodland products.

The adaptation of the mock historic extension will fundamentally address the appearance of the property, together with the new single storey extension. This holistic approach considers the features of the original house and how to sensitively and sympathetically enhance their appearance while providing a new and different type of living space which is filled with natural daylight and maximises views to the east and north across the garden.

Natural materials are used throughout the design which are synonymous with the Cotswold Vernacular.

The design is informed by the original house and through its complementary form and detailing provides a sympathetic and respectful addition to the property. Roughcast stone coloured render is partnered with a sculptural natural metal roof, forming a material palette which will weather and soften in appearance to sit comfortably against the historic stone of the original house. The overall design will reinforce the key features of the Cotswold vernacular, adopting high quality natural materials which speak both of the property's history as well as the natural evolution in living standards.

- Appendix Cotswold Design Code - Sustainable Design

D.59 There is now a greater awareness of the need to ensure that developments are sustainable in their design and construction. The potential impacts of climate change can be addressed through a variety of means, from the incorporation of better insulation and renewable energy technologies, to adaptations for severe weather events, and the use of local and recycled building materials. Re-use of existing buildings is also often more environmentally sustainable than demolition and new build.

D.60 Elements of sustainable construction can be applied through retrofit, by altering existing buildings, and as part of new build developments. Many aspects of sustainable design need to be considered at the onset of site planning to ensure that they can be achieved, for example the use of building orientation to maximise passive solar gain or sustainable drainage systems (SuDS).

D.61 Other issues are controlled via the Building Control system, but property owners and developers are encouraged to exceed the requirements of those regulations. Detailed guidance on sustainable design is not provided within this Code as there is sufficient guidance provided elsewhere, for example, in the NPPG and from Historic England.

D.62 Sustainable design needs to be responsive to the character of the area and the sensitivities of the site. For example a careful and sympathetic approach is required when dealing with listed buildings, and buildings in conservation areas or other sensitive historic or landscape settings, including the Area of Outstanding Natural Beauty. Some measures may be more appropriate in certain contexts than others.

The principles to high quality sustainable design are included both in terms of the operational and embodied energy of the design, but also in terms of mental and physical well-being, contextual and ecologically sensitive design. This requires a holistic approach and is fundamental to high quality sustainable design.

- POLICY EN4 The Wider Historic and Natural Landscape

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.

2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

- POLICY EN5 Cotswolds Area of Outstanding Natural Beauty

1. 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.

The proposed changes to the landscape are minor and contained to the buildings immediate setting, providing new stepped access which partly conceals the basement level of the three storey extension. The design improves the relationship of the built environment with its natural setting, addressing the negative impact of the mock historic extension.

11.0 - Concluding Statement

- In summary the design will provide a high quality and sustainable addition to the property, which adds essential living space while also addressing the negative appearance of the existing mock historic extension.
- The design has been sensitively developed in response to the client brief while also thoroughly exploring the site and its wider context. The site readily accommodates the extended size of the property and the proposed works will positively contribute to the quality of the built environment of the wider area.
- The proposed use of high quality materials including roughcast stone coloured render will provide a contemporary response to the local vernacular. In this way the design is rooted in its context and designed in response to its setting. This will provide a stunning architect designed home, and a leading local example of sustainably led design.
- The design has developed through Pre-Application consultation with the Local Authority. This collaborative approach leads to high quality sustainable design.

12.0 - Bibliography

Historic England

<https://historicengland.org.uk>

Cotswold District Council

<https://www.cotswold.gov.uk/>

Planning Portal

<https://publicaccess.cotswold.gov.uk/online-applications/>

Old Maps Online

<https://www.oldmapsonline.org>

Cotswold District Council Policy Map

<https://cotswold.maps.arcgis.com/apps/MapSeries/index.html>

Wikipedia

<https://en.wikipedia.org/wiki/Ullenwood>

Net Zero Carbon Toolkit

<https://www.cotswold.gov.uk/media/05couqdd/net-zero-carbon-toolkit.pdf>

END