

Design & Access And Heritage Statement
For Proposed Replacement Rear Porch
Holtom House
Paxford
Glos.
GL55 6XH

For Mr & Mrs J. Champion

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History.

Holtom House is a Grade II listed building located in the centre of the village of Paxford.

The official listing is as follows:

SP 1837 5/32 BLOCKLEY PAXFORD

Holtam House and
adjoining Cottage
GV
II

Circa 1800 remodelling of c1700 house. In 2 parts. Two storeys and attics. Squared and dressed rubble to left, coursed and squared rubble to right. Tiled roof with 3 gabled dormers and 3 ashlar chimneys. Glazing bar sash windows with keys, 2 to left (with edge-beaded surrounds) and mezzanine, plus one to right. Projecting gabled porch to left of centre. Gable to east has blocked 2-light mullion windows. Lower 2½ storey extension to rear with one visible 3-light mullioned window and 2 gabled dormers. Byre extension (now converted to domestic) with 4-light mullioned window to south-east.

Listing NGR: SP1849437780

The main dwelling is a two-storey building, with 2no. rear extensions, which have dormers to the attic bedrooms. There is a single storey annexe, which was originally outbuildings, attached to the main dwelling.

Both buildings have had dormers added to the original roofline. The dormers currently have rendered walls, painted timber windows under a plain tiled roof. There is a small porch to the front and rear of the dwelling.

The single glazed timber door and windows to the rear porch are all in poor condition and require replacement to prevent further decay and the ingress of rainwater.

Proposal.

The proposed works are as follows:

- Demolition of the existing rear porch and replacement with a new porch.

The existing porch is constructed with 'Bradstone' dwarf walls supporting a painted timber and glass structure under a stone slate pitched roof. The porch has single glazing throughout.

The gable of the existing porch is clad with timber boards.

The existing timber is in poor condition.

The existing porch is thought to have been erected in the 1960's although the definitive year cannot be certain. A photograph of the existing porch is shown on the next page.



Photograph of Existing Rear Porch.

The proposal is to demolish the existing porch and replace it with a new slightly larger porch which will extend from the existing rear door of the house to the two-storey projection, on the right in the above photograph.

The proposed new porch would be constructed using painted timber glazed doors and side-screens with a solid side wall in Cotswold stone, all under a painted timber and glass mono-pitch roof. The new roof would fit under the existing eaves gutter of the existing single storey tiled roof behind.

The new windows will match the existing windows in paint colour, however they would also incorporate 'Heritage' slimline double glazing to limit heat loss. The slimline glazing consists of 2no.

3mm panes of glass with a 4mm cavity filled with Krypton gas to further improve potential heat loss.

All the new windows would be purpose made with profiles/glazing bars to match the existing windows, where possible.

The side wall would be formed using large coursed Cotswold stone to match the existing walls with cut stone tabling to the top of the wall.

The new porch has been designed to follow the vertical lines of the original building in order that as much of the original listed building remains visible and uncluttered as possible, i.e. to ensure the new porch has a minimal impact on the original dwelling.

The owners have informed me that there was a previous porch to the rear which dates back to the 1930's. This porch was demolished and replaced with the current 1960's porch. Below is a photograph of that 1930's porch.



Photograph of 1930's porch.

As can be seen, the flat roofed rear extension had not been erected at this time. The porch is centred between the two ground floor windows and has a natural balance. When the first floor flat roofed section was added it altered the symmetry of the rear elevation. The 1960's porch was then added in its current location. The flat roofed extension removed the previous symmetry and left no obvious way to position the porch to provide a natural appearance to this elevation. Although still centred between the two ground floor windows, the ridge does not relate well to either the original dwelling or the added flat roof extension.

The proposed porch replicates the existing shallow mono-pitch roof with the new stone side wall following the vertical line of the flat roof extension. This design was followed to overcome the loss of symmetry which resulted from the addition of the flat roof extension and improve the visual impact of any extension over the incongruous existing porch.

This statement does not include a detailed history and development of the dwelling as this is not considered necessary for the minor works proposed. Should this information be required then a detailed report carried out by 'Ward Dale Smith' will be forwarded.

In summary, it is considered that the proposed new porch enhances the original dwelling and replaces the existing porch which does not.



TEMPLATE:
DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT
(no planning application required)

Name and address of proposed development site –
Holtom House, Paxford, Glos., GL55 6XH

List Description

Please provide the grade of the building (I, II, II) and a copy of the list description*
Grade II

Proposed Development or Works--

Please provide a brief description of the proposed development or works
Demolition of existing rear porch and erection of replacement porch.

Consultation -

How have you consulted the local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals ? If so, please give details.

No consultations.

DESIGN COMPONENTS

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?

The existing porch is in poor condition and very small in floor area. The proposed porch would provide a larger footprint and be more usable for the current owners. It is considered that the existing porch is of poor design and that the proposed design is more compatible with the lines and design of the main dwelling.

Scale –

How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building ?

The proposed porch is no higher than the porch to be demolished but extends to 4.0 metres in width and 1.8 metres in depth, compared to the existing porch which has a width of 1.5 metres and a depth of 1.0 metres. The new porch has been designed to have as little impact on the existing listed building as possible.

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

The existing porch is constructed of 'Bradstone' with painted timber glazed doors and windows under a stone slate roof. The existing listed building contains no 'Bradstone' or stone slates. The materials chosen are predominantly painted timber for the doors and side-screens with a Cotswold stone side wall, which reflect and match materials found on the existing dwelling.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –

Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance? If there are any impacts, how will these be minimised or mitigated?

Refer to the official listing attached to this document.

The proposal seeks to have minimal visual impact on the existing/original dwelling and has been designed to maintain the vertical lines of the dwelling, whereas the porch to be demolished reflects little of the design or materials of the original building. It is acknowledged that a ground floor window to the hallway will be enclosed by the new porch, however as most of the proposed porch is glazed the enclosed window will still be visible.

Setting –

Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

The dwelling is set on the southern edge of the village of Paxford with buildings to the north, east and west. To the south is a large garden leading to open countryside beyond. The proposed replacement porch will only be visible to the owners of the dwelling and being single storey will have no adverse impact on its surroundings.

ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues? If so, please give details.

No.

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

The degree of access will remain as at present.

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change? If so, please give details.

No.

Emergency access

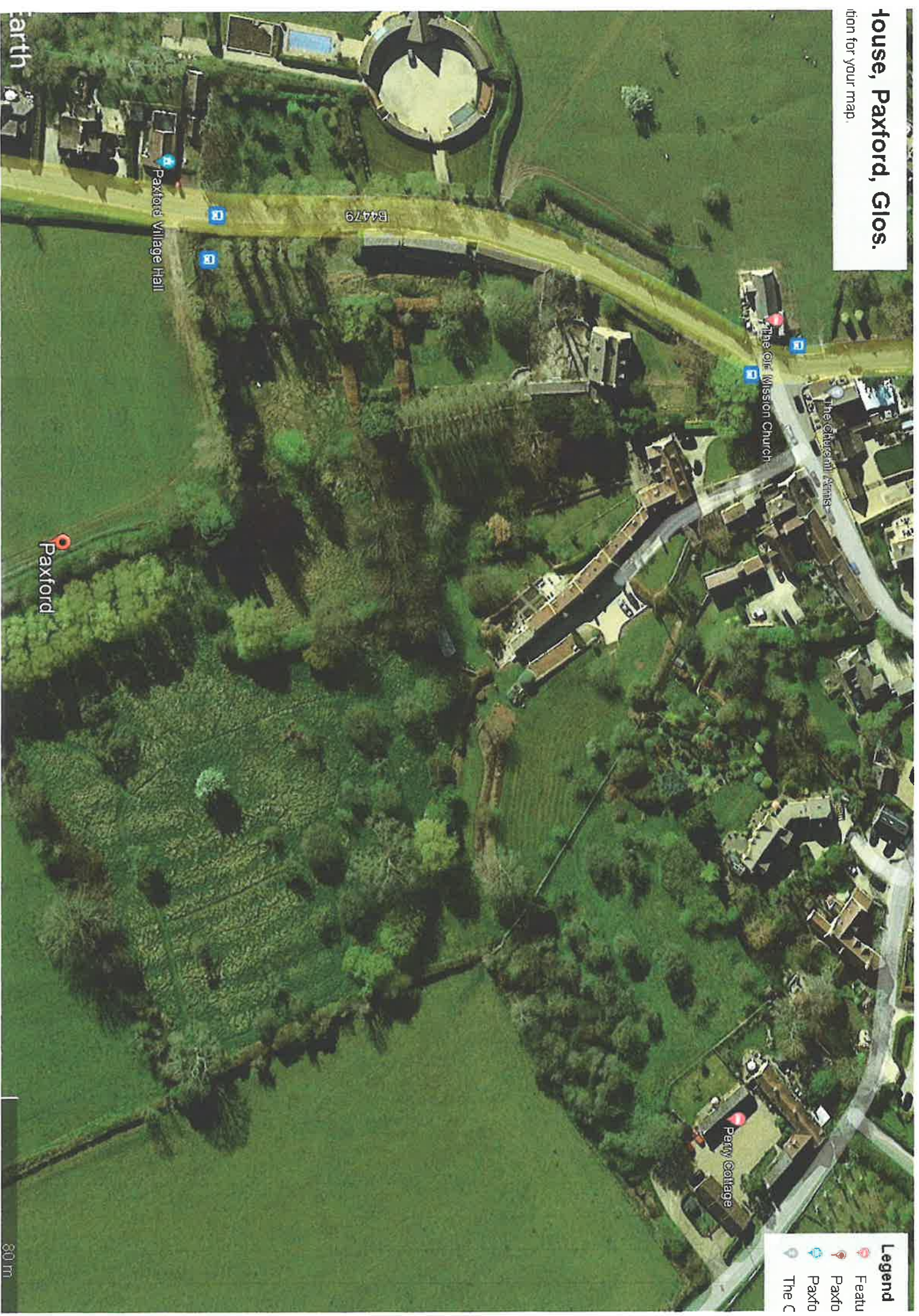
Is there sufficient access for the emergency services?

Access for emergency services will be unaffected by the proposal.

Please feel free to add any further design and access information that you feel may be relevant to your application.

House, Paxford, Glos.

ation for your map.



Legend

- Feature
- Paxford
- Paxford
- The C

30m

HOLTOM HOUSE AND ADJOINING COTTAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1088560**

Date first listed: **25-Aug-1983**

Date of most recent amendment: **18-Nov-1983**

List Entry Name: **HOLTOM HOUSE AND ADJOINING COTTAGE**

Statutory Address 1: **HOLTOM HOUSE AND ADJOINING COTTAGE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **HOLTOM HOUSE AND ADJOINING COTTAGE**

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

County: **Gloucestershire**

District: **Cotswold (District Authority)**

Parish: **Blockley**

National Grid Reference: **SP1849437780**

Details

5/32 In the entry for BLOCKLEY PAXFORD

Holtam House and adjoining Cottage

the address shall be amended to read PAXFORD

Holtom House and adjoining Cottage.

SP 1837 5/32 BLOCKLEY PAXFORD

Holtam House and adjoining Cottage GV II

Circa 1800 remodelling of c1700 house. In 2 parts. Two storeys and attics. Squared and dressed rubble to left, coursed and squared rubble to right. Tiled roof with 3 gabled dormers and 3 ashlar chimneys. Glazing bar sash windows with keys, 2 to left (with edge-beaded surrounds) and mezzanine, plus one to right. Projecting gabled porch to left of centre. Gable to east has blocked 2-light mullion windows. Lower 2½ storey extension to rear with one visible 3-light mullioned window and 2 gabled dormers. Byre extension (now converted to domestic) with 4-light mullioned window to south-east.

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Legacy

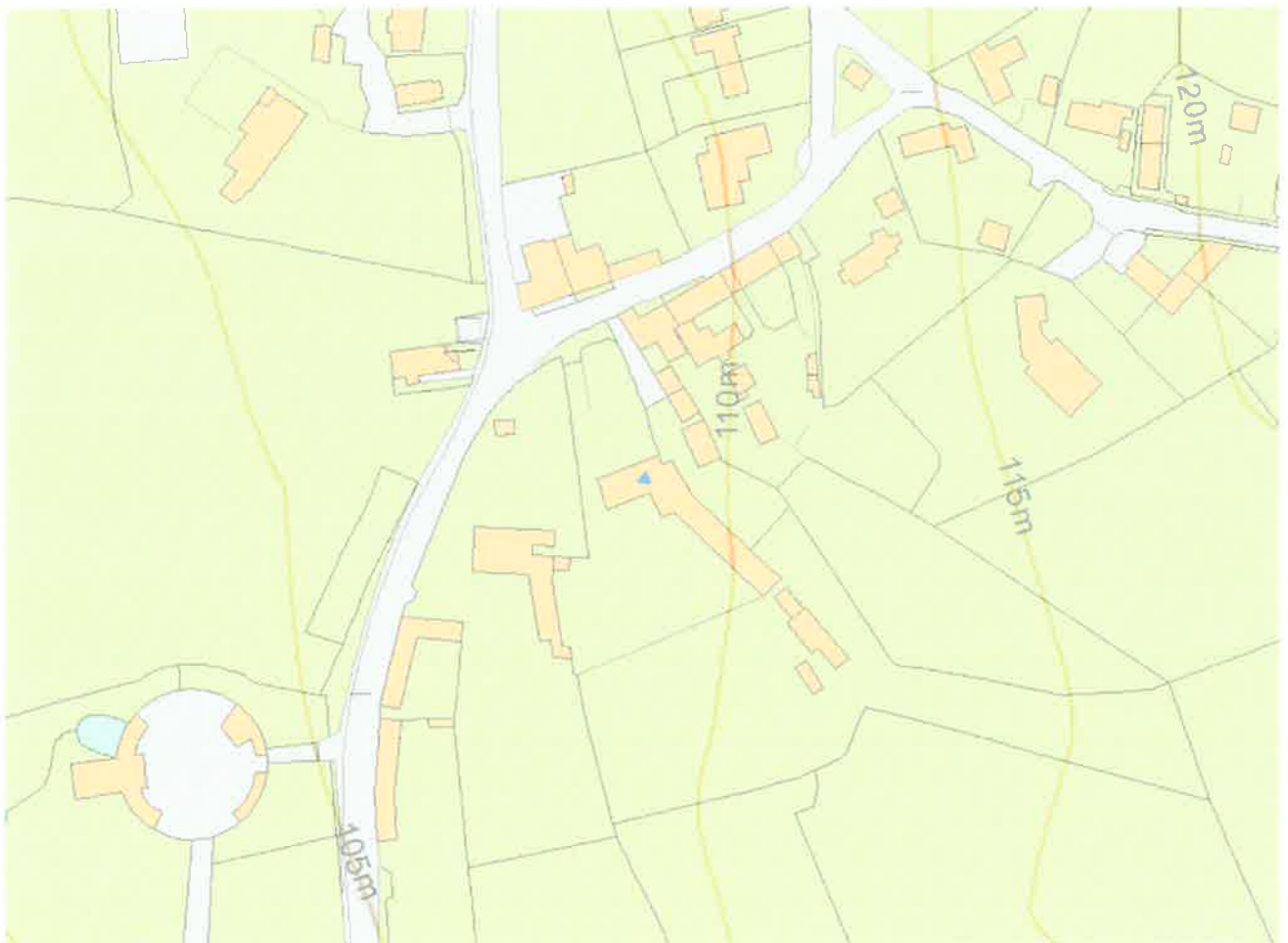
The contents of this record have been generated from a legacy data system.

Legacy System number: **126874**

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.



Map

This map is for quick reference purposes only and may not be to scale.

This copy shows the entry on 04-Mar-2024 at 17:21:17.