

**DESIGN AND ACCESS STATEMENT FOR THE PROPOSED ALTERATIONS
TO HEATHER COTTAGE**

RE: Heather Cottage, Ampney St. Peter, GL7 5SH



Description of site:

Ampney St Peter is a small village and civil parish in the Cotswolds, Gloucestershire. Ampney Brook flows near the village, which is near Ampney Crucis and Ampney St and is about four miles east of Cirencester. Heather Cottage is situated in the the village of Ampney St Peter.

The cottage is a Grade II listed detached rubble stone cottage dating from the 17th century with a stone tiled roof and rendered dormers. There is a modern extension on the East of the main body of the cottage and a single-storey addition has a timber and glazed screen along its full length. The cottage has had significant alterations over time. The cottage sits comfortably in the northern corner of its plot. The immediate terrain around the property rises from the southern boundary to the northern by approximately 1 metre.

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The cottage can be accessed via a main road of the town near St. Peter's Church footpath on the south of the lawn.

The Application is for the following elements of work:

1. Windows are to be replaced with newly painted timber casement windows to the existing house.
2. New external hardwood French double-glazed doors with an outward opening for the Sitting Room.

3. Create a new Utility Room next to the existing toilet on the Ground Floor.
4. Replacement of rooflight over the stairwell.
5. Replacement of rainwater goods.
6. Replacement of internal doors in the Hall and Study Room.

Historic Building and Heritage Impact Assessment:

Refer to Natalie Fenner's reports.

The Proposal:

The proposed alterations have been designed to improve the quality of space and create new areas to perform as comfortable and functional living spaces. External modifications to the house will be kept to a minimum comprising of replacement of flush casement painted timber frame windows in all the existing facades, replacement of rooflight above staircase and new external doors for the Sitting Room. The location of the proposed works will ensure important elevations of the Main House on all sides are preserved - particularly from the main street and neighbouring properties. This serves to preserve the character and appearance of the local area. All modifications will aim to capture the mood of the site with the use of similar materials and proportions to maintain the style and feel.

Setting:

The design will have no adverse impact on the area as no significant historical elements identified within the heritage statement of the house will be removed or altered. Detailed matters, such as scale, form, dimensions, colours and materials will be carefully considered and thought through. New materials will be in keeping with existing materials where appropriate and deliberately contrasting where it's necessary to reflect the evolution of the building. Special attention to detail and craftsmanship will be given in the proposal to ensure it has a positive notion of its surroundings.

Proposed Works and Materiality:

The materials have been chosen to relate to the existing building and the historic site. The new works will consist of high-performance glass, steel, flush casement doors and windows with high-performance glass to increase the thermal efficiency of the spaces. New doors and windows will be in keeping with the existing style to contribute to the Cotswold aesthetic, further preserving the local area.

Sustainability:

The thermal performance and energy efficiency of the existing building will be greatly improved by using 21st-century glazing technology, high-quality insulation materials and techniques.

Degree of Access:

Vehicle entrance to the property to the house from the main road will remain unchanged.

Emergency Access:

This would be unaffected by the proposals.

Impact on neighbouring properties:

There won't be any impacts on neighbouring properties.

Consultation:

Our client has discussed the proposals with the neighbours.

Works already carried out:

No work has been carried out on the existing cottage.

Should you have any questions regarding the project, please do not hesitate to contact me.

Yours faithfully,



Jonathan Rixon
Director - Rixon Architects Ltd