

# Stanley Partnership

'The Old Chequers'  
Draycott  
Moreton-in-Marsh  
GL56 9LB

## DESIGN & ACCESS STATEMENT

December 2023



### Stanley Partnership

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## 1.0 BACKGROUND/LOCATION/HERITAGE

- 1.1 This Full Planning Application is to present the proposed sub-division of 'The Old Chequers', Draycott into two dwellings.
- 1.2 Over the centuries, the house has been extended from the original cottage to form a farmhouse with the latest addition to the west completed in the 1990's. An application was approved on 4th August 1995 for additional living space (ref : 95.00467) and is now being used as the principle dwelling for the current owner.
- 1.3 'The Old Chequers' is a Grade II Listed house, occupying a large plot in the village of Draycott, nr Blockley, Moreton-in-Marsh. The oldest section of the house and garden is sited on the corner of Northcot Lane and the road to Batsford.

### LISTING :

*SP 1835 7/80 BLOCKLEY DRAYCOTT  
The Old Chequers  
GV  
II*

*Late C17 or early C18 cottage altered and extended mid-to-late C19 as a farmhouse. In 3 parts. Two storeys, coursed rubble; tiled, Cotswold stone and slated roofs. Irregular fenestration - 2 and 2 to centre and left hand parts, latter (on right) a 3-light sash window with central key. North front has to East (older section) one range of mullion windows to left and 2 ashlar ridge chimneys with moulded capping. C19 segment-headed window with door below in centre section.*

*Listing NGR: SP1813035719*

- 1.4 A Planning Statement is included with this application.
- 1.5 The house is well maintained and in good repair and apart from the conservatory and additional porches, remains unchanged.

## 2.0 THE PROPOSAL

- 2.1 The house is naturally divided onto two accommodations. The main farmhouse (proposed dwelling 2) forms the principle accommodation consisting of ground floor living with 3-4 bedrooms on the upper floors. It is accessed via a front porch (facing south east) and has a enclosed private garden to the north west (facing Northcot Lane)

This was the family home for the current owner for many years.

- 2.2 In 1995, an adjacent outbuilding was converted into additional living accommodation, situated to the south west end of the house. The nature and size of the outbuilding meant that it could be used as an independent space as needed and in fact the current elderly owner primarily resides here as it is more manageable.

The end cottage (proposed dwelling 1) consists of ground floor living, utility/kitchen and shower with two bedrooms above. Although there is a direct connection to the main house, the cottage has independent access on the front elevation (south east) and the gable (south west)

- 2.3 This application is predicated by the long standing owner's wish to stay in the village and maintain and care for the established garden and orchard, whilst living day to day in a more manageable home.

Key facts have been considered and informed the proposed approach :

*The house is already naturally divided, both externally and internally.*

*From the front and rear elevations the exist house actually reads as three components.*

*Separate & independent accommodation is achievable without disruption to the Listed Building*

*Each dwelling will have generous parking and garden space*

*Each dwelling will have independent entrance doors*

*The current configuration incorporates a level change which naturally divides the houses and the introduction of a simple hedge and timber gates develops on this theme and creates a softer and more natural separation of the proposed dwellings.*

*Viewed from the main road, the dwellings will still 'read' as they do now.*

*No external alterations to the historic fabric of the building are proposed.*

*Other than blocking up an existing opening between the two dwellings, no internal alterations to the historic fabric of the building are proposed.*

### **3.0 ACCESS**

- 3.1 Access to the house and land remains the same, via the lane. Set back from the road is a timber swing gate that leads passed the main house into a courtyard. This area can be used for parking.



Opposite the house is a substantial outbuilding to be included with the main house (dwelling 2) This has the capacity for additional parking and ancillary spaces as required. No alterations to this building are proposed.

The shared driveway then leads to the end cottage (dwelling 1) and the principle garden beyond. Parking is available for the cottage within an existing gravelled area.



4.0 ADDITIONAL SITE PHOTOS





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