

HERITAGE, DESIGN AND ACCESS STATEMENT

FOR

**CONVERSION OF OUTBUILDING
AND NEW CAR PORT**

AT

**ORCHARD HOUSE
LITTLE RISSINGTON**

FOR

ROSE BUILDERS LTD.

November 2023

Prepared by:

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1. GENERAL BACKGROUND

Orchard House is centrally located in Little Rissington in Gloucestershire. The property sits inside of the Little Rissington conservation area and the Cotswold AONB. The house is a Grade II designated heritage asset and the outbuilding which is to be converted would be deemed curtilage listed due to its position on the site. The main house has been altered over the years and this can be seen from its planning history.

The Applicant would like to convert the outbuilding to the North of the property into an annexe to increase the flexibility of this family home, with the attached listed building and planning applications seeking approval for these changes.

2. LISTING DESCRIPTION

Detached house. Late C17-early C18. Coursed squared and dressed limestone in alternate bands of orange and cream coloured stone with dressed stone quoins. Stone slate roof, artificial stone slate to the extension at rear. Ashlar stacks. 'T'-shaped plan. Two storeys and attic. Symmetrical three-windowed facade lit by 2 and 3-light double-chamfered stone-mullioned casements with stopped hoods, three 2-light C20 raking dormers with leaded roofs and sides. Stone-mullioned casements at rear and to gable ends. Central C19 six-panelled doorway within a flat-chamfered basket-headed dressed stone surround with a keystone, impost and stopped hood. Saddleback coping with moulded kneelers. Axial stacks placed symmetrically towards the centre of the ridge, with moulded cappings and skirtings. Interior not inspected.

Listing NGR: SP1919719779

3. PLANNING HISTORY

Ref. No: 21/04692/TCONR | Status: No objection
Ref. No: 21/01965/FUL | Status: Application Permitted
Ref. No: 19/03960/COMPLY | Status: Application Permitted
Ref. No: 19/03959/COMPLY | Status: Application Permitted
Ref. No: 18/02906/LBC | Status: Application Permitted
Ref. No: 18/02673/FUL | Status: Application Permitted
Ref. No: 18/00670/FUL | Status: Application Permitted
Ref. No: 12/00929/LBC | Status: Application Permitted
Ref. No: 94.01070 | Status: Application Permitted
Ref. No: 92.01087 | Status: Application Permitted
Ref. No: 92.01080 | Status: Application Permitted

Planning and listed building consent has been granted for previous building works completed at Orchard House, with permission also granted for a new dwelling which is now outside the site boundary. The planning history does not include references to the outbuilding in question which is inside the site boundary.

4. EXISTING CONDITION

Orchard House is an early 18th century detached dwelling house located on the centre of Little Rissington and is accessed via a driveway from the main road that follows on from Rissington Road. The property consists of the main house which is a Grade II designated heritage asset, with a stone outbuilding to the north of the house which is curtilage-listed. The stone outbuilding is to be converted into an annex for guests of the main house.

5. PROPOSED WORKS

The proposal is to convert the existing stone outbuilding and create habitable accommodation inside, whilst adding an open aired carport to the northern side of the outbuilding which will follow the existing ridge height and match the proportions of the existing structure, keeping a subservient relationship to the main house.

The carport will have an exposed oak frame with a recon-stone roof over to match into the existing. The conversion of the outbuilding incorporates the existing openings to avoid creating any new interventions into the façade. The south elevation will utilise an existing entry point to provide a seamless transition out of the main house across into the outbuilding, with a sunken matwell on entry to work with levels across the site and to avoid undertaking major work to create an even level throughout the outbuilding. On the west façade facing the gravelling parking area the existing entry doors into the outbuilding will be replaced with timber windows with vertical timber cladding beneath them. The window on the north façade will be filled into the create more privacy for the new internal space, whilst the window on the east façade will be updated with a modern alternative.

The east elevation of the outbuilding also forms part of the boundary stone wall to the site. To avoid creating new openings within this, 2 conservation rooflights are being proposed to sit discretely on the back of the structure to bring light into the new internal areas. There will be no issues regarding overlooking of other dwellings as the height of the skylights means people inside will not be able to look out and across.

Internally, 2 openings will be made within the existing internal walls to allow access from the proposed entrance area through into the bathroom and then bedroom, with light for these spaces coming from the proposed windows on the west façade and conservation skylights.

The proposed updates have been kept to a minimum whilst improving the usability of the structure plus improving the historic character and functionality of the both the outbuilding and the main house itself.

6. HERITAGE IMPACT

Overall, we believe the proposals are sympathetic to the historic character of the building and have been carefully considered. Each aspect of the structure has been designed with sensitivity to the historic form and to enhance the legibility of its subservient use to the main house while working to improve the overall cohesivity of the site.

7. ACCESS

There are no proposed changes to the access of the property.

EASTABROOK ARCHITECTS

Ref: 1557 Heritage Design and Access statement