

Woodside Cottage
Oakridge Lynch
Stroud
Gloucestershire
GL6 7NY

Design, Appearance and Access
Statement
10.01.24

ROBERT JAMISON ARCHITECTS

1.0 Introduction

Proposed extension, remodelling and upgrade to the property at Woodside Cottage, Oakridge Lynch, Stroud, Gloucestershire. The works will involve the replacement of an existing timber framed garage and logstore.

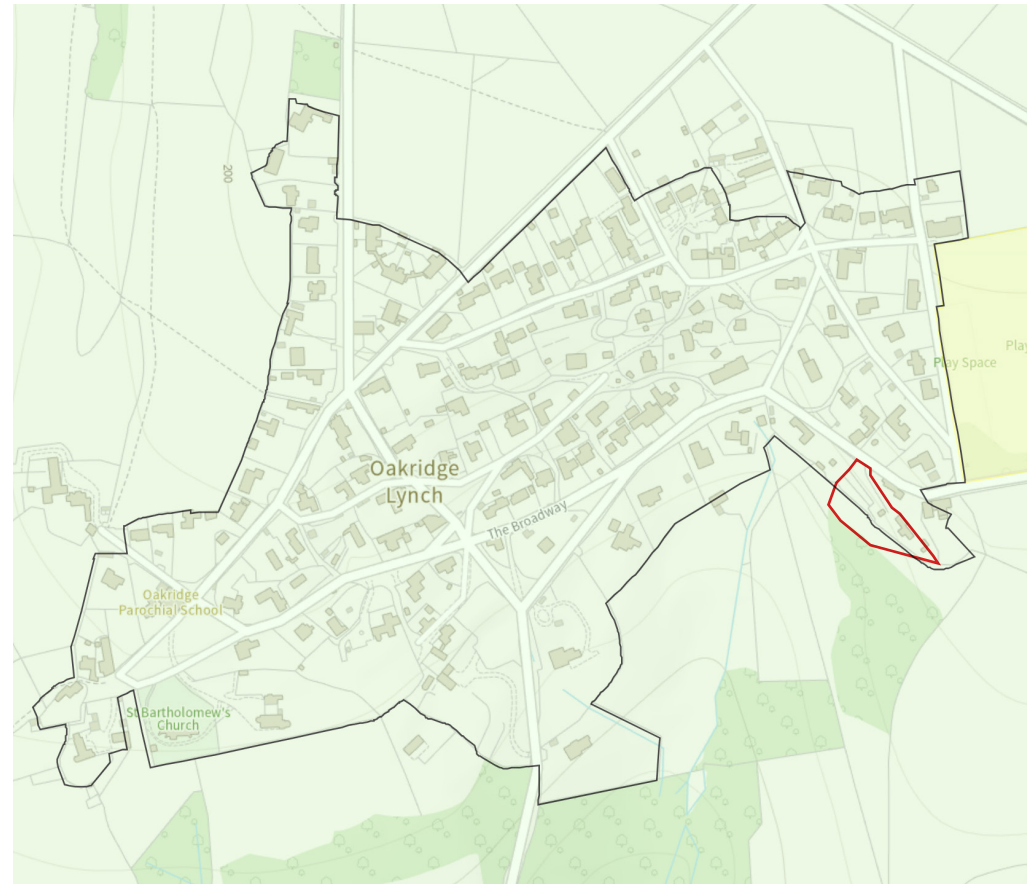
1.1 Planning History

*Planning Application: (S.15/2784/FUL) - Erection of guest house cabin in the garden
Approved February 2016.*

1.2 Site, Location and Context

The site location is illustrated in the adjacent plan and aerial photograph on the following page. The site is situated in the village of Oakridge Lynch, east of the market town of Stroud. The site is not in a designated conservation area.

The site sits on the eastern edge of the Oakridge Lynch Settlement Limit. The surrounding area is predominantly residential with large detached and semi detached dwellings. The site is entered via a private gravel driveway off 'The Broadway', that drops down to the cottage and provides parking for several vehicles. The site is approximately 3600m² (0.36ha) in size and comprises of an existing detached two-storey dwelling, a large timber garage with log store and several outbuildings/storage sheds and a green house. The site has large mature gardens and includes a small area of woodland to the southwest of the site.



*Map showing the location of site in relation to the Settlement Development Limits Oakridge Lynch
(site outlined in red)*

1.2 Site, Location and Context



Aerial view showing outline of site at Woodside Cottage, Oakridge Lynch, Stroud, Gloucestershire

1.2 Site, Location and Context



View along The Broadway looking northwest. The entrance to Woodside Cottage can be seen on the left of the photograph.



View along The Broadway looking southeast. The entrance to Woodside Cottage can be seen on the right of the photograph.

1.2 Site, Location and Context



*View of the entrance to Woodside Cottage off The Broadway.
Photograph shows gravel driveway down to the cottage.*



*View from driveway/parking area looking back up towards
entrance off The Broadway.*

1.2 Site, Location and Context



View from the southeast of the site looking across the site, showing mature gardens and woodland. The existing Woodside Cottage can be seen on the right of the photograph.



View from northwest of the site looking south showing outbuildings/shed/greenhouse, mature gardens and woodland. Woodside Cottage can be seen on the left of the photograph.

1.2 Site, Location and Context



View from the south of Woodside Cottage looking towards the driveway.



View from gravel driveway/path looking towards Woodside Cottage

1.2 Site, Location and Context



View from the south of the site looking towards Woodside Cottage across mature gardens



View from the south of the site looking towards Woodside Cottage across mature gardens

1.3 Existing Dwelling

The existing dwelling on the site was originally constructed circa 1870. The original cottage has been extended circa 1990s. The building is not listed, nor is it located within a conservation area.

The current building has not been occupied for some time and is in a poor state of disrepair, with its current condition unfit for occupation. The building has a low EPC rating and requires repair and modernisation throughout.

The current internal floor area of the property is approximately 165m² and comprises of entrance, kitchen, dining, utility, WC, living room and sitting room on the ground floor. On the first floor there are 3 bedrooms, one with an ensuite and a bathroom.

Woodside Cottage is constructed of traditional Cotswold stone with a slate roof. The windows in the original cottage are leaded lights, with metal frames to the opening casements. In the extension the windows are softwood framed double glazed units.



View of Woodside Cottage from driveway

1.3 Existing Dwelling



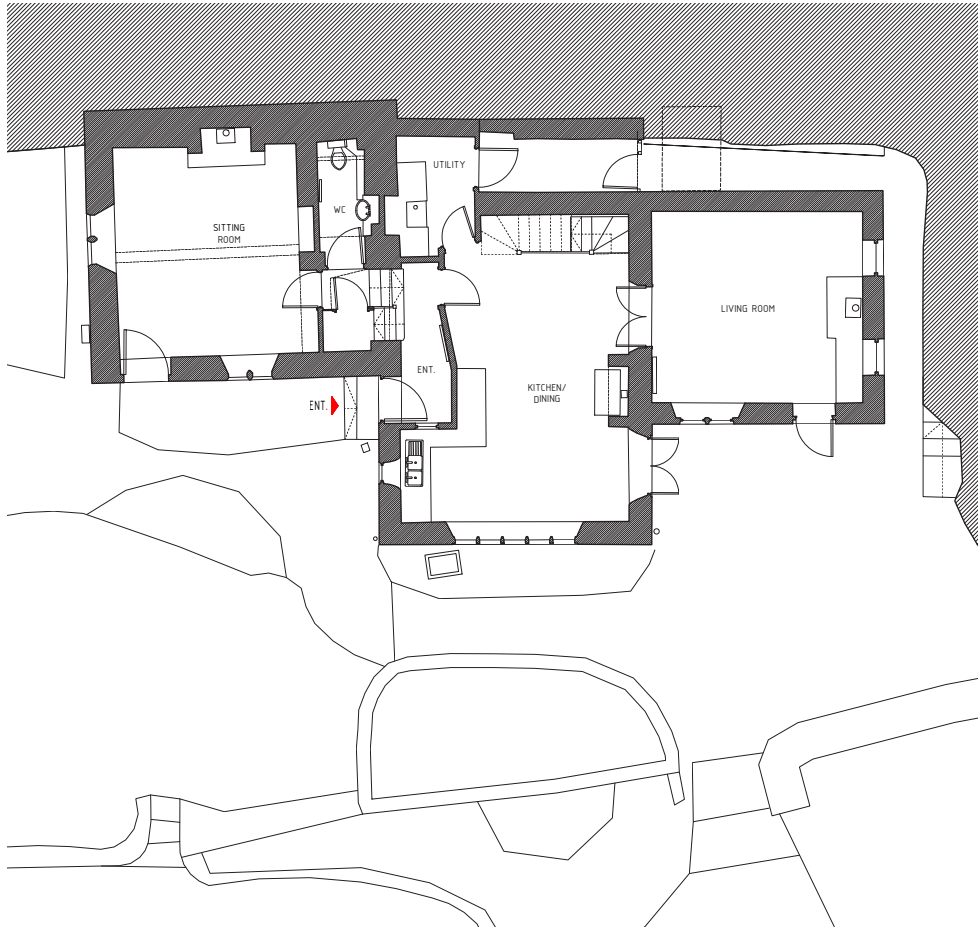
View of southeast of woodside Cottage



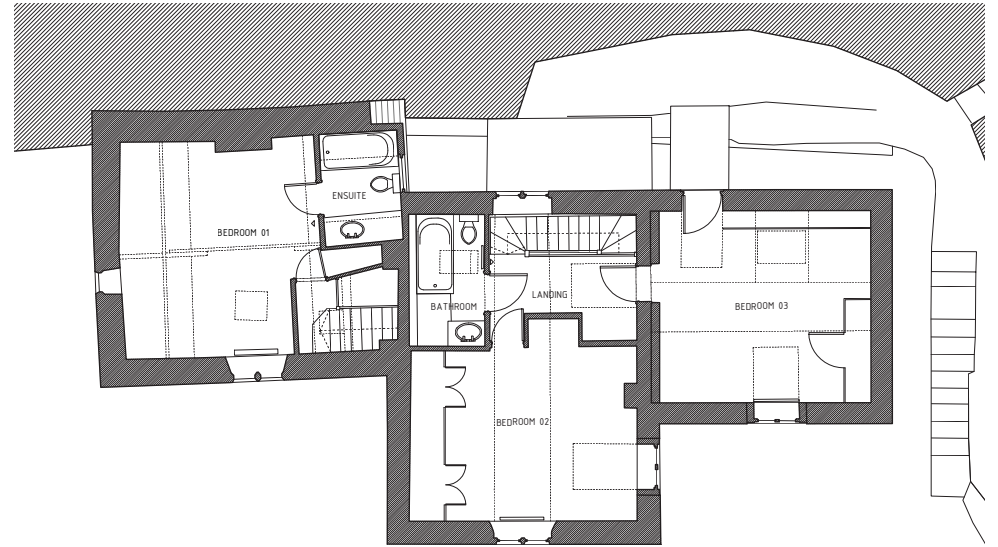
View of front entrance of Woodside Cottage



Existing Site Plan - For full set of plans please see full planning drawing set



Existing Ground Floor Plan



Existing First Floor Plan

2.0 Proposal

Situated at the northeast edge of the site, the current building rests on an area where the terrain rises steeply with minimal relief. In its current state, the building is inadequate for its intended purpose and requires extensive renovation to ensure habitability and practicality.

The feasible expansion of the property is limited to the southern side of the building, albeit a less traditional approach. Our aim is to craft a residence that harmonises with the existing building, the site itself, and the surrounding environment.

The extension design deliberately deviates from the typical box-like room extensions, adopting an oblique orientation in contrast to the existing geometry. The prior extension, added several decades ago, lacks foresight in terms of practical spatial utilisation and understanding.

Our design integrates the oblique structure by connecting it to the existing gable, aligning with the established roof line and projecting the ridge forward. This connection serves as a bridge between the new oblique geometry and the existing structure.

Stone walls stemming from the existing gable shape and enclose an expanded living, kitchen, and dining space that opens to a mature garden, embracing the sunlight from the south and southwest. This reconfiguration from segregated box rooms caters to the client's needs, elevating the architectural design to an inviting and refined level.

These projecting walls from the existing gable have been strategically positioned to address external conditions, creating sheltered areas to the east and west. The west marks the arrival point, while the east provides a private courtyard.

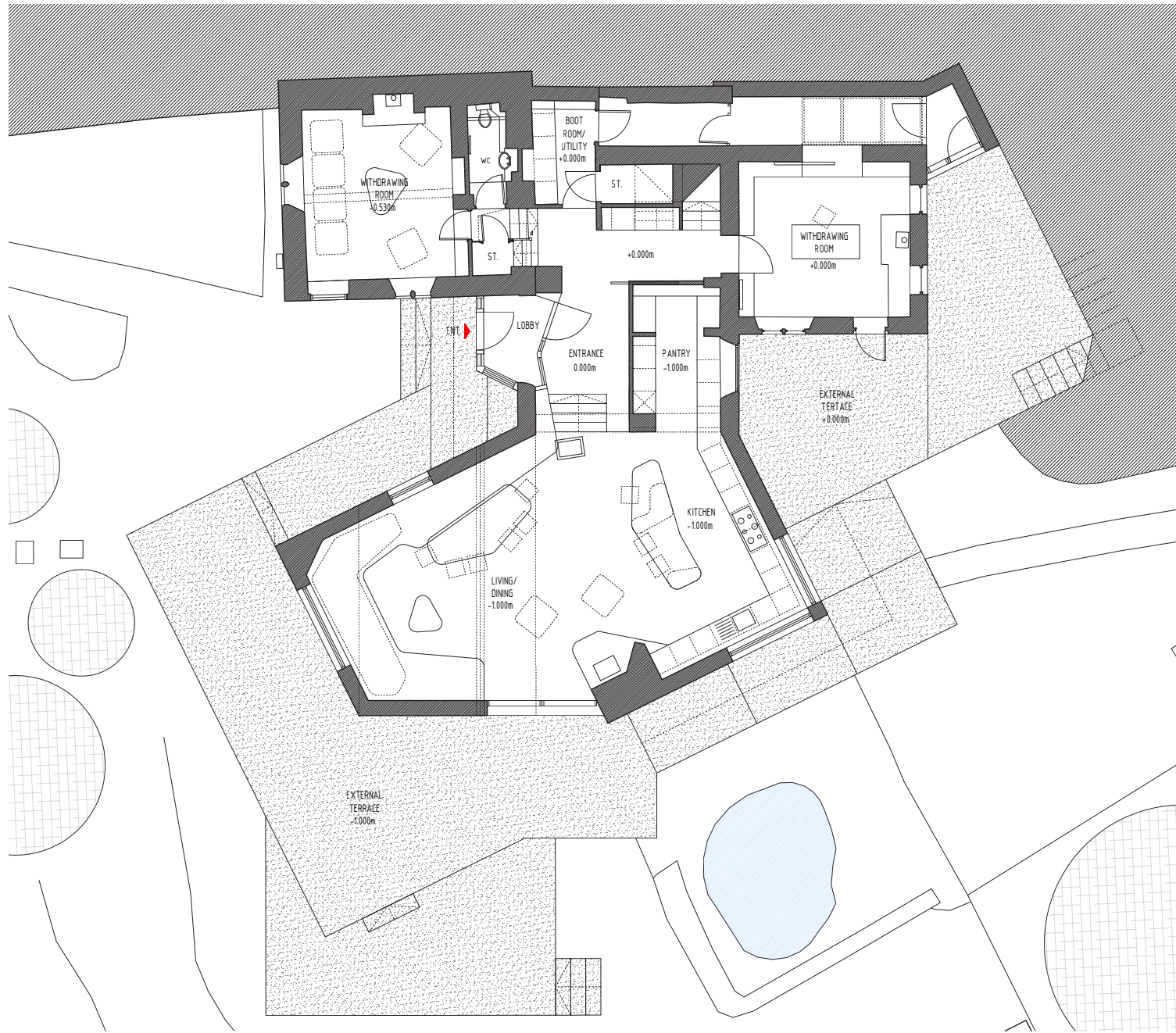
Our commitment to respecting and enhancing the existing context is reflected in our choice of natural stone, a prevalent local material. Even as we introduce a unified extension, the proposed stone walls, extending from the building, gracefully descend to a lower elevation, emphasising the precedence of the existing structure.

The southern garden-facing facade features expansive windows that establish a seamless link to the surrounding natural environment, allowing abundant natural light to illuminate the primary living area. Inside, a folding roof design enhances the overall experience, creating a revitalised and enriched sense of home. These geometric innovations are believed to transform the building into a residence that revitalises the site, promising increased permanence and longevity.

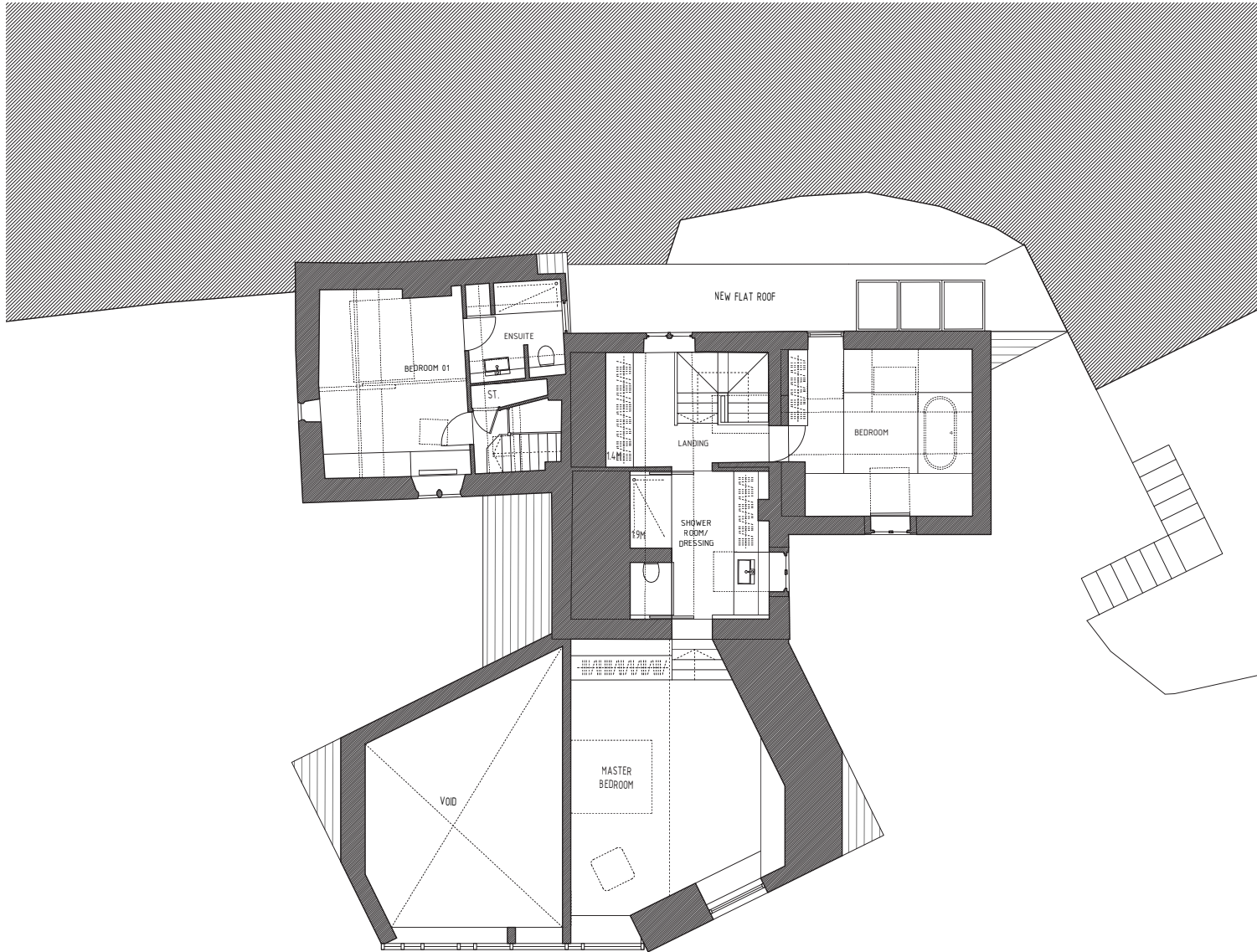
The proposed internal floor area is approximately 275m² and comprises of entrance lobby, living, kitchen, dining area, pantry, two withdrawing rooms, utility room and WC. To the first floor there is a master bedroom with ensuite and dressing area, a guest bedroom with ensuite and a bedroom with bath concealed under a daybed.



Proposed Site Plan - For full set of plans please see full planning drawing set



Proposed Ground Floor Plan
For full set of plans please see full planning drawing set



Proposed First Floor Plan

For full set of plans please see full planning drawing set



Proposed Southwest Elevation
 For full set of elevations please see full planning drawing set



Proposed Northwest Elevation
For full set of elevations please see full planning drawing set

3.0 Materials and Visual Impact

In our detailed design approach, we deeply consider the inherent spatial qualities within the building, striving to seamlessly blend the external structure and materials with the immediate and broader surroundings. Purposeful articulation of the external walls results in a subtle yet impactful visual presence. Thoughtfully chosen materials enable the extension to gracefully merge with and complement its environment. While our design incorporates modern architectural elements, the selected materials and arrangement exude a familiar and enduring elegance.

Our aim is to create a timeless aesthetic that either harkens back to existing architectural styles or resonates with the local design language. Yellow limestone, the primary and widely available indigenous building material in the Cotswolds, forms the cornerstone of our proposal. Both the 19th-century existing cottage and the late 20th-century addition are constructed from this material, utilising techniques relevant to their respective periods.

Our proposal endeavors to enhance the existing building composition while offering a spatial experience that combines utility and delight—considered essential for sustainable, cherished, and lasting architecture.

The selection of high-quality materials is crucial for both longevity and a lasting aesthetic impact. For instance, the door and window frames will feature composite material construction, boasting an internal warm timber finish coupled with external anodised aluminum profiles for durability and maintenance-free upkeep.

The southern elevation promises to evoke a sense of wonder and delight within. Through meticulous detailing, we introduce a refreshing contemporary touch to the project, showcasing architectural finesse that's evident within the internal spaces. Our aspiration is to create a 'natural' building that promotes the well-being and healing of occupants and users.