
Courtyard Cottage, Eynsham
Design, Access and Planning Statement
November 2023



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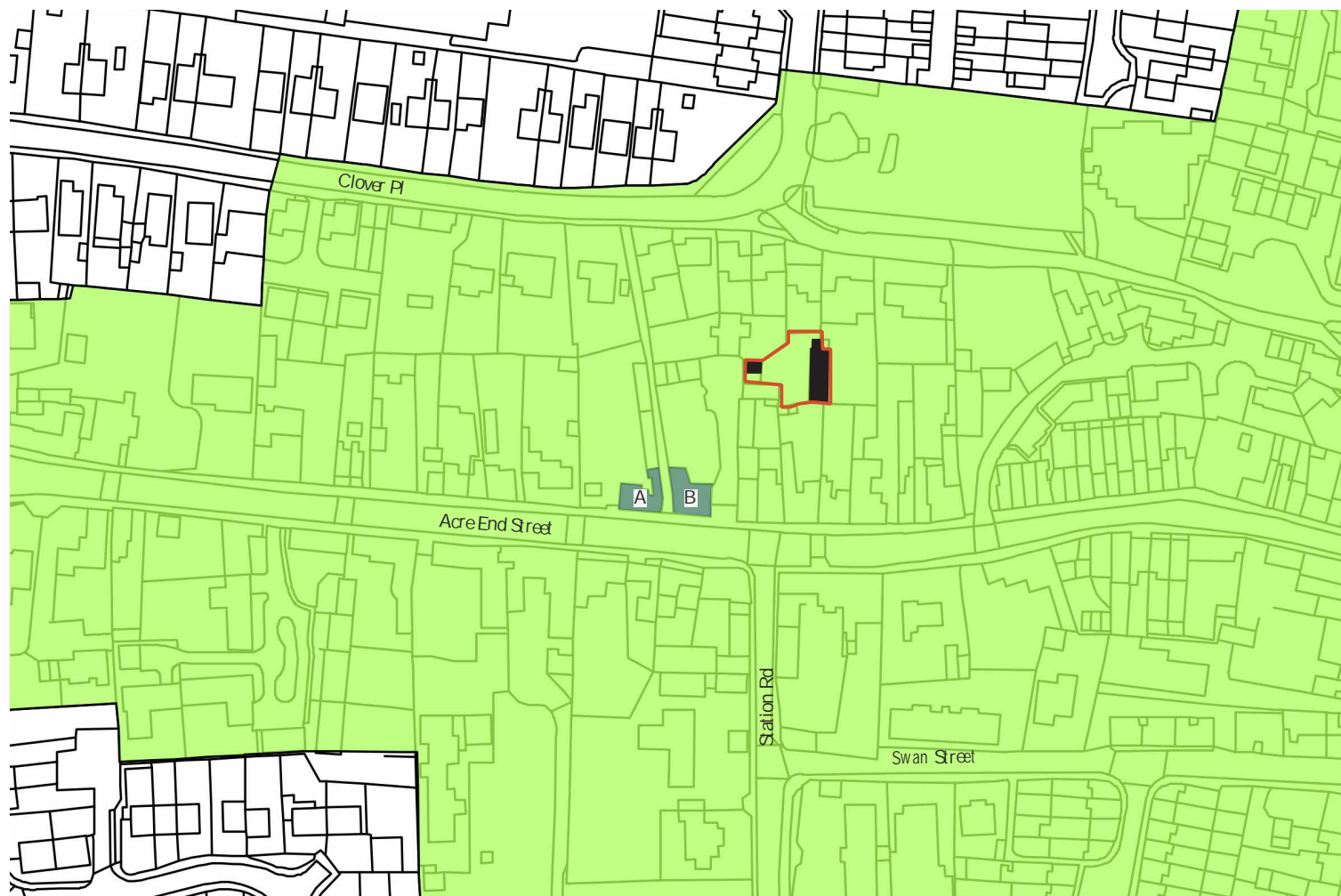
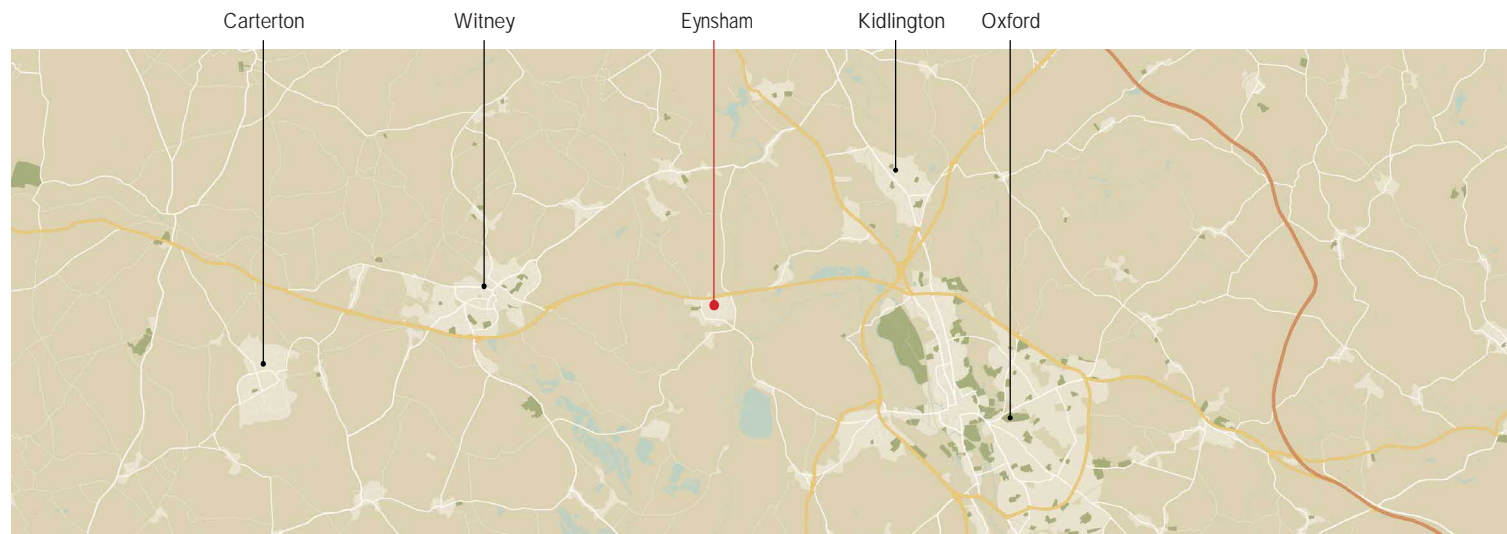
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Site Location Plan

- Site
- Conservation Area
- Nearest Listed Buildings

1.0 Introduction

1.1 This Statement

This statement supports the planning application for the demolition of a 5m² existing extension to Courtyard Cottage, a proposed extension to Courtyard cottage, the renovation and thermal improvements of the cottage, the re-roofing of the garage and carport and the conversion of the existing garage into a home office and bin and bike store.

This document should be read in conjunction with the submitted planning drawings.

1.2 Site

The site of Courtyard Cottage is located off Acre End Street, within the village of Eynsham in West Oxfordshire.

The plot occupies a middle ground between historic and more modern phases of development within village, providing an architectural opportunity to respond to both.

The site is sat within the Eynsham Conservation Area. The map to the left shows the site's position within the conservation area along with the 2 nearest listed buildings (identified below).

- A - Acre End Street North side No. 70 [Little Acre]
- B - Acre End Street North side Nos 66 Janty's Stores and 68

The siting of the cottage is tucked away, it is not visible from public view or from any listed buildings due to the surrounding 2 storey dwellings.

1922 Historic Map



Satellite Photograph



Existing Cottage Photographs

1.0 Introduction

1.3 Heritage & History

Courtyard Cottage was built in the 19th century as a timber framed and stone walled workshop. The historic map of 1922 shows the footprint of the building which was once L-shaped (within the current site), forming a more densely developed courtyard within the site boundary.

After carrying out a desktop analysis we have not found any previous planning submissions for the Courtyard Cottage.

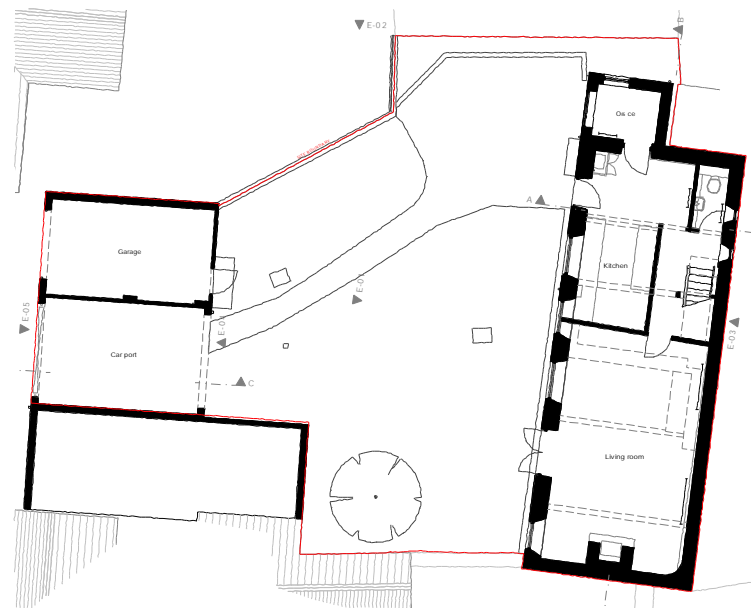
Since 1922 the south facing wing of the workshop was demolished and the remaining building was converted into a 3 bedroom cottage. It is believed to have been in the 1980s that cottage was extended to the north with a modern single storey pitched stone and timber clad addition.

The carport and garage were built in the 1980s with Bradstone stone and cementitious roof tiles.

1.4 Existing Buildings

The present day Courtyard Cottage retains some of its original character, the timber frame is unique and visible around the stair, in bedrooms and in the ceiling on the ground floor. The ground floor plan of the cottage is currently cellular, with non-structural walls breaking up the once open plan layout. The cottage has a number of single glazed windows and has very little insulation throughout.

Proposed Extension Sketch



Existing Ground Floor Plan

Proposed Ground Floor Plan

Cottage Renovation
Garage conversion

Demolition of modern extension
Re-roofing & Solar PV

Proposed Extension

2.0 Proposed Design

2.1 Design Rationale

The design of the proposed extension seeks to achieve the following:-

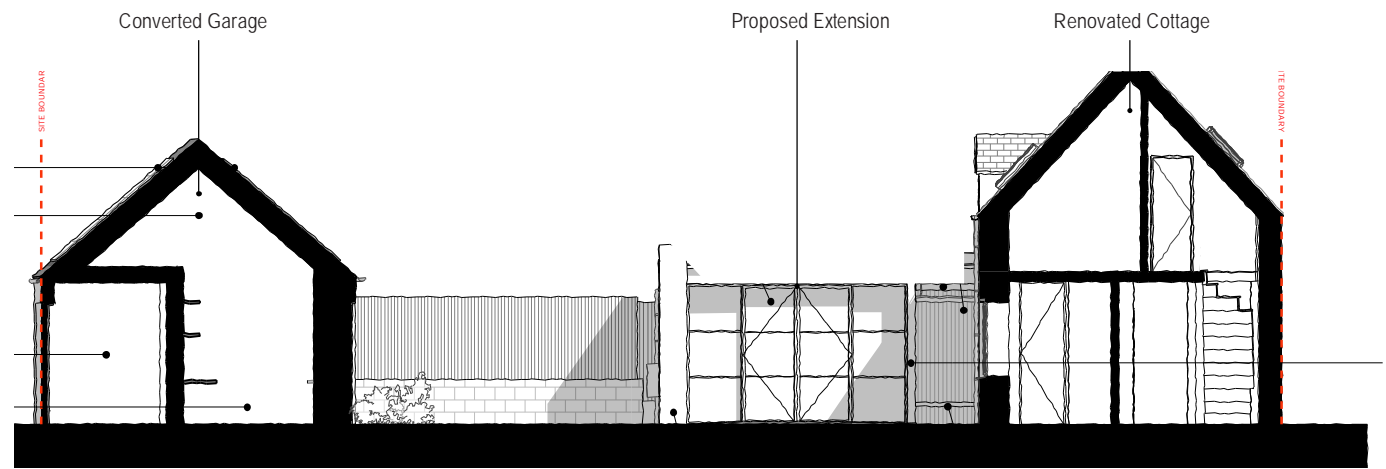
- Create a courtyard layout that uses historic precedent to return the ground floor layout into a more open and functional plan.
- Replace a modern poorly insulated and pitched roof extension with a thermally efficient flat extension.
- Minimise overbearing on the cottage and neighbours with a flat-roof.
- Maximise southern aspect and solar gain for passive heating and improved connection with the garden.
- Be sensitive in its use of materials, height and footprint so as to sit naturally in the site and next to the cottage.
- Execute a palette of materials that respects and responds to the cottage and local vernacular.
- Improve the kitchen and dining amenities.
- Improve the entrance to the cottage with a covered front door.
- Create a level access from the garden into the extension.

The refurbishment of the cottage seeks to achieve the following:-

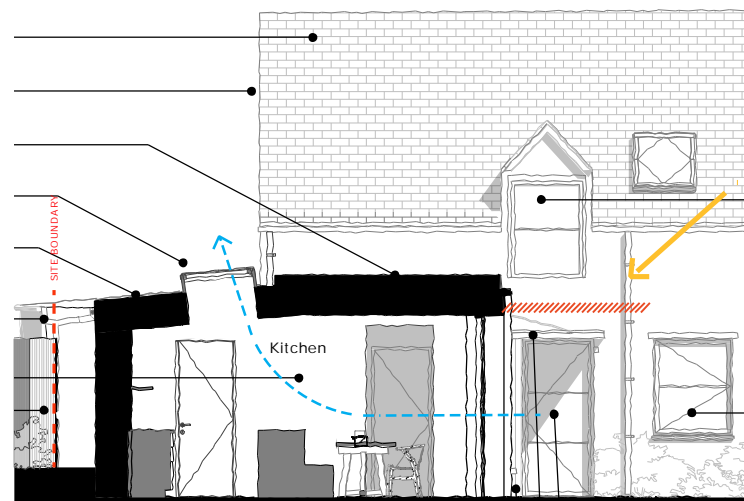
- Improve the cottage's thermal performance, energy efficiency and comfort with internal and external insulation and the replacement of the existing glazing with double / triple glazing.
- Create a more open and flowing layout to the ground floor.

The proposed re-roofing of the garage and carport with Cardinal slates and Solar PV, the conversion of the garage into a home-office and bin and bike store and the proposed landscaping seeks to:-

- Improve the look of the existing mossy cementitious tiles and provide renewable energy to charge an EV vehicle from.
- Create a home-office for the client who has to work from home post-covid whilst retaining adequate storage for bins and bikes.
- Improve the site's biodiversity with various habitats and native planting.



Proposed South Extension Elevation



Proposed Extension Section

- /// Proposed Concealed & Retractable Awning
- Natural Stack Ventilation
- Indicative Summer Sun

Local Stone

Oak Cladding

Cardinal Slate



Local Materials



Renewable Energy



Thermal upgrade



Low Energy Heating



Native Planting



Maximising Biodiversity

2.0 Proposed Design

2.2 Scale, Massing & Form

The scale, massing and form of the flat roofed extension has been iteratively designed to sit sensitively within the site and cause no visual harm to neighbours whilst complimenting the 19th century cottage. The design team has included a local builder who has inputted on the proposal to ensure that it can be built 'over hand' (not requiring access from neighbouring properties) in order to minimise disruption during construction and keep in place the existing site boundary fence.

The only viewings of the extension comes from private residences. The stone wall of the extension will protrude 500mm above the existing neighbouring fences, which will remain in place during and after construction.

The proposed design seeks to complete the intent of the original stone building - to create a courtyard. The massing of the extension largely occupies the part of the site that is recessed so that the front edge of the extension sits naturally with a new and improved entrance to the cottage.

2.3 Materials

The proposed extension continues the material palette of the cottage of stone and timber. Eynsham has a strong architectural character rooted in limestone. The proposed design uses local stone to ensure the scheme is tied firmly to the site and local context. Both materials are visually, ecologically and locally sensitive which combine to form a coherent building that is both contemporary yet entirely in keeping with the cottage and nearby historic buildings.

3.4 Sustainability & Low Energy

Sustainable design has been central to the all of the proposals, the key sustainable design moves are as follows:-

- Replacing single and double glazed windows with thermally improved double glazing
- Reduce heat loss and minimise overheating through low u-values which surpasses Part L of the building regulations and a concealed retractable awning on the extension.
- Minimising waste in construction
- Using natural materials where possible
- Underfloor heating, internal insulation; maximising comfort & minimising energy demand

Working in collaboration with a certified energy consultant the scheme has been thermally modelled. Care and attention will be taken in the detailing phase of the project to ensure the proposal is an example of low operational and low embodied energy design.

Proposed Ground Floor Plan

Proposed Ground Floor Plan

2.0 Proposed Design

2.5 Landscape & Site Biodiversity

From the outset of this project, the landscaping of the scheme has been considered to create an integrated and balanced proposal. The proposal seeks to plant pleached trees for screening and native planting to improve the biodiversity of the site. The existing site is currently biodiversity very poor with just cut grass and a single acer tree.

We have worked to create a net gain in biodiversity, using the following proposals to achieve this :-

- Approx. 4m² of native shrub planting throughout the site
- Approx. 4 native pleached trees
- 2 bat boxes
- Native pollinator friendly wildflower providing insect habitats
- A stone wall providing invertebrate habitats
- Multiple pollinator friendly climbing plants up the proposed stone wall

2.6 Services

The services for the proposal will connect to the existing mains.

2.7 Access

Access to the site will not be impacted by the proposal.

2 parking spaces will remain and visually the approach will be enhanced with new painted timber bin and bike store doors and having the tired cementitious roof tiles on the garage replaced with cardinal slates and solar PV. Level access between the garden and extension is proposed to ensure the house is flexible to all future visitors and residents.

3.0 Planning

3.1 Meeting Planning Policy

'The Government's objective for the planning system is to promote good design that ensures attractive, usable and durable places.' - West Oxfordshire Local Plan 2031

We have clearly demonstrated that high quality design and sustainability is at the core of the proposal, we therefore believe the scheme is worthy of 'presumption in favour of sustainable development' (NPPF 2023) and it meets the key local and national planning policy.

The sustainable objectives as outlined in the NPPF will each be met as follows; economic objective; local trades will be employed, social objectives; level access has been proposed for the first time to the property via the extension making the property accessible to all, environmental objectives; protecting and enhancing a historic environment, reducing heating demand on the cottage through a thermal upgrade and improving biodiversity,



Proposed Extension Sketch

4.0 Conclusion

4.1 Conclusion

It has been demonstrated in this document and the accompanying planning drawings that the proposal is fully compatible with all the relevant local and national planning policies.

Great care has been taken to minimize impact on neighbouring properties and incorporate the existing barn's materiality and blend it into an adjoining contemporary extension that is sustainable and sensitive to the rich historic stone architecture of Eynsham.

In conclusion the proposed extension, thermal upgrade and renovation of the cottage, re-roofing and conversion of the garage into a home office and bin and bike store creates a sustainable home and garden fit for 21st century living.