

DESIGN & ACCESS STATEMENT

CLIENT NAME & ADDRESS

Richard & Ivonne Paulin
Bee Cottage
Abbey Road
Eynsham
OX29 4HR

PROJECT NO.:	21-297	DATE:	29.01.24
ACCOUNT NO.:	RIP	CUST. REF.:	n/a
PROJECT:	Bee Cottage, Eynsham		
CONTACT:	Richard Paulin		

PROJECT DESCRIPTION

Single storey rear extension.

REF.:DAS.B

1. PROPOSED WORKS

Erection of a single storey rear extension.

2. EXISTING DWELLING



**View of the existing dwelling from rear Garden Inc. existing rear extension
(Inset taken from Abbey Road)**

The existing dwelling is a Grade II Listed Building, situated just off the main square in Eynsham. The original construction features Random Rubble stonework, slate roof (some of which is local Stonesfield Slate), rendered dormer windows & Softwood Painted Timber external windows & doors. The dwelling also features a C1984 rear extension constructed from similar looking materials, but featuring Bradstone, modern slate & a Three Layer Felt flat roof.

Please see Appendix-01 for Listing Details.

3. RELEVANT HISTORICAL PLANNING HISTORY

APPLICATION NO.	DESCRIPTION	DECISION	DATE
10/0474/P/LB	Internal & external alterations to include erection of single storey rear extension, detached garage with studio above.	GRANTED	27.05.10

4. DESIGN

The proposed extensions objective to increase the capacity of the dwelling to that required by a modern family. The design provides additional ground floor only living space. It is to be generally in line with the historical Listed Building Approval 10/0474/P/LB, already granted for the dwelling in the past. External adaptations to the original design include the re-roofing of the existing felt roof & it's incorporated into the new flat roofed extension. The new roof is flat to enable the rear wall of the extension to project further. A pitched roof was considered but it is felt that, with the additional projection, the roof would either have to be of a different pitch to that of the existing extensions. Or, it would involve a roof of the same pitch which would then have to transition into a flat roof. Neither of these two options were considered desirable. They would also involve unwanted massing around the existing stair & first floor bedroom windows, affecting the levels of natural light entering the dwelling. The new window pattern have been designed to emulate the existing.

Internally, the increased floor area of the new proposal allows for a new, meaningful sized, internal space to be created without the need to 'open up' the existing rear elevation wall to form a larger living room. It also allows for the creation of, effectively, two living areas. One becoming a more formal front living room. The other a more informal rear garden room which is to include a wood burning stove. The only other internal addition planned is the inclusion of a new doorway between the existing rear extension & the new extension, to increase circulation space. The only proposed internal alterations to the original listed building is the redirection of the existing boiler flue, as per the drawings.

5. MASSING

The decision not to propose a new pitched roof, as per 10/0474/P/LB, was also taken to reduce the visual impact, in terms of massing, from the rear garden. The use of such a roof would completely obscure the original listed buildings rear elevational wall. It also allows for the existing flat roof to be incorporated into the new. By doing this it can be re-roofed & there by resolve some of the weatherproofing issues which are affecting the existing rear extension. It is also proposed to leave sections of the original external walls as stone internally. Thus, further maintaining the exposure of the original materials.

6. ACCESS

The arrangement a location of access to the dwelling house is unchanged, compared to the existing arrangement. The front access remains through the existing front door. Rear access is still granted through two sets of patio doors, one now being in a slightly different position on plan. The access from ground floor to the first floor also remains unchanged.

APPENDIX 01

LISTING DETAILS

- LISTED BUILDING LISTING DETAILS



Historic England

BEE COTTAGE, THE MALT HOUSE, THE COTTAGE AND VINE COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1368223

Date first listed:

12-Sep-1973

Date of most recent amendment:

17-Oct-1988

Statutory Address:

BEE COTTAGE, ABBEY STREET

Statutory Address:

THE COTTAGE, 6, ABBEY STREET

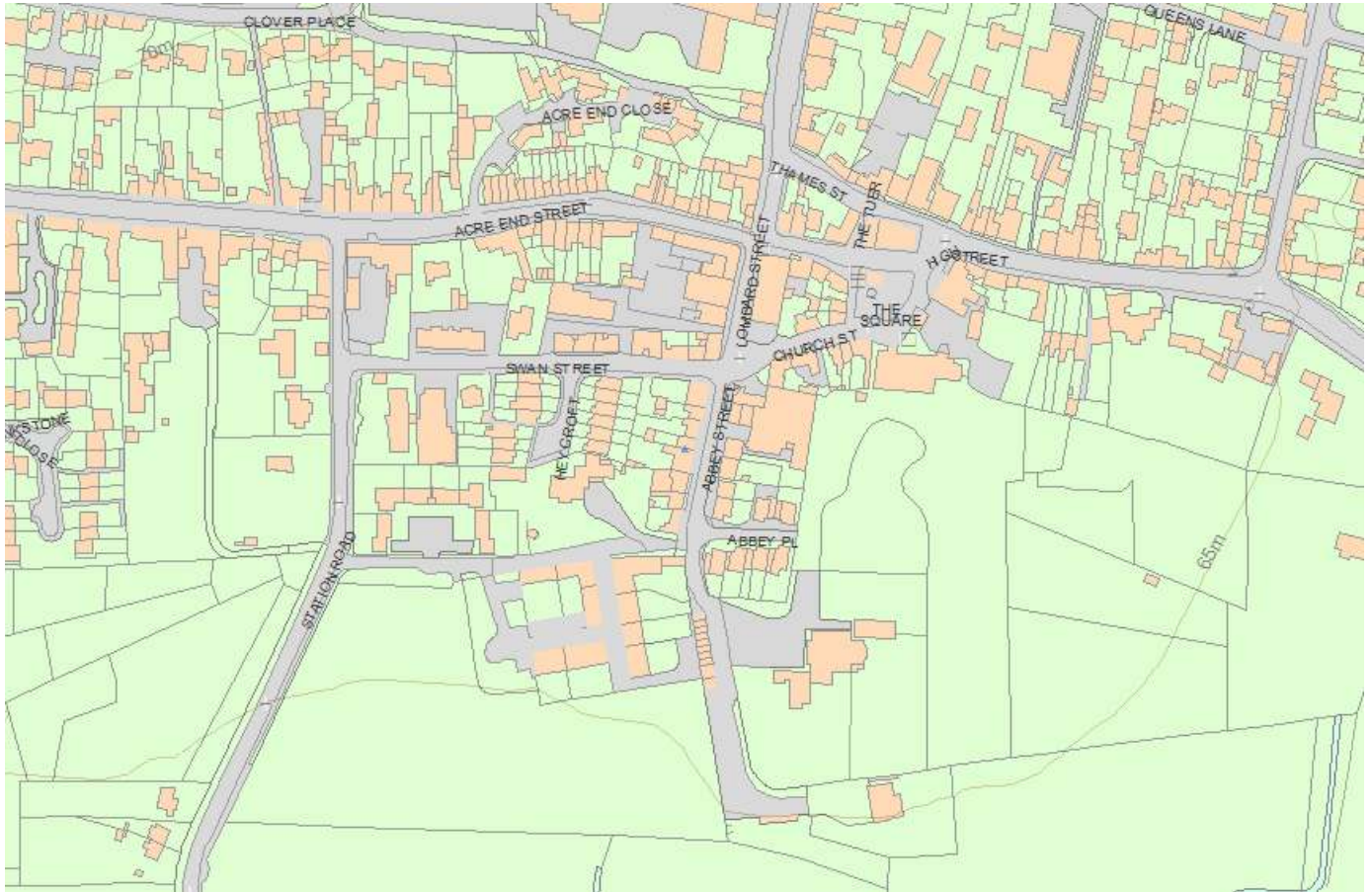
Statutory Address:

THE MALT HOUSE, 4, ABBEY STREET

Statutory Address:

VINE COTTAGE, 8, ABBEY STREET

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF -

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 26-Jun-2019 at 18:33:57.

Location

Statutory Address:

BEE COTTAGE, ABBEY STREET

Statutory Address:

THE COTTAGE, 6, ABBEY STREET

Statutory Address:

THE MALT HOUSE, 4, ABBEY STREET

Statutory Address:

VINE COTTAGE, 8, ABBEY STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Oxfordshire

District:

West Oxfordshire (District Authority)

Parish:

Eynsham

National Grid Reference:

SP4321109193

Details

This list entry was subject to a Minor Amendment on 11/07/2011

SP4309 14/113 12/09/73

EYNSHAM ABBEY STREET (West side) BEE COTTAGE, ABBEY STREET THE COTTAGE, 6, ABBEY STREET THE MALT HOUSE, 4, ABBEY STREET VINE COTTAGE, 8, ABBEY STREET

(Formerly listed as Nos. 2 to 12 (even)) (Formerly listed as Bee Cottage, and Nos.4 (The Malt House), 6 (The Cottage), and 8 (Vine Cottage))

GV II

4 cottages. Early/late C18. Coursed limestone rubble; gabled stone slate roofs; stone left end stack and brick ridge stacks. No.8 (to left): 2-unit plan. 2 storeys; 2-window range. Concrete lintels over C20 windows; timber lintel over C20 door with C20 timber porch. No.6: 3-unit plan. Taller 2-storey, 2-window range. C20 door and rendered porch. Concrete lintels over C20 windows and inserted garage doors (to left); timber lintels over C20 first-floor windows. No.4: 2-storey one-bay range. C20 porch and door, to right; concrete lintels over C20 two-light casements; timber lintel over C20 two-light casement above. See Cottage: one storey and attic; 2-window range. Timber lintels over C20 door, and casements; C20 half-dormer casements. Rear: No.6 widened in early C19. No.4 has C18 service wing of similar materials. Interiors of Bee Cottage, Nos.4 and 8 not inspected.

Listing NGR: SP4321109193

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

252190

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

There aren't currently any contributions

© Historic England 2019