



# Stanmore House

Land adjacent to Stanmore House

Ewen

Cirencester

GL7 6BU

## Design & Access Statement

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Prepared for:

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## 1.0 Introduction

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### 1.1 The Proposal

The application seeks approval for three new detached houses on land adjacent to Stanmore House, south of Thames View in Ewen, Cirencester. Approval is also sought for associated car parking, landscaping, and access as well as new car parking for Stanmore House, which is to be retained.

House B is positioned to the east of Stanmore House along Main Street with Houses C and D positioned behind B and Stanmore House respectively.

Access to the site is proposed as a single means of access which utilises the shared access between Stanmore House and Lilac Cottage. The existing hedgerow which runs along Main Street in front of House B will be retained so that the road frontage and public view remains unaltered as well as protecting existing and future residential amenity.

### 1.2 Site Location

Stanmore House is located on the edge of the village of Ewen, near Kemble, Gloucestershire. The site is approximately 4km south-west of Cirencester.

### 1.3 Associated Submission Material

Please refer to Blake Architects drawing register

### 1.4 Background

Full planning permission has previously been granted under 19/01846/FUL for three new houses with associated car parking, landscaping and access which followed applications for change of use of the land from pasture to residential curtilage.

The design of the new houses in this application builds upon the recent permission and pre-planning feedback from the Council. The amended scheme seeks to address the comments from Officers and are discussed in this report.

### 1.5 Site Description

The application site is 0.46 ha, currently utilised as informal open space. Stanmore House is to be retained as part of the proposal and sits at the front of the site along Main Street with existing sheds along the western boundary. Access to the site is available from the shared driveway with Stanmore House as approved in the previous planning consent.

The site is bounded to the north by a mix of hedgerow and fencing; to the east by an existing field hedgerow with Mill Piece cottages beyond; to the west by Mill Farm and the Dutch Barn; to the south is fencing and fields beyond.

The site is not within a conservation area and is visually separated from the listed buildings at Mill Farm.

The neighbouring properties and those in the wider village have a traditional Cotswold character. They are typically aligned with the road edge and set back to create a coherent language that gives the village its linear grain and sense of place.

## 2.0 Proposal

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### 2.1 Requirements

The proposal is for three new houses and associated car parking and landscaping to create whole-life homes. Existing Stanmore House is to be retained with a new car parking arrangement.

### 2.2 Pre-application Design and Response

In the design development stage, pre-application advice was sought from Council officers on a scheme that proposed the demolition of Stanmore House and construction of four new houses. Two of the new houses lined Main Street and two were set behind.

Houses A and B that lined Main Street were smaller in scale than Houses C and D to the south, which utilised the roof space as second floor to have taller buildings making use of the sloping site. House D was the largest with 5 beds and 304 sqm with a more formal frontage to read as a grander house from far views typical of edge of village homes.

Whilst A and B were proposed as having matching formally composed traditional fronts, all rear elevations and roofscapes were designed to have different language so as not to appear like a collection of buildings as in a village rather than mass building of a single type. They were united by a similar language in opening sizes and spacings.

Each home had its own driveway and garage accessed via a shared new driveway between Stanmore House and Lilac Cottage. The garages were arranged around the shared driveway to define the edges of the space.

Concerns were raised by the Council Officers about the siting, layout, scale and design of the houses.



Site Layout for Pre-Application



Proposed Site Layout revised

**Key points from the feedback related to design:**

1. Concern over the even spacing of the buildings and siting of them spread across the site appearing as a suburban cul-de-sac and not in keeping with linear rural settlement.  
*Response : The two buildings sited behind have been brought closer to the road and away from the southern site edge to be in keeping with the general settlement pattern. It is to be noted though that some homes on the other side of Main Street are setback behind others. Houses are positioned to ensure a high quality amenity space and gardens rather than linear strips and ensure requirements on proximity and privacy are met whilst achieving views out. House D has been redesigned as a Dutch barn typology so that the typical pitched residential form of House C is the only one setback, in keeping with the previously approved layout when considered from the context of Main Street.*
2. Private parking areas emphasizes sub-urban effect  
*Response : Private parking areas have been removed in favour of a shared yard in keeping with an agricultural farmstead yard with long reaching views to the open countryside to the south. Materially, this is a simple agricultural palette with detailing to reinforce this concept.*
3. Considered to have a negative impact on rural setting of Mill Farm and its historic relationship to village of Ewen.  
*Response : As above, houses C and D have been repositioned further northwards to maximise the open land and increase the distance to the southern boundary and Mill Farm, which is over 100m from the site boundary. We note that the complex of buildings and ornamental planting surrounding listed Mill Farmhouse, including the converted Dutch Barn and Ewen Mill, dominate the setting of the listed building as a distinct domesticated cluster. House D has been changed to a low-lying Dutch Barn design so when considered in the setting of the Mill it appears as a simple 'background' agricultural building. It is not considered that the proposal contributes to the significance of the listed Mill Farmhouse through setting, nor will the proposal be visible from within the building. Furthermore, there are no rights of way across the fields to the south and no public views of the proposals in conjunction with the Mill Farmhouse and it is considered that no harm is caused to its setting. See Heritage Statement for detailed analysis.*
4. Substantial massing would appear incongruous within the setting, including the intrusive effect of the outbuildings  
*Response : Each house has been reduced in area and footprint to reduce the scale. The outbuildings are reconsidered to reduce the scale. House D has a contained car port within the footprint of the building whilst House C has a car port attached the building to reduce number of outbuildings. A single new outbuilding is created for Stanmore House and House B to house parking spaces and secure cycle storage. The size of this outbuilding is kept to a minimum necessary to house these functions.*

5. Height not considered to respond to the context. House D in particular at two and a half storeys was considered unsympathetic and failing to provide a soft transition to the open countryside beyond.

*Response : The heights have been examined and kept to a minimum whilst still allowing for sufficient head height to provide high quality accommodation for residents in line with housing standards. The pitches are in line with local vernacular and therefore the height can not be reduced any further without compromising on design or space quality. The pre-application scheme utilised the topography of the site to reduce apparent height. By moving House C further north towards the road the ridge is slightly higher but House D is now a Dutch Barn and the curved roof form of this provides the soft transition to the open countryside. House D is now two storeys rather than two and a half, and therefore has a significantly lower ridge.*

6. The proposed houses were described as having complex forms with the attached wings and catslide on House C and made them appear suburban in form and not in keeping with the vernacular cottages.

*Response : The forms of each have been simplified to remove the cat-slide and number of pitches. House D in particular has been reconceived as a Dutch Barn rather than traditional pitched housing to remove the appearance of a residential group of buildings that could be considered sub-urban. Existing Stanmore House and Houses B and C being the typical house typologies in keeping with the permitted scheme. The forms of each have been developed in response to the local vernacular.*

7. Design of House D appears dominant and of grandiose appearance for a building in that location  
*Response : This house has been redesigned as a Dutch Barn, removing the dominant appearance and creating a form that relates to the setting.*

8. Concerns over the scaling of fenestration with a lack of hierarchy between ground and first floor openings and oversized dormers.

*Response : First floor windows are smaller in scale than the ground floor, creating hierarchy in the elevation. Dormers have been removed from the designs, albeit these are typical in the village as evidenced in the context photographs.*



## 2.3 Concept & Design Approach

### Ewen village

A starting point for the design of the homes was to understand the local vernacular in Ewen village and understand the mix of character and scale of these homes.



### House B

The design of House B is conceived as two smaller pitched forms connected to reduce the scale and apparent mass. The north elevation facing the road has been designed as a formal symmetrical front to address the Main Street. Across all elevations the ground floor windows are larger in scale than first floor windows, which meet the eaves level to reduce overall height of the building. Chimney locations are at each end of the north roof, in keeping with local vernacular. The front elevation facing south is of a formal composition similar to the north elevation, with the addition of a small overhang over the door to mark the entrance, typical of other houses in the village. A single storey pitched form containing the dining area, is designed to appear as a later addition to the gable end, in typical scale and form for local houses in the village. This elevation contains the more contemporary bi-fold doors.

### House C

House C is designed as a typical L-form with two pitched elements connected. The formal front north elevation is composed with similar openings to House B, with smaller windows on the first floor and an overhang to mark the entrance. The more contemporary bi-fold doors are on the south elevation facing the private garden, which otherwise has opening sizes and formal composition in keeping with the north elevation. Forming the edge of the yard, the west elevation is more informal as often found to the rear of cottages and farmhouses, to give a gentle transition from the residential form of houses to the fields beyond. The car port is connected to the main house to minimise appearance of outbuildings and contain and give form to the shared yard and evoke an agricultural appearance.

### House D

Conceived as a Dutch Barn, House D is designed to soften the edge of the proposal with the open countryside beyond by providing a form that is agricultural in nature and different in character to the pitched residential forms of the other houses. The main curved form is orientated east-west to orientate the long façade facing south and ensuring this elevation can accommodate most of the windows for principal rooms. The gable ends on the east and west elevations have minimal openings and the rubble stone treatment in keeping with traditional barn materials. A typical lean-to form has been added on the north elevation to house the entrance facing the shared yard as well as utility and WC functions that do not need openings. This ensures the north elevation which faces the entrance maintains the appearance of an agricultural barn on the edge of the settlement.

## 2.4 Arrangement of Accommodation / Use & Amount

Houses B, C and D are all 4-bedroom family homes designed to have a semi-open plan arrangement for the kitchen, dining and informal living areas with separate spaces for a study, living room, utility and ground floor WC. On the first floor are the 4 bedrooms with family bathroom and ensembles for the primary rooms.

The arrangement of rooms has been carefully considered to remove overlooking between principal rooms of different houses. No habitable rooms are within 22m of each other, except for a few windows

on the front elevations of Houses B and C which are excluded from consideration in the Cotswold Design Code. Care has still been taken to maximise the facing distances of these windows on the front elevations and in this case the two master bedroom windows are 20m apart. At ground floor, the Kitchen Dining windows are 20.8-21.2m apart, therefore broadly in line with guidance.

Each house sits within a plot that is sized to ensure they each have their own private amenity space as well as use of the shared new amenity space. Each house has its own car port for parking accessed via the shared yard which is sized to ensure sufficient circulation space.

#### **Summary of GIA:**

- House B: 254 sqm
- House C: 258 sqm
- House D: 268 sqm

Sub-total: 780 sqm

Car Ports and cycle stores are excluded from the above figures as they are external space. The size of these are kept to a minimum necessary to house two cars and secure cycle storage. These areas are:

- Stanmore House & House B: 78 sqm
- House C: 39 sqm
- House D: 37 sqm

**Total: 934 sqm**

## 2.5 Height, Scale and Massing

Houses B, C and D are all proposed to be two-storey homes and follow the topography of the site.

Houses B and C are composed with pitched roofs whilst House D has a curved Dutch Barn roof. The height of all buildings are kept low whilst maintaining high quality accommodation internally with sufficient head heights.

Houses C and D are at a lower level on the site to Main Street so make use of the topography to appear smaller in scale towards the southern boundary.

The proposed car ports for Stanmore House and Houses B and C are kept to a minimum height and simple in their pitched form. For House C the massing of this is stepped down and setback from the main house to create a visual separation.

## 2.6 Character and Materiality

A local material palette inspired by houses in the village is proposed. Rubble Cotswold stone with lime pointing creates the main walls with reconstituted Cotswold stone roof tiles on Houses B and C. All windows and doors will have painted hardwood frames.

House D uses an agricultural material palette with exposed steel columns painted and a grey zinc roof. The walls will be oak boarding in a mixture of vertical and horizontal arrangements in line with openings for glazing. The gables will be rubble Cotswold stone in keeping with the other homes.

The car ports will have oak columns and rubble Cotswold stone walls, covered with a grey slate roof to appear more like agricultural outbuildings lining the yard.

## 3.0 Access

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### 3.1 Vehicular Access

The existing vehicular access to Stanmore House will be used to access the shared yard and three new homes as well as continuing to access the rear of the existing Stanmore House, which was approved under application 19/01846/FUL.

Each house, including the existing Stanmore House, is provided with space in the car ports for 2 cars and electric charging points. Secure cycle storage spaces are provided to allow for one bicycle per bedroom.

Visitor parking is provided within the yard.

See Transport Note by Rapport for full assessment and details.

### 3.2 Pedestrian Access

All buildings have level access into the ground floor, the layout of which ensures it can be used as a habitable floor with accessible shower WC. This ensures all homes are suitable, or easily adapted to be fitted out, for all users at all stages of their life.