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Chancel Cottage

PLANNING AND DESIGN AND ACCESS STATEMENT

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Section 1

CHANCEL COTTAGE - SITE, LOCATION & PLANNING HISTORY

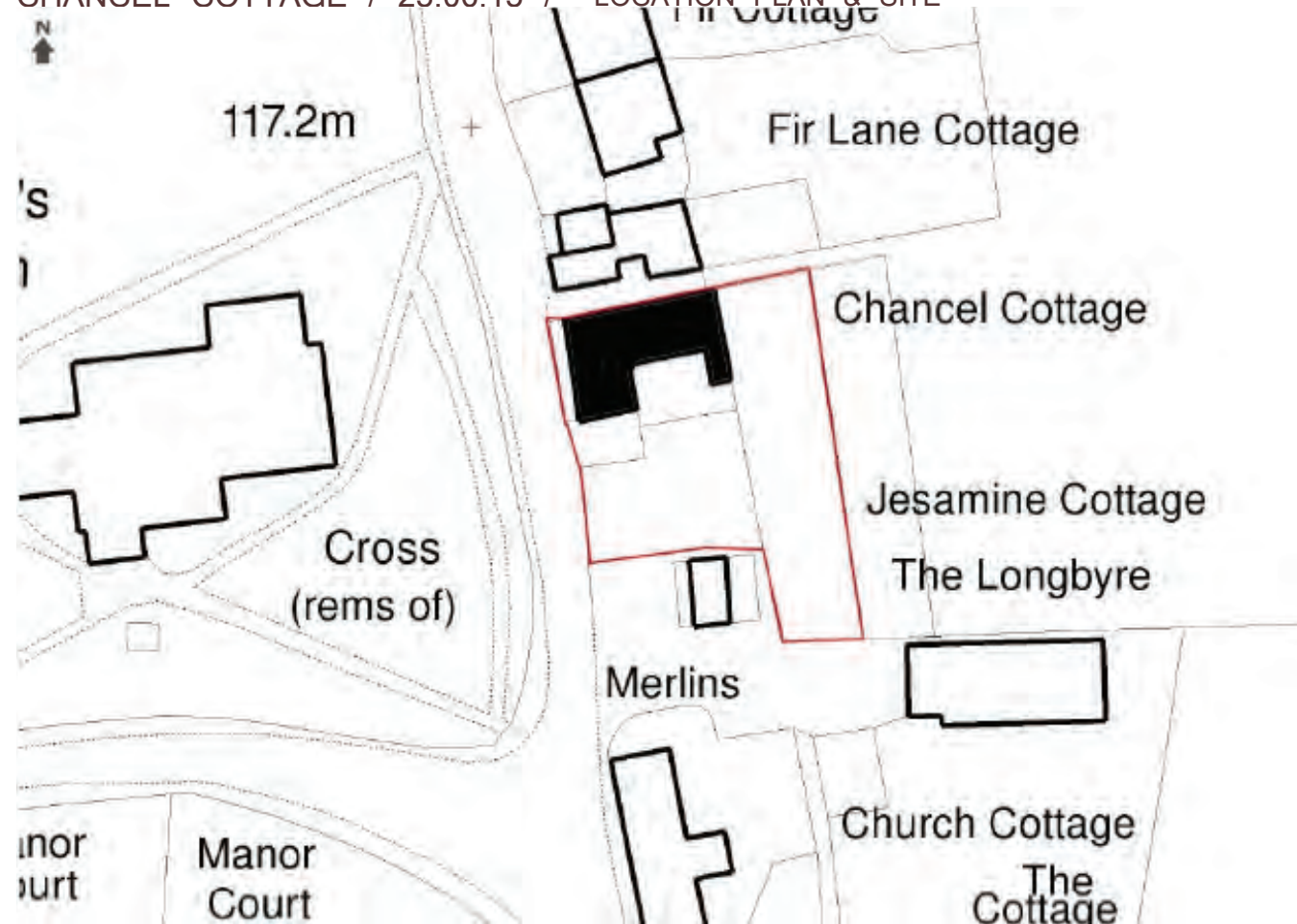


Fig.1 - Location Plan (present day)

Chancel Cottage

Chancel Cottage is a stone built cottage of two floors plus an attic and basement built in the ancient settlement of Steeple Aston. The property has garden extending to the south and east. The boundary to the north is formed by a Public Footpath and the boundary to the south is Fir Lane. The rear garden is defined by stone walls and post and wire fence to the east where the garden area has been extended, incorporating one of the allotments to the east. There is a gravelled parking area enclosed by low stone wall directly off of Fir Lane and attached to the rear wing to the southeast are two small stores.

Chancel Cottage is Listed Grade II and was listed in 1988.

The Listing description is as follows:

C18. House

Coursed squared limestone with ashlar dressings and limestone rubble with wooden lintels; Stonesfield-slate and concrete plain-tile roof with rebuilt brick gable stacks. L plan. 2 storeys plus attic. Symmetrical 2-window front has a central

4-panel door below a flat stone canopy, and has renewed 2-light casements below stone lintels. End and rear walls, and lower rear wing returning from left, are in rubble, the wing partly converted from a stable

Interior:

Wide inglenook fireplace; quarter-turn stairs with winders; C18 panelled shutters and cupboards; butt-purlin roofs included for group value.

Planning History

The planning history of Chancel Cottage primarily concerns the replacement of window frames from the front elevation and bathroom

19/11/08 Remove existing window frames from front elevation and bathroom and replace with new (as amplified by applicants letter and accompanying photographs dated) - Application Permitted (Ref-08/02404/LB)

10/09/14 Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension - Application Refused (Ref 14/01601/LB and 14/01552/F)

Reasons for refusal - The proposed development, by virtue of its scale, form, massing and materials, would result in 'substantial' harm to the character, setting and significance of the Grade II listed Chancel Cottage, and 'less than substantial' harm to the character and appearance of the Steeple Aston Conservation Area and the character, setting and significance of the Grade II* listed St Peter's Church. The proposal would therefore fail to accord with Policies C28 and C30 of the Cherwell Local Plan, Policy ESD16 of the Submission Cherwell Local Plan, and paragraphs 14, 17, 132 and 134 of the National Planning Policy Framework, and it is considered that this identified harm significantly and demonstrably outweighs the proposal's benefits.



Fig.5 - Aerial view

Site Orientation

The house is set back from the street front behind a cut privet hedge. To the north of the house is a Public Footpath that leads to allotments and to the south there is an opening with gravelled area forming car parking area defined by a low stone wall. To the rear of the building is the garden.

The house sits opposite the church of St. Peter & St. Paul.

Section 2

CHANCEL COTTAGE - EXISTING CONDITION

The existing condition of the house is poor and not particularly appropriate to a Grade II Listed building. The building is in need of quite substantial repair and refurbishment throughout, as noted in the structural survey report carried out by Michael Clews of Heather and Michael Clews Architects.

Front facade (west elevation)

The wall is coursed limestone with ashlar dressing, which is affected by ivy and vegetation growing either side of the doorway and causing damp internally. There are many open joints to the wall, particularly beneath and between the windows and beneath the eaves. The overhaul of the stonework and repointing is required. There is rot occurring to the lower rail to the door and to the weatherboard.

There has been outward movement to roof, which has caused the eaves to bow. The addition of restraint to the roof is required. The quoin stones on the south side are affected by some movement to the outer face of the wall to the east gable.

There is some slippage to the slates beneath the ridge and around the chimneys and recovering is required. Both end stacks are in brick with a lead lining. There are open joints around the lining from the west slope to the chimney to the east, clearly repairs are required. There are several missing small bricks to this chimney and slates missing under the flashing. Overhaul and repointing is required to the stack.

South Gable

The south gable to the main range is in limestone rubble and ironstone, there are open joints to the corner to the west and at ground level, which require urgent repointing.

At high level there is the single light metal window, general overhaul of this is required together with re-puttying. The cement dubbing has broken away allowing the mortar to ingress behind the flashing, which is causing the damp internally.



Fig.15 - Front facade



Fig.17 - East elevation to front section



Fig.16 - South gable

East elevation to the front section

The roof drainage is formed with a fascia and plastic gutter and downpipe, which discharges into the gutter extending along the outbuilding. As noted previously, there is brickwork cracking to the chimney to the south and general repair is required together with the replacement of the flashing. Attention is required to the flashing to the chimney to the west.

South elevation to rear wing

The elevation is a mixture of limestone and ironstone, which has been flush pointed and requires overhaul and repointing. There has been outward pressure from the roof causing movement cracks to the main building and beneath eaves. The movement has occurred to the centre of the wall where the window has distorted. There is also damage to the stonework to the junction with the gable wall to the bathroom section. The main building has been repointed in a hard cement mortar, which is coming away. The general tying in and repointing is required along with an investigation made into the ground conditions in this area to assess the cause of a substantial bow to the wall.



Fig.18 - South elevation to rear wing



Fig.19 - Stonework condition

Toward the east of the south elevation is a clear line between the stonework (fig.20) that suggests the wall may have been either rebuilt or is a later addition.

The boarded entrance door is in poor condition. There has been some rot to the lower members of the frame, which has been replaced in the past. Overhaul, repair and redecoration is required.

Past repairs to the kitchen window, that have been pieced into the cill, are decaying. Over the replacement metal opening light is a timber lintol, to which there is settlement. The general overhaul and repair is required.

There is a plastic gutter on rise and fall brackets which used to discharge into a now removed rainwater pipe. Improvement of the drainage system here is urgently required.

The roof is formed in stone slates in diminishing courses, which is in poor condition; recovering is required. To the ridge there is a brick chimney to which the brickwork is spalling and the pointing is poor. The general overhaul of this is required.



Fig.20 - Line down stonework



Fig.21 - East gable

East gable

The stone gable has considerable opening joints and movement cracks which extend down the centre of the wall to both corners. General repointing is required and overhaul to the gable complete and local replacement of stonework. The incoming electrical mains is fixed to the purlin end, which is clearly not helping the condition of the movement of the gable.

North Elevation to the rear wing

There are movement cracks evident to the bathroom, the general making good and repointing is required. Overhaul and redecoration is required to the timber 2-light casement window and the timber lintol, which is affected by furniture beetle. To the kitchen section again general repointing is required. There is an open joint, which has been pointed in a hard cement mortar between the extension and the main gable; this requires repointing. There is an aluminium gutter on rise and fall brackets, which is blocked, the general cleaning out of this is urgently required. The roof is in stone slates, which are in poor condition, and the general recovering is required. As noted previously, the chimney stack is in poor condition and the overhaul and replacement of brickwork generally is required.

North gable front section

There has been some movement to the stone here, particularly to the corner to the west. The general repointing here is required together with the removal of vegetation. The chimney stack has decayed stonework beneath the brick chimney stack, replacement of this and general repointing is required to an area of approximately 30 sq metres. Extending across the elevation is the aluminium gutter, which discharges into the copper grating to the front elevation. The replacement of this is required in conjunction with improvement of the system

Stores

The store are a mix of timber boarding, brick, and stone; and in generally poor condition. Repointing is required as well as the addition of a gutter and replacement of timber lintols. Our proposed works seek to remove the stores and reuse the stone in the new extension.



Fig.22 - North elevation to rear wing - joint between the extension



Fig.23 - North gable front section



Fig.24 - Stores

INTERAL

Second floor

The roof space is lined with insulation board, this is taped to the joints and peeling and generally sagging, the upgrading of this is necessary. Water is ingressing at high levels around the chimney breast and to the centre of the roof. There has been movement of the gables moving outwards due to lack of restraint. General repair of the plaster is required to the gable ends following attention to the flashings around the chimney and the provision of restraint to the purlins. The small window does not provide adequate ventilation.

First floor

The walls are plastered and papered and the decorations are in poor condition. The walls are affected by damp due to poor pointing externally and water is ingressing at windows causing plaster to become debonded. Walls are moving outwards due to the outward thrust and the tying in of this is required.

The floors have considerable sag where settlement has occurred. The movement is thought to relate to settlement caused by the ground water conditions being affected by the faulty rainwater disposal system.

Ground floor

The ground floor suffers from the same problems as the first: Chiefly, high levels of damp, poor quality recent decorations, and movement to walls caused by the outward thrust.

There are newer looking joists and rafters in the roof space above the bathroom that houses the water tank, again this indicates that the eastern end of the building may have been partially rebuilt or be a later addition.

Electrics

The system is generally poorly installed, with surface mounted wiring that is untidy and detracts from the building.



Fig.25 - Bedroom 1



Fig.26 - Bedroom 2 - electrical incoming mains and distribution boards



Fig.27 - Dining room - damp



Fig.28 - Bathroom roof space

Section 3

CHANCEL COTTAGE - PROPOSED WORKS

Planning Policy Assessment

The statutory Development Plan comprises the Cherwell Local Plan (adopted October 1996). It is considered that the following policies and standards are of particular relevance to the application scheme:

Design Policies

Policy C28 and C22 require development to ensure the standards of layout, design and external appearance, are sympathetic to and preserve or enhance the character of Conservation Areas.

Policy C18 which sets out that Listed Building consent will normally only be approved on internal and external alterations or extensions which are minor and sympathetic to the architectural and historic character of the building. This is further reflected upon in policy C21 that states that sympathetic consideration will be given for the re-use of an unused listed building.

The design of the proposed development falls within the guidelines contained in the above named policy documents.

Design

Our proposal is to repair, refurbish and extend the existing property to make it suitable for modern living standards. The stores toward the rear of the building are in a poor state and do not merit any historic or special architectural interest / character in our opinion. By removing the stores and extending from this point to form a courtyard arrangement, the most important parts of the building remain largely unaffected and the new stepped down extension remains subservient.

The form of the extension follows a traditional pitched slate roof appearance and forms a traditional lean-to style addition towards the end in order to reduce the mass of the extension. The walls to be of stone to mirror the materiality of the predominately stone village.

The bathroom has been relocated to the first floor, where previously it had been adjacent to the kitchen, and the extension provides a new kitchen area more suited to a 4 bed family house, whilst retaining as much of the original walls and layout as possible.

The addition of flush rooflights to the second floor bedroom provide the required ventilation and are in keeping with others in the village.

Fig.29 - Proposed First Floor Plan

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

Use

Chancel Cottage is entirely residential use. This proposal intends to retain the residential use of the property and bring up to modern living standards through repair, refurbishment and the construction of an extension.

Amount

The proposed extension provides more spacious living accommodation at ground floor level with only a small (20%) increase in footprint. Windows and rooflights are created to increase daylight and improve links to the rest of the house.

Layout

The proposed layout offers a much improved, arrangement, increasing the space of the kitchen and creating a much more usable living space for the occupants. The first floor uses redundant space and turns this into a bedroom to enable the relocation of the bathroom to the first floor.

Scale

The proposed extension reflects similar developments in the locality of the site. The building shows a progression of diminishing heights as parts have been added to the building over the years and the new extension seeks to follow this rationale by stepping down from the adjoining section of the building. The extension further defers to the original building by forming a lean-to at the end. Therefore the overall scale of the host buildings and character of the area is not affected.

Landscaping

It is proposed to re-landscape the gardens following construction.

Appearance

The publicly viewed external appearance of the buildings will

not be altered significantly by the proposals. Alterations to rear elevations will not distract from the existing appearance of the buildings or the Conservation Area. The new extension is of stone; it is set well back from the road and views are mostly obscured by hedging and the existing building. We believe the proposals reflect that of similar properties and thus this will not adversely affect the appearance of the host building nor the area.

Vehicular Links

The scheme has no impact on transport or traffic levels to the site. Widening of the garden wall opening will allow for easier and safer parking, as well as enabling access for the repair works to be undertaken.

Inclusive Access

Although wheelchair access is limited by the restricted dimensions of the existing building, the increased space afforded by the creation of a larger kitchen improves the general internal accessibility of the house.

Conclusion

In summary the proposed scheme seeks to undertake the extensive required repairs and to create a single storey rear extension with minor alterations to the existing structure that will extend and improve the residential use of the property.

The design looks to establish a level of design quality, through the retention of traditional elements as well as providing the necessary accommodation suitable for today's requirements and for the foreseeable future. This will benefit and positively enhance the surrounding area.

As the extension is to the rear of the host building it is mostly out sight from public viewpoints and as such the subsequent aesthetic effect upon both the Conservation Area and the host building is positive, yet small.

The proposal seeks to address the issues of the recent refused application: reducing the mass by forming a lean-to and using stone in place of timber to better reflect the surrounding area. The ground floor extension proposed reflects the size of similar extensions and therefore the proposal sits comfortably in that respect.

We consider that the application proposals are in full compliance with the aims and objectives of relevant Cherwell Local Plan policies and national planning guidance.

For all of the reasons set out in this report, we consider the proposals pass the Section 38 test and that planning permission should be granted accordingly.