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**“Design and Access Statement Incorporating Heritage Statement”**

to accompany the following application:-

**Rear Extensions, Minor Internal Alterations and Alterations to Existing  
Outbuilding**

**Oakeys Cottage - Little Rissington**

Prepared by Jeremy Dunn – Stable Architecture Ltd  
12 February 2024



*The above photograph shows the rear (East) elevation of the existing cottage, clearly showing the existing previous rendered extension.*

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**Existing Photographs**



**Existing Property:**

Oakeys Cottage is an end of terrace stone cottage, the property is listed and is described within the accompanying heritage statement below.

**Design Statement:**

The applicants relatively recently purchased this property as their family home for their young upcoming family, and are looking to make some minor internal alterations and to create some additional first floor space as well as improving the rear of the property with an additional garden room extension. Furthermore the applicants are looking to improve the overall appearance and revise some of the detail in relation to the existing outbuilding.

The house and the outbuilding were laser scanned allowing us to prepare an accurate drawing of the existing house and the existing outbuilding, these contain floor plans, sections elevations and perspective views.

**Proposed Designs:**

The proposed designs have been carefully considered and have been incorporated to enhance the appearance of the listed building, these are further explained in detail within the heritage statement.

There are no changes proposed to the street frontage view of the property.

**Access:**

There are no proposed changes to the access.



*The above perspective image shows the rear of the property with the revised first floor windows, revised detail of flat roof and the proposed garden room. This view demonstrates a very clear visual improvement to the rear of the property*

## Heritage Statement

Entry Name: The Cottage Adjoining Twyn Cottage (Formerly Owned by T W Simpson)  
Listing Date: 25 August 1960  
Grade: II  
Source: Historic England  
Source ID: 1340863  
English Heritage Legacy ID: 130954

Location: Little Rissington, Cotswold, Gloucestershire, GL54  
County: Gloucestershire  
District: Cotswold  
Civil Parish: Little Rissington  
Church of England Parish: Little Rissington St Peter  
Church of England Diocese: Gloucester  
SP 1819-1919

*Cottage at the end of a row (formerly 2 cottages) set at slightly different angles. C19. Coursed squared and dressed limestone.*

*Stone slate roof with ashlar stacks. Rectangular plan. Two storeys and attic lit by 3 two-light roof dormers with*

*weatherboarded gables with cusped decoration. Five-windowed facade. Single and two-light wooden casements with glazing bars and cambered-headed surrounds with keystones to the left-hand cottage, C20 part-glazed door with a flat-chamfered basket-headed surround at the centre.*

*Formerly separate cottage to the right is lit by 2-light metal casements within cambered-headed surrounds, some with horizontal glazing bars only. Gable-end and axial stacks, the former with a moulded capping and skirting. Interior not inspected.*

*Listing NGR: SP1912519873*

### **Conservation Area:**

The site falls within the enclosure of the Little Rissington Conservation Area as published by Cotswold District Council designated 31 January 1989. The property as a whole is visible within the conservation area and has a positive contribution in that the front visuals of the property are a traditional Cotswold cottage, and the property is located within a prominent position on the street scene. There are no proposed changes to be undertaken to the building frontage.

The rear of the property however is a lot less prominent, parts of the property are visible from within the conservation area, specifically from the public highway that accesses Church Farm.

At some point in the past, the property was extended with a flat roof two storey addition, this was of a fairly poor design and appearance, having an external finish of a rough render that has subsequently been painted on what looks like multiple occasions. The roof is finished as a typical 1970s flat roof with a felt finish and large unsightly fascia edge profile to the flat roof.

# S T A B L E   A R C H I T E C T U R E

a r c h i t e c t u r a l   a d v i c e ,   p l a n s   a n d   d e s i g n s

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Our proposed revisions to the rear of the property look to improve the appearance of this existing extension, we propose to give it a more contemporary external finish that is explained in further detail below. This will effectively replace the render wall finish with a vertical timber cladding, which will be allowed to season naturally. We also propose to change the flat roof to a rubberised finish and specifically we have detailed the edge of the flat roof to be a slim contemporary design detail, minimising the visible edge detail of the roof and significantly enhancing its overall visual appearance.

Although not hugely visible from the public viewpoint, we believe that these improvements enhance the appearance of the property and therefore it is considered to enhance the overall appearance of the conservation area.

## **Assessment of Significance:**

From a simple visual inspection point of view, it is very clear and apparent that the rear of the property is a modern addition. Having reviewed the local authority planning portal there are no planning applications or details of the previous extension, which is assumed may have been built in the 1970s based on some of the internal finish and detail, and on the external detail.

The design style and materials are out of keeping with the main original core of the cottage.

The proposed alterations to the rear of the property are all to be undertaken to the modern addition, they therefore have no adverse effect on the significance of the listed building.

The proposed design demonstrates a very clear visual improvement to the balance of the rear elevation from the creation of the new first-floor extension. With the addition of the single storey extension, a large part of the rendered wall is covered by the extension which helps break up the mass and the appearance from the private garden view.

Internally, each element has been assessed, any walls being removed are modern timber stud work and have no significance, and the opening being formed at ground floor is the reinstatement of a previously formed opening, which is clearly evidenced from visual inspection of the entrance hall.

## **Alterations and first floor extension to the East elevation incorporating revised flat roof, replacement revised windows and replacement revised render:**

The existing core of the house looks to have been extended previously with a two-storey flat roof rear addition as mentioned within the conservation area summary above.

The applicants are looking for more first floor space, and therefore the proposed design is to continue the existing extension with the opportunity also taken to improve the appearance of the existing building.

The existing flat roof material is starting to fail and needs replacing, the proposed design incorporates removing the existing flat roof covering and replacing with a new modern rubberised flat roofing material that has a high quality overall visual finish, and also has the grey colour appearance of lead.

The majority of the roof is not visible from any view point within the garden other than seeing the edge profile that will be mainly hidden by the guttering. This new flat roof design is a considerable improvement on the existing design and is to be continued over the proposed extension.

The current render finish is of a substandard quality with it being a sand cement mixture, ivy has been allowed to grow over the structure which has caused further damage and therefore the render needs to be replaced. The applicants want to take the opportunity to replace the render with vertical oak timber, this is a modern design approach that is deemed acceptable by the local authority to be used on modern additions to listed buildings.

Vertical oak timber cladding has been chosen because it has a relatively modern/contemporary appearance whilst also being a traditional material. Traditionally cladding would have been laid horizontally and generally overlapped, however using the same material installing it vertically is a more modern and contemporary general design approach, and works very well against listed buildings.

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The above design approach is considered acceptable to the local authority, there is a prime example of this as an addition to a listed building within the same village located just a short walk from the application site. The property is known as “Rose Cottage”, a photograph and description are shown below.

This property was extended with a traditional/modern design approach and sits very comfortably against the listed building.



*The photograph above indicates the visible rear elevation of “Rose Cottage”, this being a listed building located on Pound Lane, Little Rissington and shows the extension that was constructed on the property under listed building approval ref: 18/03467/LBC.*

*This extension was approved to be finished in vertical cladding and specified to be left to season naturally. Our proposal is to use the same cladding style as installed here.*

### **Single Storey Rear Garden Room Extension Incorporating Garden Retaining Wall and New Garden Steps:**

To the rear of the property the existing retaining wall is to be demolished along with the steps leading down to the rear utility. A proposed single storey extension is designed to sit over the two storey render extension, this has the effect of improving the visual appearance of the property when viewed from the rear garden, it breaks up the overall mass of the render and changes the visual appearance of the existing windows by partly covering them.

The extension is designed to have traditional detailing with some modern materials, the proposal is to use an oak frame to form the extension, with a traditional natural slate roof, the windows and doors are to be modern aluminium frames using a traditional crittle style. This is deliberately designed to be a different appearance to the existing property, to be viewed clearly as an extension.

### **Alterations to Existing Flat Roof To Rear Log Store Area:**

There is a current poor quality almost makeshift roof structure forming a rear entrance lobby and log store, this is to be reduced in size with the roof being re-covered in a flat roofing detail to match the main proposed flat roof, this is considered to be an improvement to the property.

### **Internal Alterations at Both Ground and First Floor Level as Shown and Noted Individually:**

The applicants are looking to undertake a series of minor individual alterations within the main core of the existing house as described below:-

When walking in the property through the main front door there are clear and obvious marks within the wall on the right hand side, that form scarring to show the shape of a previous doorway that the applicants would like to remove the infill area and restore the opening.

There is currently a stud work lightweight modern wall that separates the dining area from the front sitting room, the applicants would like to remove this stud work wall allowing a more open plan layout.

At first floor level to the South end of the property, there are a series of timber stud work walls to subdivide a bedroom from a bathroom, this is all modern construction. The applicants would like to remodel this area making better use of the space, the proposal therefore is to remove the modern walls and install new replacement modern walls in a revised layout, allowing a modern bathroom to be installed connecting into existing foul drainpipes.

### **Insertion of New Alternative Tread Staircase To Access Existing Second Floor Accommodation:**

There is no usable access from the bedroom in the South end of the property to the habitable roof space other than a small access hatch. This second floor space is a plastered habitable room and contains a dormer window within the front elevation. The applicants would like to use this accommodation, we therefore propose to install the new alternative tread staircase allowing occasional access to the second floor area.

### **Alterations to the Existing Outbuilding:**

The applicants would like to use the outbuildings as a gym/yoga studio and an office, we therefore propose to make some minor alterations by replacing the existing doors with revised design traditional doors, and to incorporate somewhat high-level timber detailing to improve the overall visual ascetics of the North elevation.

### **Conclusion:**

The conclusion of this assessment is that no part of any of the proposal causes any harm to the significant fabric of the listed building, and the proposed work to the rear of the property considerably improves the balance and overall appearance of the property. These views are mainly visible within the garden, however glimpses of the building are also achieved from the public highway and thus this scheme could be considered to have public benefit, along with the clear and obvious private benefit.