

# Heritage Statement

## Box Bush House

## 1.0 Historic Background and Design Brief

This application is for proposed alterations and extensions to Box Bush House, a property fronting on to the Bourton-on-the-Water High Street and overlooking the village green. The property consists of a retail commercial unit on the ground floor and apartments on the upper floors and to the rear of the site. The site area is approximately 0.38 acres and includes rear access off Moore Road to parking, garages and a garden. Separate rear access is provided to a self contained first floor apartment.

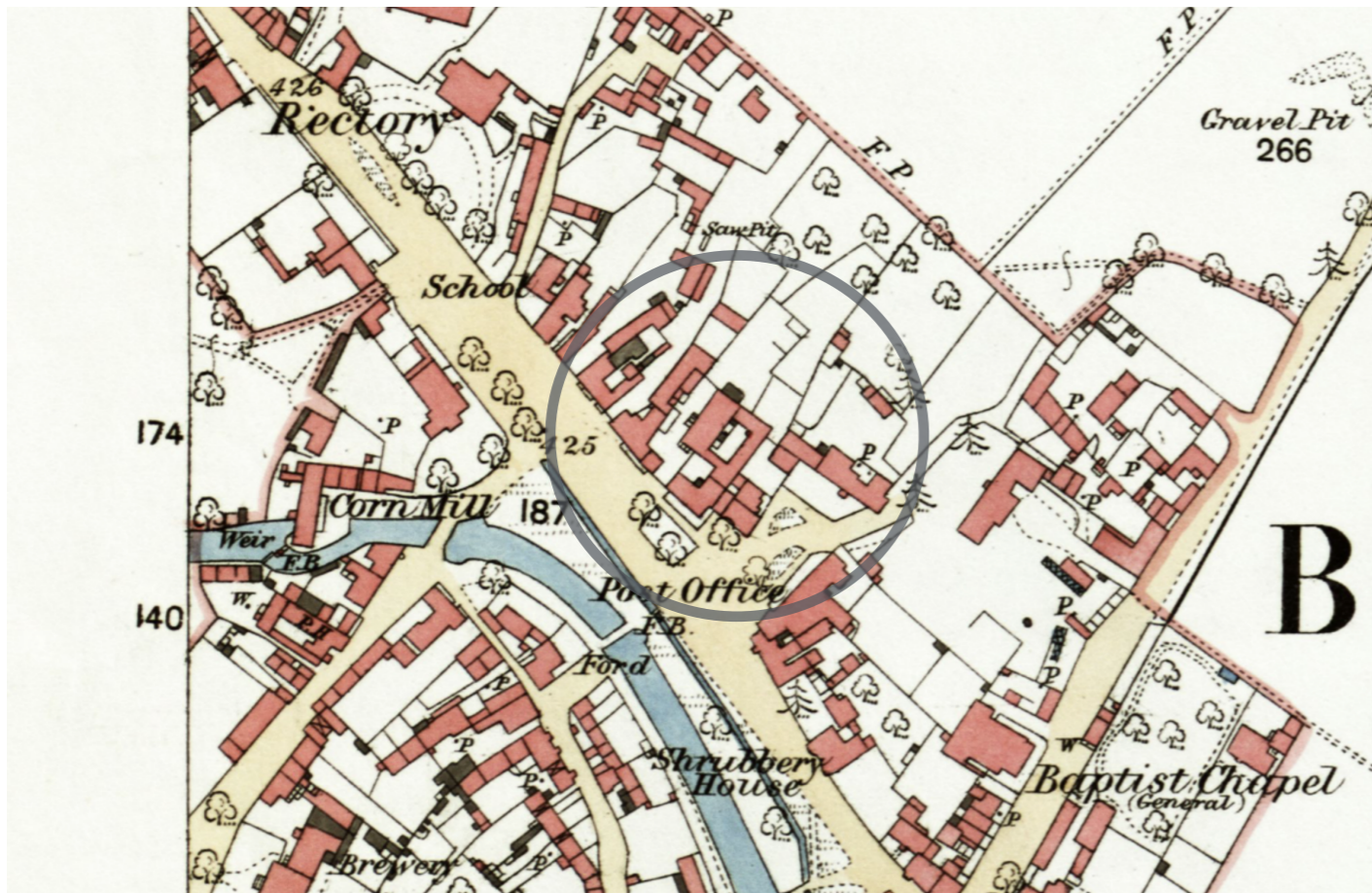
Box Bush House is a Listed Grade II building dating back to the 17th century (see Historic England Listing in Appendix A). It has undergone various changes over the years and was most recently the home of the Model Railway Shop which included retail areas and extensive display and storage areas to the rear.

Historic maps illustrate how the site has changed over the years. 20th century alterations to the property have had a detrimental impact on the historic fabric and the setting of the listed building. The modern building extensions to the rear of the property have been particularly poorly designed and built and this application includes for stripping back much of the poor construction, to expose and conserve what's left of the historic fabric of significance, and to replace demolished buildings with new structures sympathetically designed to be in keeping with the local vernacular architecture.

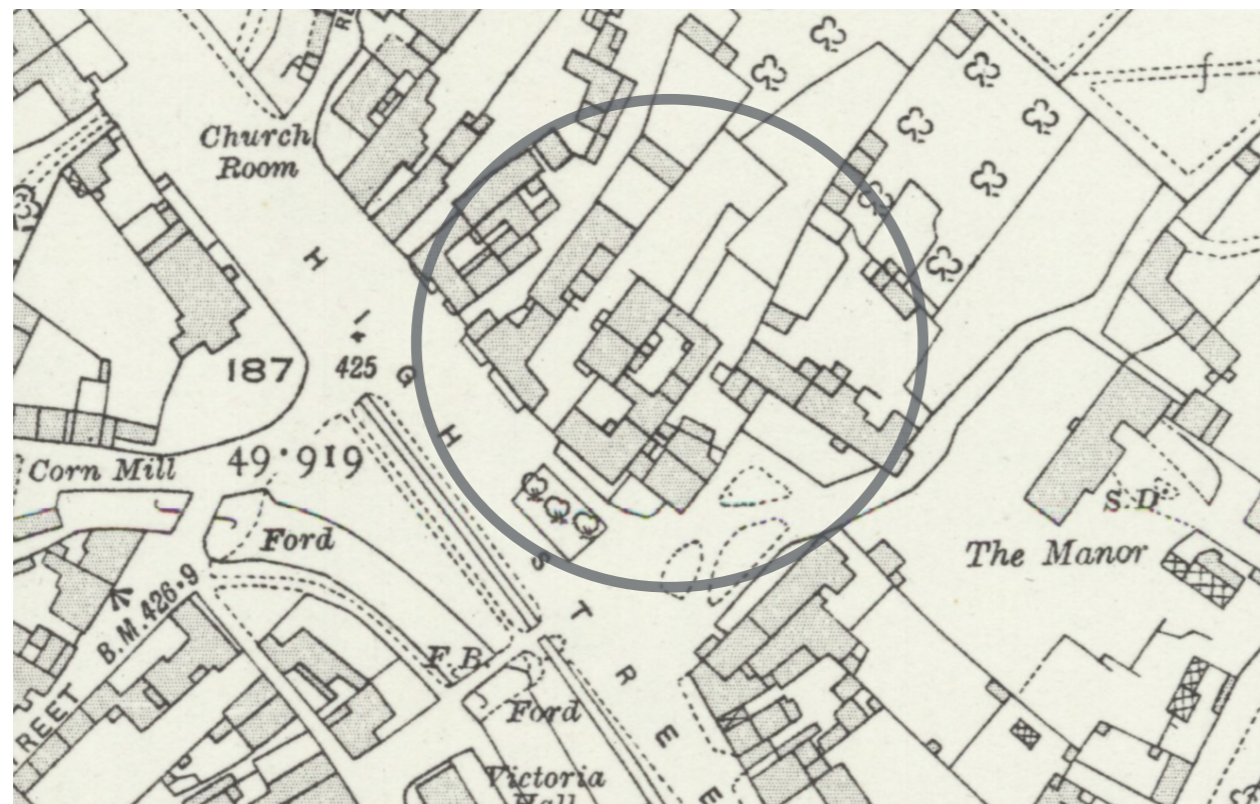
The design brief was to refurbish the building to provide commercial accommodation on the ground floor, which is to include an artisanal sandwich shop and gelateria in the front section, and a Delicatessen and Cafe to the remaining retail space to the rear. The existing flat roof courtyard infill extension is to be demolished and a new extension built to accommodate the cafe and provide links through to a rear courtyard garden.

The upper floors and the modern north-west end building, are to be retained as separate apartments.

The rear garden area is quite extensive but unsightly at present. It includes a carport and a row of garages that are to be demolished to enable the area to be replanned so it becomes an attractive infill development.



Extract from an 1884 Historic Map before the construction of The Cedars and Moore Road



1919 OS map before the construction of The Cedars and Moore Road

The plan below shows the outline of buildings shown on the 1919 OS map overlaid on to the existing survey. This illustrates how much the buildings on the site have changed and provides justification for further building extensions following the footprint of historic buildings.



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|--|------------|----------------------|
| CA Serial Number   |            |                      |
| A  | 10/11/2023 | Planning Application |
| Rev  | Date       | Notes                |
|  |            | Drawn                |
| Scale  |            |                      |
| <b>General Notes:</b><br>1. This drawing is to be read in conjunction with other consultants drawings.<br>2. Check site conditions prior to commencement of work.<br>3. Discrepancies must be reported directly to the Architect.<br>4. Do not scale off drawing, use figured dimensions only, unless for planning purposes.<br>5. This drawing may be issued in colour, and may be a non-standard paper size. |            |                      |
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| Project Address: Box Bush House, Bourton-on-the-Water, GL54 2AN  |            |                      |
| Project Description: Building Alterations and Extensions   |            |                      |
| Drawing Title: Existing Block Plan   |            |                      |
| Drawing No.  | 2835-1024  | Rev. A               |

Block Plan with 1919 OS overlay