

design and access statement
PROPOSED INTERNAL ALTERATIONS
THATCHED COTTAGE, BAMPTON



INTRODUCTION

The applicants, Mr M Taylor & Ms R Daikin-Potts, are seeking Householder Planning and Listed Building Consent for internal alterations to their Listed thatched dwelling. The proposed scope of works is as follows:

- Demolition of existing WC and sheds attached to the rear of the property,
- Alterations to existing external ground levels at the rear of the dwelling,
- Removal of existing Pear tree, and
- Reconfiguration of internal layout to include refurbishment of basement.

This application follows the withdrawal of a householder application (23/00180/HHD) in January 2023. This application deals with the internal alterations and minor external works.

AGENT INTRODUCTION

Allister Godfrey Architects is an award-winning RIBA Chartered Practice that specialises in design-led residential design. The practice is led by Allister Godfrey RIBA, who has over 20 years post-qualification experience in all types of residential design, from small extensions through to £multi-million one-off houses and multi-unit developments. The practice's design ethos is to be exciting and innovative but is always offset by a pragmatic and sensitive understanding of existing buildings and their context.

SITE CONTEXT

Thatched Cottage is a 17th century Listed, grade II cottage located in the historic village of Bampton, Oxfordshire. It lies within the Bampton Conservation Area. The property went through a significant modernisation programme in 1963 where the house was made a single dwelling from 2 units.

The existing dwelling consists of a kitchen, living and dining room at ground floor with one bedroom and bathroom at first floor level. There is also a small basement below the kitchen. At the rear of the property is a single storey conservatory, a single storey brickwork WC and shed attached to the house and a standalone timber shed. These buildings are in poor condition.

The original cottage is of coursed limestone rubble externally under a thatched roof. There are two eyebrow dormers to the front elevation and one to the rear.

The existing garden is accessed from the conservatory and consists of a small patio with steps leading up to a long lawned area occupied with mature trees and shrubs. Throughout the garden are several sheds, a greenhouse and a small pond. The boundaries are marked with a combination of timber fencing and stone and blockwork walls.

There are no designated parking spaces at the property, however there is informal on-street parking available.

The location of the property and its context within Bampton are covered in the accompanying Heritage Statement from Berrys.

PRE-APPLICATION DISCUSSIONS

Following the withdrawal of the previous application, a way forward was discussed with the case officer, Elloise Street. Ms Street agreed that, provided the additional information required by the conservation officer then a pre-application enquiry for the internal works would not be required.

DESIGN RESPONSE

The brief from the applicants was to improve the property's living spaces, along with general refurbishment and modernisation. They wish to provide a further bedroom and ground floor bathroom facilities for elderly relatives and guests, but this will be addressed in a subsequent application.

At ground floor level in the existing dwelling, internal alterations are proposed to allow an easier access arrangement to the basement. Given the size of the property the basement will become an extension of the kitchen space on a day-to-day basis. It is proposed that the existing staircase to the basement and part of the existing kitchen's wall and floor will be removed to allow for a new staircase through modern construction. The removal of the modern partition between the kitchen and dining room will allow for better communication between living spaces.

The bare stone walls of the basement are damp, and as has been evidenced in trial hole digs the stone and brick floor is laid directly on rammed earth. It is proposed to removed the existing floor, underpinning the basement walls to allow for the installation of a Newton cavity drain tanking system. The existing basement window will be refurbished to provide natural light and ventilation.

The trial holes and subsequent report and detailing have been overseen and undertaken by Mike Wilford, a Conservation Accredited Consulting Engineer.

Furthermore, in conjunction with Mike Wilford a more detailed historic analysis of the dwelling and it's place in the development of Bampton over the centuries has been undertaken by Matthew Stevens of Berrys. A historic and photographic record of the house by a previous owner in the early 1960's was uncovered by the applicants. This document has informed the justification of the proposals and has been valuable as reference for further historic analysis of the cottage. To address the concerns of the conservation officer, a historic phasing plan accompanies this application. This clearly shows the understanding all parties have of this humble dwelling.

ACCESS

There will be no changes to the pedestrian or vehicular access to the site.

CONCLUSION

The C20th alterations and extensions to the Listed, grade II cottage and its site are not sympathetic to the character of the heritage asset due to their poor construction and design.

This proposal seeks to enhance the architectural diversity of the Conservation Area and is the next logical step for the prolonged life and use of this property. The proposal is sensitive to the building's historic origins and its place in the surrounding village.

Additionally, the underpinning and waterproofing of the basement are both vital to assist with the building's long term structural stability and damp issues.

The accompanying Heritage Impact Assessment supports the proposals for the internal changes. They are deemed to cause 'negligible' to 'less than substantial harm' to the Listed cottage by virtue of removing inappropriate modern interventions and revealing more of the historic fabric.

Appendix A

Photographs of the existing dwelling



View of the rear of Thatched Cottage from garden level



View of front window and dormer



View of construction joint between C17 house & C18 extension from neighbouring garden (note 's' scribed in stone – please refer to 'A story of a house')



Internal view of existing basement



View of existing staircases in basement (note construction joint from C18 extension)



View of existing internal entrance to kitchen (the hollow partition is to be removed)