

design and access statement
PROPOSED SHED
THATCHED COTTAGE, BAMPTON



INTRODUCTION

The applicants, Mr M Taylor & Ms R Daikin-Potts, are seeking Householder Planning and Listed Building Consent for the demolition of a number of timber sheds and greenhouse along with the erection of a new shed in the grounds of their property.

AGENT INTRODUCTION

Allister Godfrey Architects is an award-winning RIBA Chartered Practice that specialises in design-led residential design. The practice is led by Allister Godfrey RIBA, who has over 20 years post-qualification experience in all types of residential design, from small extensions through to £multi-million one-off houses and multi-unit developments. The practice's design ethos is to be exciting and innovative but is always offset by a pragmatic and sensitive understanding of existing buildings and their context.

SITE CONTEXT

Thatched Cottage is a 17th century Listed, grade II cottage located in the historic village of Bampton, Oxfordshire. It lies within the Bampton Conservation Area.

The existing dwelling consists of a kitchen, living and dining room at ground floor with one bedroom and bathroom at first floor level. There is also a small basement below the kitchen. At the rear of the property is a single storey conservatory, a single storey brickwork WC and shed attached to the house and a standalone timber shed. Along with a greenhouse and timber sheds to the rear of the garden. These buildings are in poor condition.

The original cottage is of coursed limestone rubble externally under a thatched roof. There are two eyebrow dormers to the front elevation and one to the rear.

The existing garden is accessed from the conservatory and consists of a small patio with steps leading up to a long lawned area occupied with mature trees and shrubs. Throughout the garden are several sheds, a greenhouse and a small pond. The boundaries are marked with a combination of timber fencing and stone and blockwork walls.

There are no designated parking spaces at the property, however there is on-street parking available.

PRE-APPLICATION DISCUSSIONS

This application was discussed with Ms Street to see if it could be included in a current application for works to the basement of the property. Due to the need for reconsultation it was decided to submit a fresh application.

DESIGN RESPONSE

Along with relandscaping of the existing garden, the proposal is to construct a timber shed to the southern end of the rear garden, sited a minimum of 900mm from the adjacent north and east boundaries.

The shed will be constructed from timber and be 5.2 x 2.4m in plan with a shallow pitched roof. The height to eaves will be 2.02m and the ridge height will be 2.58m.

ACCESS

There will be no changes to the pedestrian or vehicular access to the site.

CONCLUSION

The proliferation of C20th sheds and greenhouse in the grounds of the Listed, grade II cottage are not sympathetic to the character of the heritage asset due to their poor placement and condition.

This proposal seeks to construct a robust unobtrusive timber garden shed sited away from the dwelling as to not interfere with the setting of the historic asset.

Allister Godfrey Architects – February 2024

Appendix A

Photographs of the existing dwelling



View of the rear of Thatched Cottage from garden level



View of front window and dormer



View of existing single storey conservatory



Internal view of existing basement



View of existing staircases in basement



View of existing internal entrance to kitchen