

DESIGN AND ACCESS STATEMENT

BUILDING ALTERATIONS, EXTENSIONS AND NEW REAR COTTAGE

AT

BOX BUSH HOUSE, BOURTON-ON-THE-WATER, GLOUCESTERSHIRE GL54 2LP



PLANNING AND LISTED BUILDING APPLICATION

November 2023

YIANGOU

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Site Location Plan

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Appendix A: Listed Building Description

1.0 Historic Background and Design Brief

This application is for proposed alterations and extensions to Box Bush House, a property fronting on to the Bourton-on-the-Water High Street and overlooking the village green. The property consists of a retail commercial unit on the ground floor and apartments on the upper floors and to the rear of the site. The site area is approximately 0.38 acres and includes rear access off Moore Road to parking, garages and a garden. Separate rear access is provided to a self contained first floor apartment.

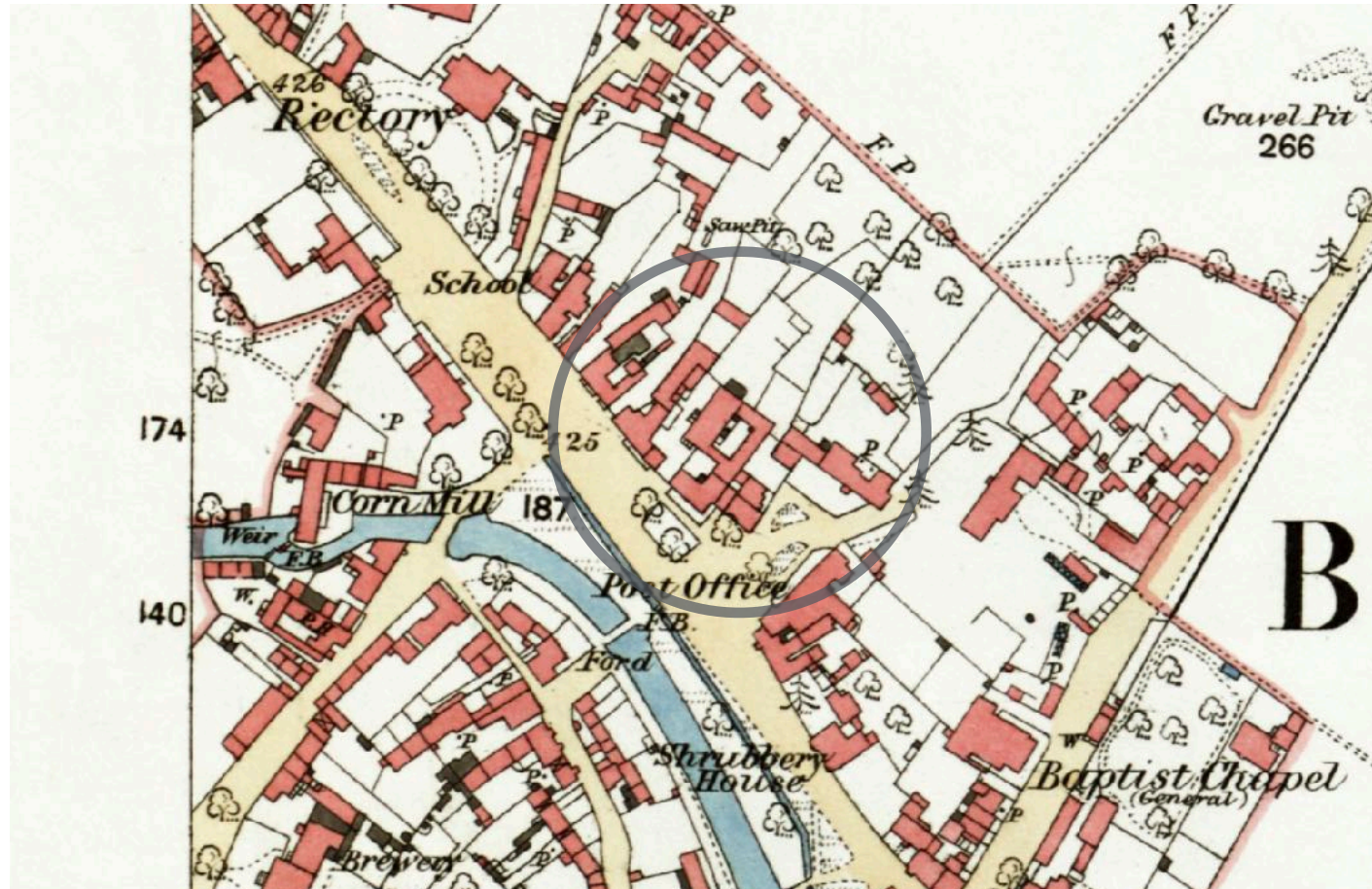
Box Bush House is a Listed Grade II building dating back to the 17th century (see Historic England Listing in Appendix A). It has undergone various changes over the years and was most recently the home of the Model Railway Shop which included retail areas and extensive display and storage areas to the rear.

Historic maps illustrate how the site has changed over the years. 20th century alterations to the property have had a detrimental impact on the historic fabric and the setting of the listed building. The modern building extensions to the rear of the property have been particularly poorly designed and built and this application includes for stripping back much of the poor construction, to expose and conserve what's left of the historic fabric of significance, and to replace demolished buildings with new structures sympathetically designed to be in keeping with the local vernacular architecture.

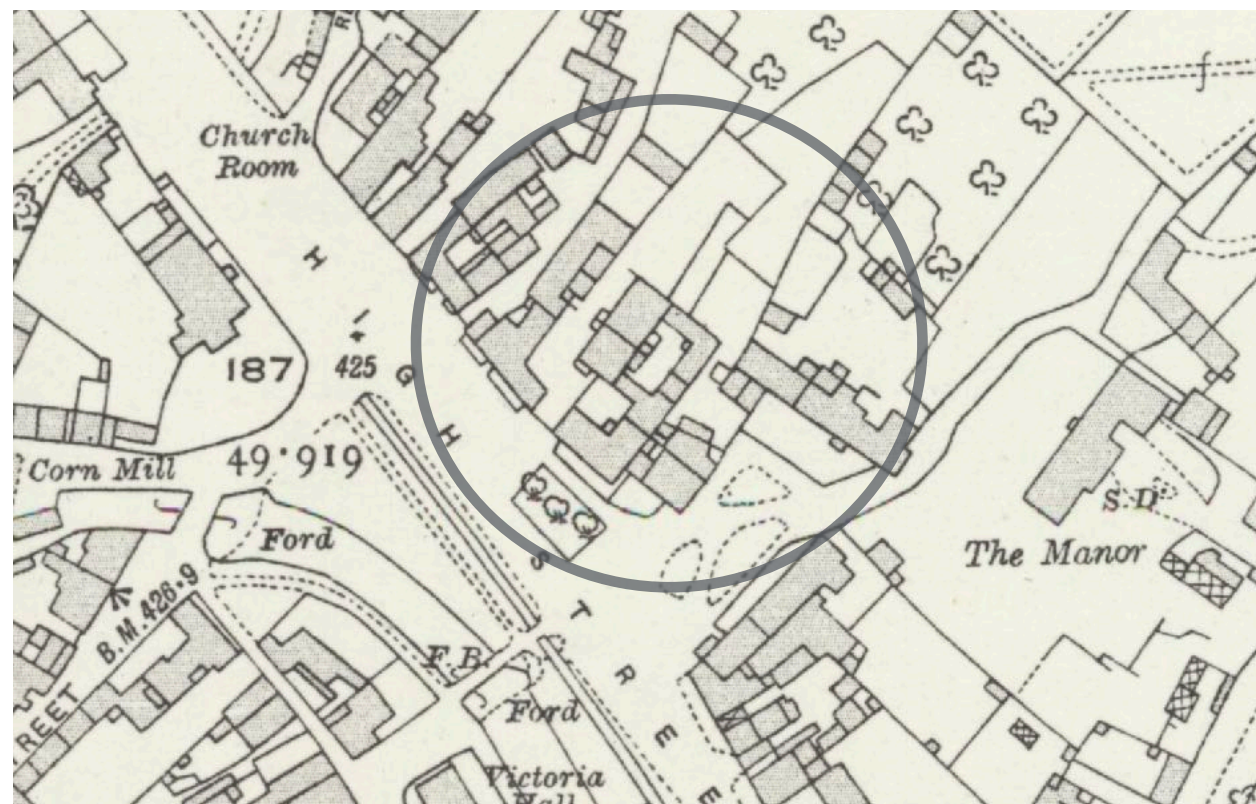
The design brief was to refurbish the building to provide commercial accommodation on the ground floor, which is to include an artisanal sandwich shop and gelateria in the front section, and a Delicatessen and Cafe to the remaining retail space to the rear. The existing flat roof courtyard infill extension is to be demolished and a new extension built to accommodate the cafe and provide links through to a rear courtyard garden.

The upper floors and the modern north-west end building, are to be retained as separate apartments.

The rear garden area is quite extensive but unsightly at present. It includes a carport and a row of garages that are to be demolished to enable the area to be replanned so it becomes an attractive infill development.



Extract from an 1884 Historic Map before the construction of The Cedars and Moore Road



1919 OS map before the construction of The Cedars and Moore Road

The plan below shows the outline of buildings shown on the 1919 OS map overlaid on to the existing survey. This illustrates how much the buildings on the site have changed and provides justification for further building extensions following the footprint of historic buildings.



Block Plan with 1919 OS overlay

Boxbush House, Bourton-on-the-Water
 Gross internal area (approx.):
 Ground Floor retail including Ancillary and Stores: 279 sq m (3,002 sq ft)
 Ground Floor Garage and Stores: 38 sq m (409 sq ft)
 External Garaging: 70 sq m (753 sq ft)
 First Floor: 188 sq m (2,023 sq ft)
 Second Floor: 132 sq m (1,420 sq ft)
 Flat including attics: 85 sq m (914 sq ft)
Total: 792 sq m (8,522 sq ft)



2.0 Pre-Application Consultation

Yiangou Architects submitted initial design proposals to Cotswold District Council as part of a Pre-app consultation process (reference 23/01940/PAYPRE) and met case officer Harrison Bowley and conservation officer Charlotte Bowles-Lewis on site on 15th August 2023 to discuss the proposed building works.

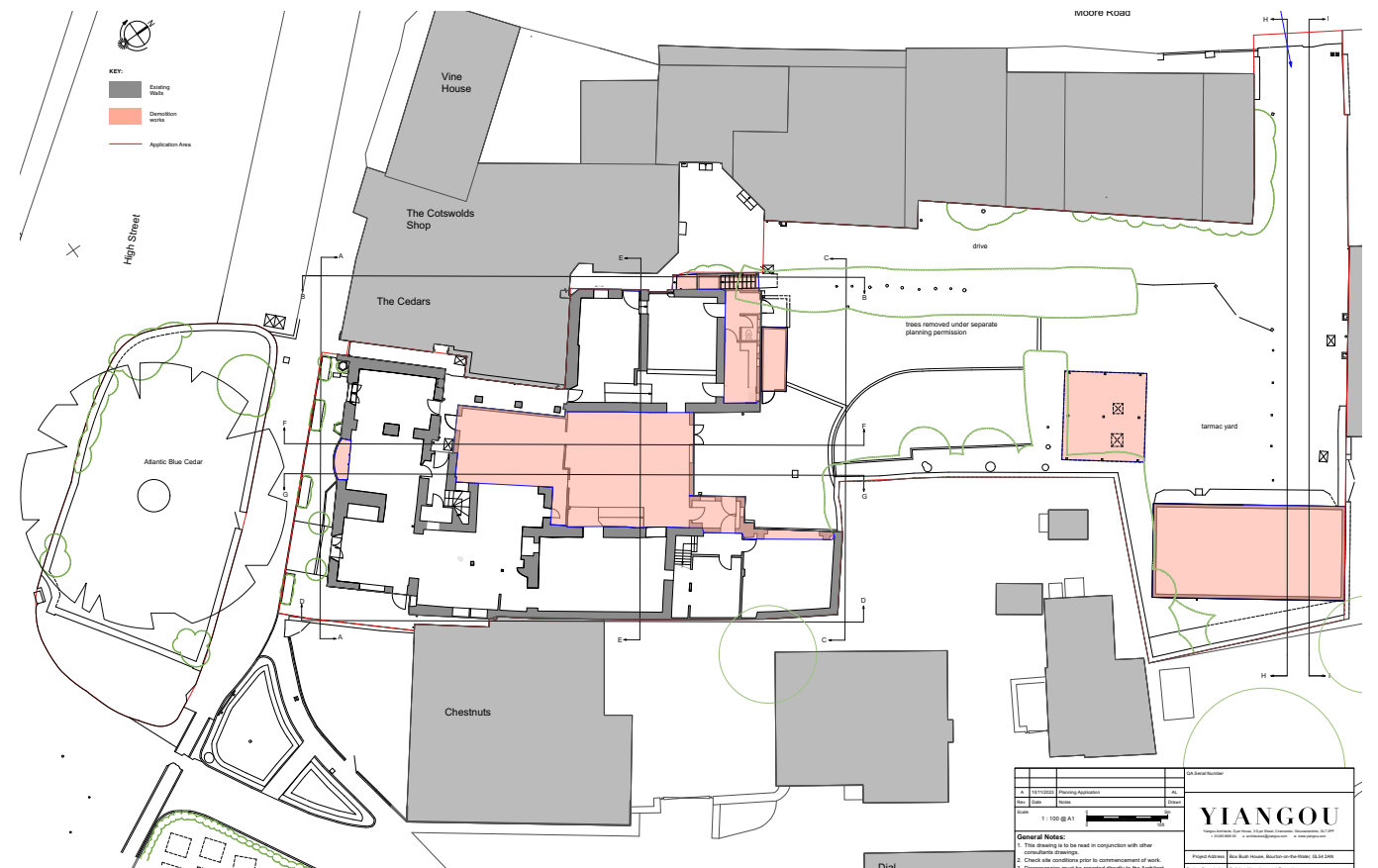
The development was considered acceptable in principle subject to reviewing design proposals in more detail. Since that meeting the applicant has instructed a full measured survey of the building and a building condition survey which has identified extensive areas of the building fabric that requires major repair works. Some of the repair works that do not require listed building consent are currently being carried out by the applicant's building contractor.

Since the Pre-app meeting, design proposals have been worked up in more detail and now form part of this planning and listed building application.

Taylor and Fletcher Sales Brochure Plans 2023



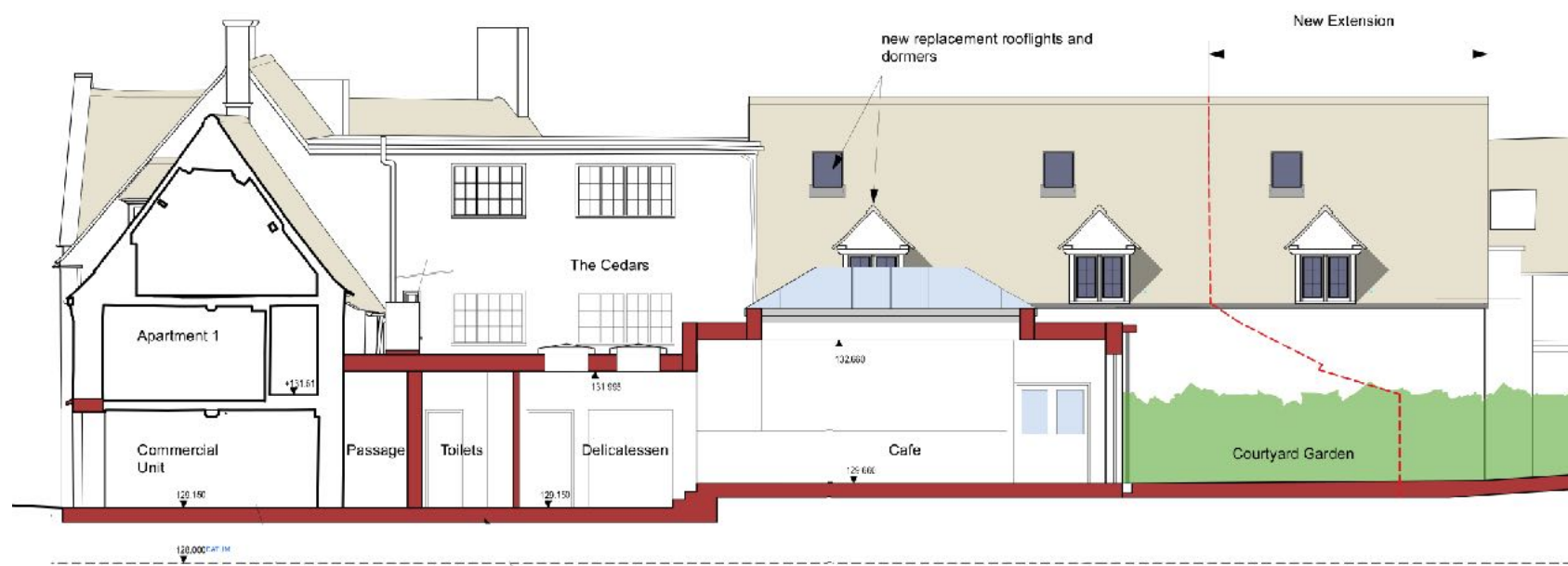
Pre-App Sketch Ground Floor Plan



Existing Ground Floor Plan



Proposed Ground Floor Plan



Section through proposed new courtyard extension

3.0 Scheme Design Proposals

The scheme proposes alterations, extensions and new buildings as follows:

3.1 Cafe Single Storey Extension

The removal of the poorly constructed existing flat roofs allows a new single storey extension to be built in their place. This is designed so it feels like a covered courtyard with a large central glazed lantern in the middle and all the existing stone rubble walls of the flanking historic building remaining exposed to view. The end wall of the extension is to have glazed doors that open out to the courtyard garden beyond.



Existing courtyard extension to be demolished



Existing modern flat roof courtyard extension



Proposed Rear Elevation



Early 20th century photo of the north store barn before partial demolition

3.2 North Barn Extension

Looking at historic maps of the site it is evident that the old barn wing used to be a lot bigger and included buildings on the north-east end. It is proposed to build a two storey extension on the existing barn to provide additional kitchen stores and staff accommodation. The extension is to follow the profile of the existing roof so it looks in keeping with the historic fabric. The modern lean-to extension, built in concrete block, is to be demolished, as is the existing timber shed adjacent.

Historic photos of the Barn show that it did used to have gable end tallet steps leading up to the first floor. This gable has since been completely enclosed by the unsightly flat roofed Cedars building extension. The proposed new extension will provide external stone tallet steps detailed to appear similar to what existed on the south end gable.



Heritage photo of the north stone barn with tallet steps before The Cedars was built.



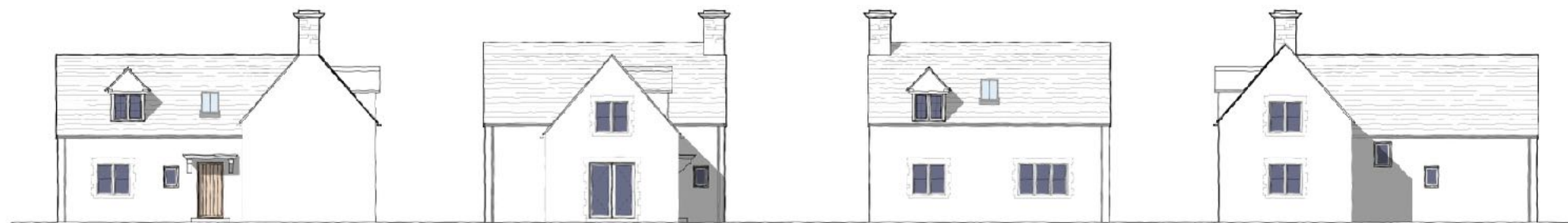
Garages and car port to be demolished



3.3 Rear Garden and New Cottage

The rear garden is currently unsightly. Demolition of the garages and car port and the removal of overgrown Leyladii trees will open up the space (permission has already been granted for the removal of rear garden trees - ref 23/02429/TCONR). The proposal is to re-landscape the garden area, provide an improved parking forecourt for the apartments and to build a small cottage on an area of land to the rear, which is intended to enhance the view of the site from the Moore Road. The cottage is designed to be in keeping with the Cotswold vernacular and constructed using traditional stone walling and roof slates.

The drive will continue to provide access to the rear of the buildings fronting Moore Road and access to the back entrance door to The Cedars.

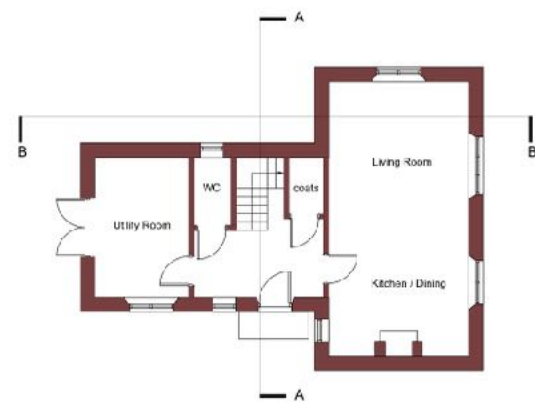


South-East Elevation

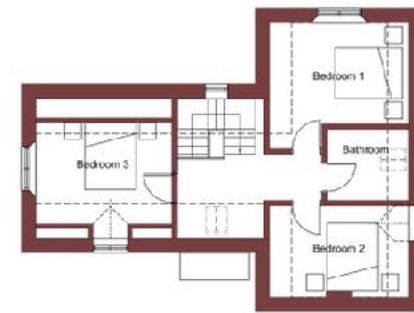
South-West Elevation

North-East Elevation

North-West Elevation



Ground Floor Plan



First Floor Plan



Section A



Section B

Proposed New Cottage



Box Bush House before The Cedars and the bay window were built.

3.4 Front High Street Elevation

The scheme includes improvements to the front High Street elevation. Exposing the construction of the existing bay window has established that this feature is relatively modern and of no heritage significance and that lintels over the opening have failed and need replacing. Historic photos of the front elevation suggest that this was originally a window with a stone label mould similar to adjacent windows. It is proposed to reinstate the label mould with ashlar to match the existing and to insert a new door with side lights in the existing opening.

The existing doors either side of the bay are modern and of no heritage significance. These are to be replaced with new single glazed doors wide enough for wheelchair access.

As part of the refurbishment works, all plastic gutters and downpipes are to be replaced with traditional painted cast metal rainwater goods.

The scheme will include new shopfront signage and external lighting details of which will be submitted in a separate planning application.



Proposed Front Elevation

3.5 Front Garden and landscaping improvements

The street frontage is to be upgraded to include new state paving and Aco drainage gullies to prevent water ingress whilst allowing level disabled access to the retail areas.

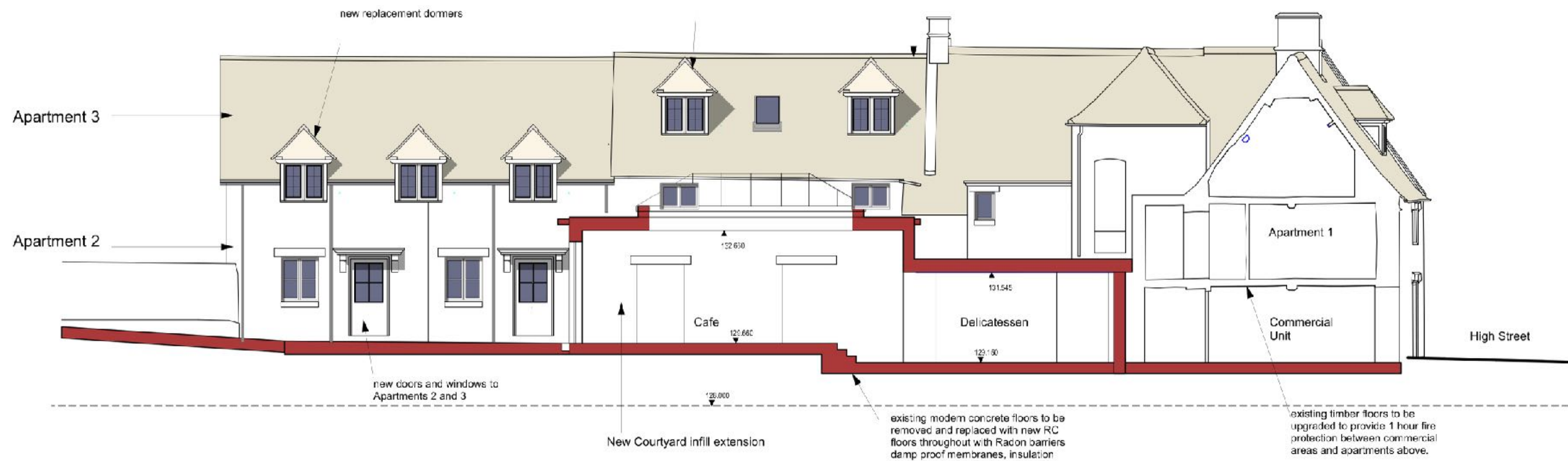
The front garden enclosed by a low dry stone wall is to be extended to the ownership boundary and re-landscaped to provide an external seating area. The Cedar tree is to be retained but will have its canopy raised, work that has already been permitted under application 23/02429/TCONR.



Photo of existing rear courtyard

3.6 Rear Apartments

The scheme includes improvements to the existing buildings which form part of the south range. The east end section is a modern construction that is poorly built and badly detailed. The proposal includes the removal of the porch and the rebuilding of the courtyard elevation provide new doorways to the apartments and new windows more in keeping with the local vernacular.



Proposed Courtyard Elevation

3.6 Building Fabric Improvements

The Building Condition Survey has established that the building fabric needs extensive remedial work to bring the property into a good state of repair. Following initial discussions with the conservation officer it was agreed that work could commence to strip back the modern and non structural elements of the building that were defective or inappropriate to expose and assess the condition of the historic fabric of significance. This work has now been carried out and the following proposed improvement works form part of this application:

3.7 Roofs

The roofs generally are in good condition with only a small section of the front south facing stone tiled roof requiring re-roofing. The remaining roofs require gutters and flashings to be overhauled. The proposal includes the removal of fibreboard ceilings and the introduction of insulation between existing rafters and new vapour control plasterboard and skim ceilings. All exiting roof timbers are to be treated against rot and beetle infestation and any defective timbers replaced like for like.

3.8 Ground Floors

The existing ground floor finishes were a mixture of carpet and modern sheet flooring on very damp concrete slabs and screeds. The ground floors have now been taken up and it is proposed to lay new concrete slabs with Radon and damp proof membranes on consolidation hardcore and with 100mm flooring insulation, screed and underfloor heating throughout. Trial holes have established that no underpinning of existing walls is necessary.



Modern floor in the courtyard extension



Damp concrete floor trial hole confirming underpinning walls is not required

3.9 Fire Safety Upgrade

The scheme includes upgrading the fire resistance of all floors and partitions to provide 1 hour fire resistance between commercial areas and first floor apartments. Currently exposed timber joists will be treated and lined with fire resisting plasterboard and skim. Any lath and plaster ceilings will be retained.

Most of the internal doors are of modern construction so can be replaced with new fire doors detailed to be in keeping with the historic character of the building. Where existing doors are of heritage significance this will be retained, restored where necessary and treated to achieve the fire rating required.

The buildings are to be fitted with a new fire alarm system integrated with emergency lighting and smoke and heat detectors.

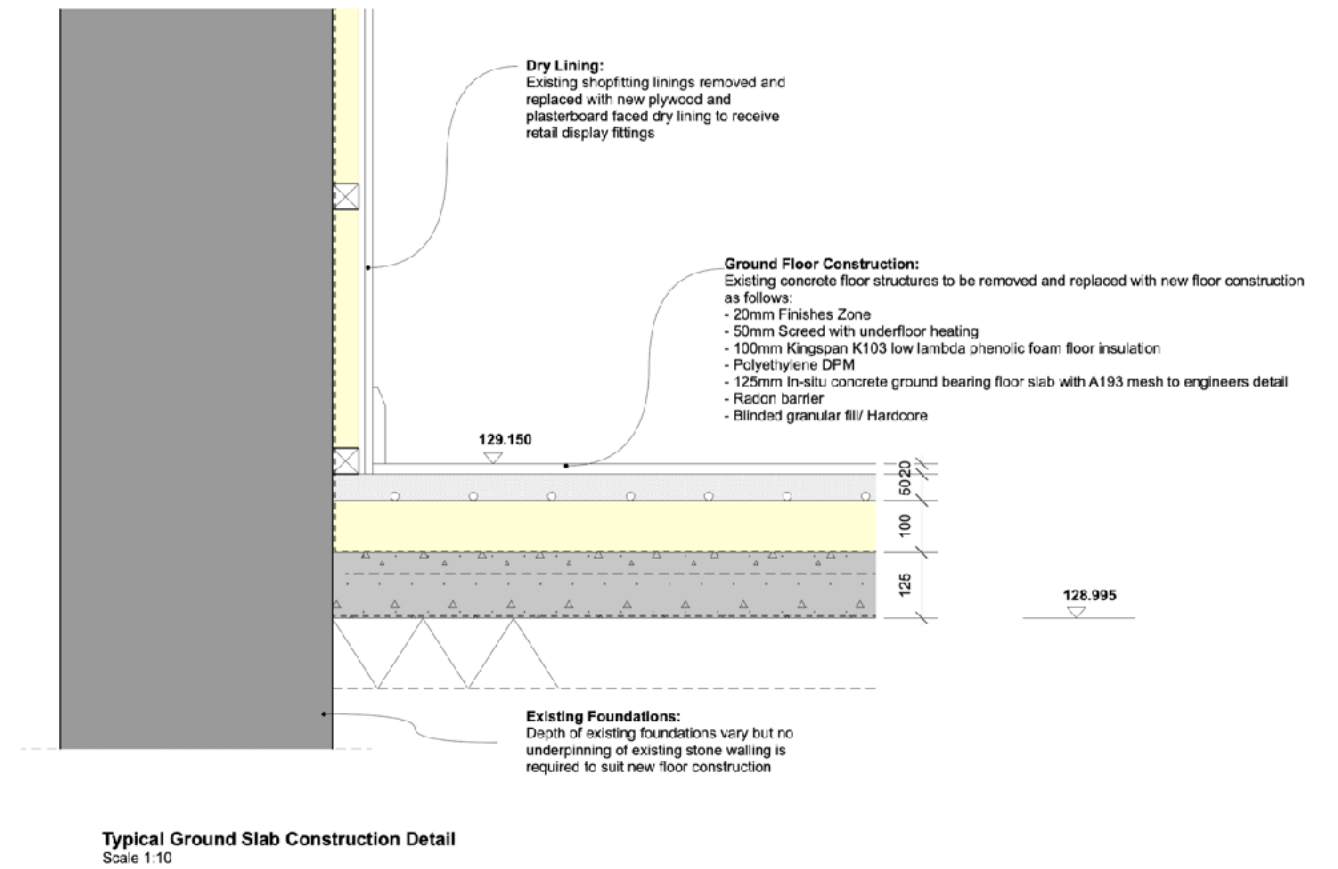
New fireproof timber stud partitions are proposed in the apartments to provide a suitable layout for modern living requirements and to meet emergency escape requirements.

3.10 New Services

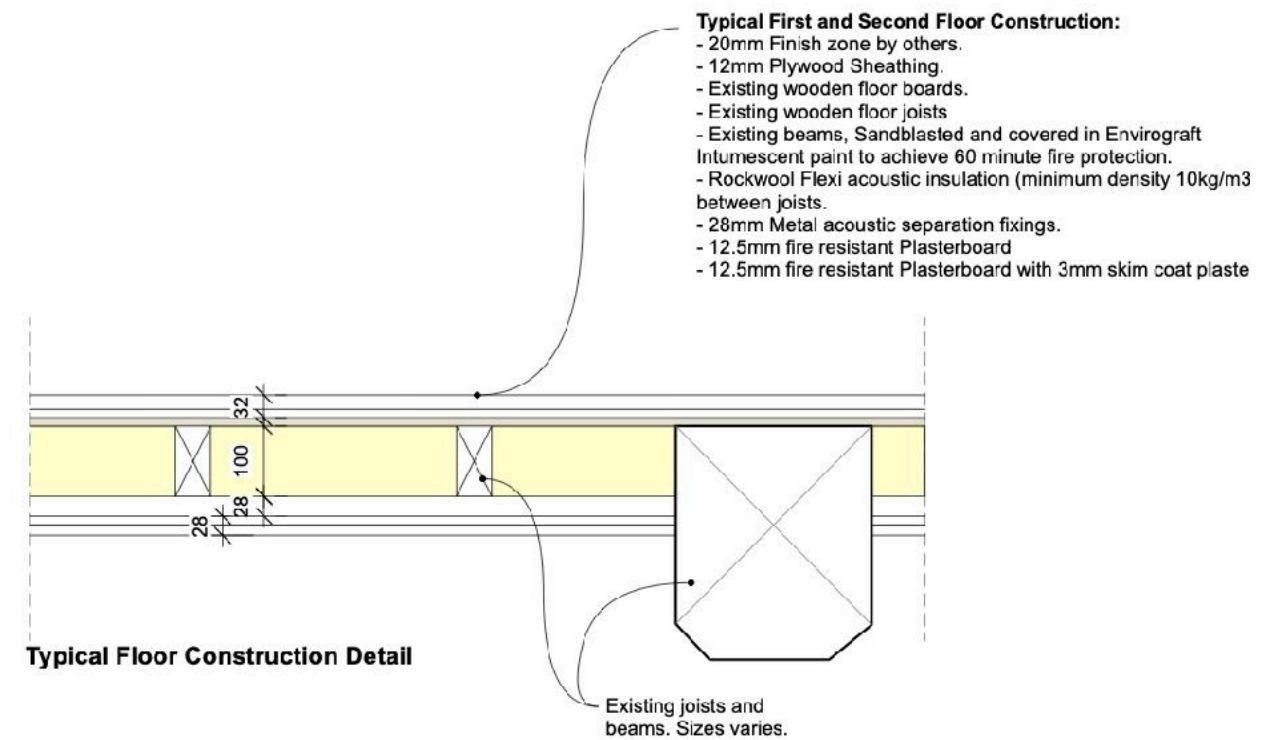
The buildings require new electrical lighting and power circuits throughout together with new heating and ventilation installations.

3.11 Drainage

The existing drains are in a poor state of repair and require complete renewal. Although currently foul and storm water drains are combined, the proposal includes for limiting the amount of storm water discharging to the main sewer by proving new soakaways within the courtyard garden.



New Ground Floor Slab detail



4.0 Sustainability

As the building is listed opportunities to improve the thermal performance of the historic fabric are limited. Providing new ground floor slabs enables insulation to be added here. The existing roofs can have new insulation between rafters but depths are limited. New construction on the other hand will meet the new Building Regulations.

Where existing double glazed windows are being replaced these will have heritage slimline double glazing to suite correctly detailed painted timber window beads.

The new cottage will be designed in accordance with council guidelines to meet net zero carbon goals and include high levels of insulation and sustainable energy technology in the form of an air source heat pump located in the private garden.

5.0 Ecology

The nature of the proposed building works will not have an impact on protected wildlife in the area.

6.0 Access

Vehicular access to the site will remain unchanged and be via the existing access off Moore Road. The drive and parking layout allows for access to neighbouring properties as well as to parking spaces serving the new cottage and apartments.

The cafe kitchen is located in the north barn which includes an area for recycle and waste bins.

Disabled access to the retail areas is via new doors off the High Street with ramped thresholds. Internally where there is a change in level leading up to the courtyard cafe area, a small access lift is provided.

Toilets are provided for all cafe users.

7.0 Amount

The Gross Internal Area of the proposal is as shown below. In summary the existing building has an area of 588m² of which 129m² will be demolished. The proposed building area, of which 125m² is for the new cottage, amounts to 864m², a total increase in area of 276m²

Schedule of Areas

BOX BUSH HOUSE

BUILDING ALTERATIONS, EXTENSIONS AND NEW REAR COTTAGE

	Existing		Demolition		Proposed		Additional Area	
	m2	sq ft	m2	sq ft	m2	sq ft	m2	sq ft
Retail/Commercial Area	279	3003	129	1389	367	3950	88	947
Apartment 1	138	1485			228	2454	90	969
Apartment 2/Garage & Store	36	388			36	388	0	0
Apartment 3	50	538			38	409	-12	-129
Staff Apartment/Flat	85	915			70	753	-15	-161
New Cottage	0	0			125	1345	125	1345
Total Area (GIA)	588	6329	129	1389	864	9300	276	2971

Garages and Car Port	97	1044	97	1044	0	0	-97	-1044
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8.0 Summary

The design proposals and the above details are submitted as part of the planning and listed building applications to Cotswold District Council. It is hoped that the proposals will be seen as positive enhancements to important historic buildings and an opportunity to upgrade the building fabric and services so the buildings can be fit for use for the many years to come.

Appendix A: Listed Building Description

Location

Statutory Address: **BOXBUSH HOUSE (MODEL RAILWAY EXHIBITION), HIGH STREET**

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

County: **Gloucestershire**

District: **Cotswold (District Authority)**

Parish: **Bourton-on-the-Water**

National Grid Reference: **SP 16789 20709**

Details

1. HIGH STREET 5224 (north-east side)

Boxbush House (Model Railway Exhibition) SP 1620 NE 3/6 25.8.60

II GV

2. Late C17 altered C20, and restored. Coursed rubble with Cotswold stone roof. L-shaped. Two storeys and attics, 3 windows. The ground floor has modern doorways flanking a modern small paned bow, above are 3 light stone mullioned windows with drip moulds. Three modern gabled dormers. Central stone stack, stone verge to south-east gable, 2 light mullioned windows in gable end. The rear wing comprises 2 bays of similar construction and appearance. The rear wing at the right-hand bay of the main block could be early C20 additions, though the gable end to south-east with its blocked Tudor arch doorway looks authentic.

Listing NGR: SP1678920709