

Pip Morris

interiors & Architecture

Design & Access Statement for Rosemullion, Rodborough Common, Stroud GL5 5BU

This is a material change from the previously permitted extension granted under PP-11974918

SITE

Location and Setting

Rosemullion is a 1960s detached house with 5 bedrooms located on Cotspur which is a private road off Rodborough Common. It is set within its own large grounds with private houses on both sides.

Use

Rosemullion is a residential dwelling.

Character

The property is a pretty, gabled detached house constructed using rough Cotswold stone walls with dressed stone quoins and stone mullion windows. There are a number of small dormer windows to the front and rear with painted render walls. The property has been extended in the past with a double garage, entrance porch and small infill on the rear. All roofs use Cotswold stone roof tiles.

APPROACH TO DESIGN CONCEPT

Proposed Use and Objectives

The proposal is to continue using the house as a private dwelling but to improve the Kitchen / Dining / Living space for the family while joining to the outside patio area. A previous extension on the rear of the property has proved inadequate to fulfil this requirement so a new extension is proposed to deliver on this.

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HERITAGE STATEMENT

Summary

An Arts and Crafts house designed in c.1920 by the architect [REDACTED]

Reasons for Designation

*Lotus, formerly Cotsmoor, an Arts and Crafts house of c.1920 by [REDACTED] (1879-1934), is listed at Grade II, for the following principal reasons: * Architectural interest: the house is a good example of Falconer's Arts and Crafts interpretation of Cotswold vernacular building. It has an interesting, varied design with careful proportions, good external detailing and strict adherence to traditional materials and craftsmanship;*

The proposed new extension extends from the rear by 3.6m to an overall width of 4.38m. It is single storey only and provides the necessary space for a living room opening from the Dining / Kitchen space. Bifold doors open out from here onto the existing outdoor patio.

Permission has been granted for this same extension using a painted render construction. With this new application it is intended to retain the footprint and functional design but using Rough Cast Bradstone walling with dressed Quoins and Lintels to match the existing house depicted in the photographs at the end of this statement

An area of flat roof is required under the first floor window where mop rolled lead will be used. As this abuts the original extension it is intended to extend the line of its roof to meet the new roof for a more balanced look to the rear elevation.

In terms of size the original footprint of 160sqm will increase by less than 13% to 180sqm. The house occupancy is unchanged and therefore the off street parking will be unaltered.

In summary the proposal creates a more open plan living area for the whole family to enjoy and spend time together, which opens out onto the garden, giving a wonderful flow to the ground floor.

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Existing Photographs



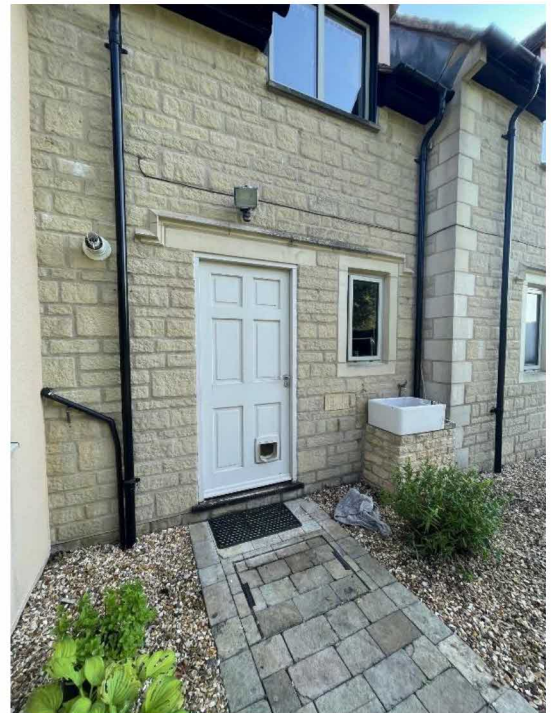
Existing Front View



Existing Rear View 1



Existing Rear View 2



Existing Rear View 3