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# DESIGN & ACCESS/HERITAGE STATEMENT

NEW DWELLING AT 4 LONDON ROAD, AMPNEY CRUCIS

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## INTRODUCTION

This document accompanies an application for the erection of a new two storey dwelling and replacement garage/shed on land at 4 London Road, Ampney Crucis. The site sits inside the Ampney Crucis conservation area.

The site occupies part of a large domestic garden within the curtilage of number 4 which is a detached two storey cottage sited to the east of the Crown of Crucis. At the time of writing, there is a current householder application still under consideration related to the existing dwelling.



Satellite View

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## RECENT HISTORY

Until the current householder application ref: 21/00836/FUL was submitted there was no available history on line.

## EXISTING SITE

The site measures just over 1500m<sup>2</sup> in total and the existing cottage occupies the south west corner. There is a garage and shed located centrally in the site as pictured below. This is timber boarded under a corrugated sheet roof.

The site area is around 1500m<sup>2</sup> and the existing cottage occupies an overall footprint of 96m<sup>2</sup>. The garage/shed occupies a footprint of 37m<sup>2</sup>.

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The site is domestic garden bounded on three sides with dry stone walls with the northern boundary onto Ampney Brook and is serviced with a central vehicle access onto London Road.

The existing garage/shed are in poor repair and of sub-standard construction. The remaining life span of these buildings is very limited.

## PROPOSALS

The proposals seek to construct a 4 bedroom, two storey dwelling and to demolish and replace the existing garage/shed with a new single storey garage and domestic workshop.

The south east corner of the garden is the only area that lies outside the flood zone associated with Ampney Brook so the siting of the new dwelling is very much influenced by this. This in turn influences the plan form and it's relationship with number 4. The relationship with the street scene also becomes much more important as the building has to sit on the southern boundary.

The new dwelling mirrors the existing cottage in terms of proportions with an overall footprint of 94m<sup>2</sup> which is almost identical to the existing dwelling (96m<sup>2</sup>). In order to avoid a sudden step up in roof height from the adjacent buildings, a great deal of effort has gone into "compressing" the elevations. In order to achieve this, Internal headroom at ground floor level is limited to 2.1m and the internal eaves line at first floor level is approximately 1.2m.

The building adopts an "L" shape on plan which reflects the footprint of number 4 and maximises the distance between the inward east and west facing elevations of the properties. Given that the current application to extend number 4 includes east facing windows at first floor level, none of the bedrooms have windows facing west.

The similarities to number 4 are obvious and are a direct result of the site constraints described above.

The proposed garage/workshop occupies the same footprint of 37m<sup>2</sup> as that of the existing. It has been reoriented to face south with the workshop/shed at 90 degrees to the main body of the garage. The eaves height of the garage is below 1.8m to bring the scale of the building down to reflect the existing/proposed houses.

The single storey element off the dining room takes on a more contemporary appearance contrasting with the main body of the building.

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A small porch is proposed on the south elevation mirroring that on the Crown.

Externally, all of the walling will be in natural stone with cast stone cills and facing lintels where appropriate.

All windows and external doors will be Residence 7 coloured UPVC. This is a type that has gained approval inside conservation areas as it emulates traditional external joinery . It allows a level of thermal performance that cannot be achieved with painted timber and provides a much higher acoustic performance which is important given the proximity of the highway.

The roof to both the house and garage will be covered with reconstructed stone slate laid in diminishing courses. The porch will be covered in natural stone slate which the client has retained from previous works. The flat roof will be covered with modern single ply membrane and will not be visible from ground level.

Eaves and ridge heights to the house are set at 3.5m and 6.1m respectively with three stone fronted dormers facing south and two facing east. A larger window servicing the master bedroom faces north with a wider gable formed to accommodate it. This treatment is repeated to the east facing landing window.

The existing vehicle access will be retained and the gravel drive extended to the north to provide for parking and access to the garage which provides a space of 6.65 x 3.75m internally. There is ample room for turning, allowing exit in a forward gear.

The existing landscaping will be retained with limestone pea gravel surfaces for the drive/turning head. The building is sited far enough away from any mature trees to have little impact. Dry stone walling will form the boundaries to the rear garden continuing the current treatment.

The clients are very keen to minimise the environmental impact of the dwelling and will be utilising sustainable technologies for heating and hot water. We expect the final design to far exceed the required standards

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## CONCLUSION

The site is within the Ampney Crucis conservation area which consists of a wide variety of buildings spanning the age of the settlement. The design of the proposals are very much dictated by a number of site constraints and therefore reflect the local vernacular. The proposed materials are of a high enough quality to be suitable for the conservation area

Small developments of this nature on suitable sites allows for the organic growth of a wide variety of housing with the district thus making a positive contribution to the heritage asset