



**ASHLEIGH CLARKE**  
Architects

## **DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT**

**LOCATION:** BOW HOUSE, BOW LANE, BOURTON-ON-THE-WATER,  
GL54 2DJ

**PROPOSAL:** NEW ROOFLIGHTS, WINDOW AND INTERNAL  
ALTERATIONS

**CLIENT:** MR ROBERT BANHAM

Our reference: 23\_053

Date: November 2023

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## CONTENTS

1. INTRODUCTION
2. SITE DESCRIPTION AND CONTEXT
3. PLANNING POLICY
4. SCHEME PROPOSALS
5. DESIGN
6. HERITAGE IMPACT STATEMENT
7. CONCLUSION



## I. INTRODUCTION

- 1.1. We have prepared this Design, Access and Heritage Impact statement in support of the planning application for a proposed window, rooflights and internal alterations at Bow House, Bourton-on-the-Water.
- 1.2. We have considered carefully the architectural design for this site, to ensure that there will be no impact by our proposal on either the visual or the residential context of the local area and the inhabitants of the surrounding properties. Our proposal will serve to maintain the appearance of the area by designing a new window and rooflights of the same materials and vernacular as the existing main house and will be sympathetic to both the character of the main building and the local area.
- 1.3. This Design, Access and Heritage Impact Statement describes the context and nature of the existing site and the alterations and explains the design rationale that underpins the proposals. The statement also includes and incorporates a Heritage Impact Statement of a level of detail proportionate to the importance of the Heritage Asset and no more than is sufficient to understand the potential impact of the proposals upon the significance of the Heritage Asset. Following this, we will then refer to both local and national level planning policy before looking at the design concepts in greater detail. This statement will conclude with the opinion that our proposal will be compliant with the Development Plan and we will request that planning permission be permitted, subject to the appropriate conditions.



## 2. SITE DESCRIPTION AND CONTEXT

### 2.1. EXISTING BUILDING AND SITE

2.1.1. Bow House is located in the village of Bourton-on-the-Water. The existing building is a three-storey dwelling. The site is within the conservation area and the building is Grade II Listed.

2.1.2. Bow House is constructed of Cotswold stone with stone roof tiles, stone mullions and cills with metal framed windows.

2.1.3. Bow House makes a valuable contribution to the historic significance of the Conservation Area with its vernacular, scale, location and materials. The house has substantial architectural merit with its form and material palette offering a bold contribution to the surrounding conservation area. It is felt that planning could be achieved with the new alterations, incorporating materials and architectural features more commonly found in the conservation area of Bourton-on-the-Water.

2.1.4. The proposed scheme has been developed as such to not have any impact on Bow House and its setting.

2.1.5. The site is bounded by private residential properties, gardens and public road.

### 2.2. EXISTING LANDSCAPE. TREES AND VEGETATION

2.2.1. Private gardens surround the property, with a reasonable degree of vegetation and screening. There are established trees to the rear of the site that are unaffected by the proposals. The rear gardens are laid to lawns with reasonably well-established hedging to some boundaries. The current driveway is of gravel construction in relatively satisfactory condition.



### **2.3. BOUNDARY TREATMENT**

2.3.1. The property has a mix of boundary treatments as indicated on the existing site plan submitted as part of this application. The existing boundary treatments will remain unaffected by the proposals.

### **2.4. ACCESS**

2.4.1. Bow House is located on the adjacent to the public road with its own gated vehicular access into the site. The existing access provision is deemed acceptable.

### **2.5. OVERLOOKING**

2.5.1. The proposed windows are designed to not be overlooking. On this basis, we consider that the proposals comply and do not cause any harm to existing amenity or privacy.

### **2.6. ECOLOGY**

2.6.1. We are not affecting any habitats with the proposed alterations and are not proposing to remove anything to cause any harm.

## **3. PLANNING POLICY**

3.1. This application seeks to be determined to be compliant with The Cotswold District Local Plan 2011-2031, which identifies development boundaries around the main settlements. The site referred to in this application is situated within the development boundary of Bourton-on-the-Water to which Policy DS2 refers and highlights those applications for development will be acceptable in principle. The accompanying information also highlights that the development boundaries help to maintain a sustainable development strategy by concentrating the preponderance of development in the District's most sustainable settlements which have better access to facilities, services employment opportunities and transport.



- 3.2. Neither the Local Plan or Policy S11 is relevant to the proposals outlined in this Design, Access and Heritage Statement. Our design ensures that both the views of the village are protected and that the development will be sympathetic to the surrounding landscape.
- 3.3. The Built, National and Historic Environment Policies apply to this proposal and in particular, Policy EN1 which states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and national environment. The site is situated within the Conservation area, however, we have ensured that our designs are both sympathetic to and compliment the character of the area.
- 3.4. The Design of the Built and Natural Environment of Policy EN2 states that architectural schemes which have been designed in accordance with the Cotswold Design Code will be approved. We understand and have ensured that our design proposal is of a quality that respects both the character and distinguishing features that appear in the local area. Design should follow the architectural local vernacular and traditional approach or contrast with a high quality contemporary and innovative approach. Our proposal follows an authentic vernacular and traditional approach which will be sympathetic with both its surroundings and the existing building.
- 3.5. The proposed development site is situated within the Cotswolds Area of Outstanding Natural Beauty and as such Policy EN5 should be considered. However, we believe that this does not have a substantial constraint on our proposed development due to its scale and use of local materials which are sympathetic to its surroundings. We believe that our proposal would not have any opposing impact on the Area of Outstanding Natural Beauty and would ensure that the natural beauty of the surrounding landscape is retained.



3.6. Our proposed development is Cotswold Design Code compliant. It is sympathetic to its surroundings and will follow the style of the original buildings and materials proposed that are suitable for site location.

## **4. SCHEME PROPOSALS**

4.1. The submitted proposal comprises of an application for full planning and Listed Building Consent for the internal alterations, new window and rooflights.

## **5. DESIGN**

### **5.1. USE**

5.1.1. The submitted proposals are to remain as residential and as part of Bow House, on this basis we submit that the proposals maintain and are compatible with the site's existing use.

### **5.2. BUILDING DESIGN AND LAYOUT**

5.2.1. Detailed layouts are indicated on the proposed drawings. The proposals will significantly improve and positively enhance the site's contribution within the local conservation, a sensitively designed alterations using sympathetic and high-quality local materials.

### **5.3. APPEARANCE AND MATERIALS**

5.3.1. The proposed appearance and selection of materials have been influenced by its context and the predominant characteristics of the surrounding conservation area.

### **5.4. VIEWS**

5.4.1. The proposed plans submitted as part of this application, clearly demonstrates there is no encroachment.



## 5.5. LANDSCAPING, TREES AND VEGETATION

5.5.1. No landscaping works.

## 6. HERITAGE IMPACT STATEMENT

- 6.1. A heritage impact assessment should consider if the proposed works will negatively impact upon the character and appearance of heritage assets and significant historical features defined by listed building or conservation designation. It is therefore important to establish the factors that define the landscape setting, character and historic significance to establish the degree to which the site, as a whole, is capable of absorbing change without any substantial damage to the surrounding character and special qualities.
- 6.2. In considering any impact upon heritage assets, the proposed rooflights, lancet window and internal alterations have been designed to sensitively be sited into the existing context of Bow House, causing no harm to the local architectural merit.
- 6.3. In summary, the proposed works have been designed in such a manner to be compatible and sensitive to the setting. As such these changes represent a not insubstantial planning gain by a sensitively designed new rooflights, window and internal alterations using local traditional materials and detailing. We believe that the site, and its immediate landscape setting, has the capacity to accommodate the proposed change without detriment to character and special quality of surrounding buildings. The proposal avoids imposing incongruous building features in terms of form, materials and detailing. Instead, the proposal takes its cues from the surrounding village and the character of the local conservation area. We believe that the proposals will not result in any significant heritage impacts and that they will not cause any significant harm.





## 7. CONCLUSION

- 7.1. Overall, the proposals conform to the relevant planning policies which seek to promote good design. The proposed alterations would remain visually subservient with a consistent use of local materials. The proposed development makes minimal amendments to the existing pattern of the development on the site.
- 7.2. We have ensured that our proposals have no detrimental impact on either the visual or residential amenities in the local area with existing access in place providing both sufficient vehicular and pedestrian access and parking.
- 7.3. This Design, Access and Heritage Impact statement demonstrates that the proposal complies with the material planning considerations. The proposal accords with the Development Plan, which supports the principle of new alterations within settlements such as Bourton-on-the-Water, and the details of the scheme do not conflict with other policies. We believe this proposal to be an appropriate development within the setting and the applicant respectfully requests that the local planning authority grants planning permission for this proposal.