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PROPOSED TWO-STOREY REAR EXTENSION TO STANTON COTTAGE, 8 HIGH STREET, STANTON, BROADWAY, WR127NE



DESIGN, ACCESS AND HERITAGE STATEMENT

1) APPLICANT

This List Building planning application is being made for Mr. Mark Lea,
Stanton Cottage, 8 High Street, Stanton, Broadway

2.0) SITE ASSESSMENT

Stanton Cottage is a late C17th cottage situated on the north side of the High Street in Stanton. It is within the conservation area of the village.

The cottage is a Grade II listed building in the middle of a terrace of three cottages.

The building is listed by Historic England in list entry number 1304001 dated 07/09 1987. The list entry is for nos.7,8,9, High Street.

2.1 ACCOMMODATION

The cottage has a drawing room, dining room and a narrow kitchen/breakfast room linked to utility and cloakroom on the ground floor. There are three bedrooms and one bathroom on the first floor,

Around twenty years ago a two-storey extension was constructed to the rear of the building to provide a narrow kitchen and a third bedroom over. (Planning Application ref 97-5401-1217-FUL and 97/5401/1218/LBC) This extension covers a large proportion of the rear of the listed building. The walls of the extension are of natural stone and the roof has a blue slate covering to match all other roofs on the rear elevation. The windows in the extension are pale green painted wood with horizontal glazing beads/

At the rear of the property is a single-storey outbuilding that has a cloakroom with shower and a small utility area. New modern wooden windows have been added and the structure is now linked to the kitchen with a pitched roof.



VIEW OF REAR ELEVATION FROM GARDEN

The rear garden is private, well maintained and of a reasonable size. The garden is enclosed by natural stone walls. A gated right of way gives rear access to the High Street and passes the rear of the property at no 9 High Street.



REAR GARDEN

2.2 ARCHITECTURAL FEATURES

The important features of the listed building are the stone slate roof and the squared and course stoned walls with 2-light and 3-light stone mullion windows and deep stone lintels. These are on the ground floor and on the first floor of the front elevation. The front door has nine glazed panes on the upper part and two raised painted wood panels on the lower part. The rear of the listed part of the cottage is mainly obscured by a 21st Century extension.

3.0) PROPOSED WORKS

This is a delightful cottage on a good position in the High Street of Stanton but the accommodation suffers with a narrow kitchen for a 3-bedroom family house. This kitchen does not meet modern standards of living and is not of a size to take modern equipment. The main bedroom is again small by current standards and having just a single bathroom is not convenient for a five-person dwelling.

The proposal is to extend the two-storey rear wing using similar materials as the existing. The kitchen area will then be improved with the increased floor area to give a more sociable open family space to include a dining area that is in close contact where daily cooking and household chores take place. The extension will allow convenient access to a patio and garden through French doors. On the first floor the main bedroom will be extended to accommodate an ensuite. A 100mm dia. main sewer runs across the footprint of the proposed extension but a Build-Over agreement was approved by Severn Trent Water Authority on 31st October so that the extension can take place.

The front elevation will remain unchanged.

4.0) CONTEXT AND JUSTIFICATION FOR THE PROPOSED WORKS

The proposed extension will be in style, scale and character of the rear of the cottage. The improved layout and accommodation will be enhanced to modern standards without loss to the features of the listed building.

5.0) ACCESS

There is no on-site parking. The parking arrangement will remain as exists but there will be no increase in bed spaces to change the situation.

6.0) CONCLUSION

It is considered that the proposal will not detract from the appearance of the already changed rear elevation of the listed building.

The proposal will greatly improve the living accommodation of the cottage. The proposal will have no adverse impact on neighbours nor neighbouring properties.
