



# Richard Court Designs Ltd

7 PHILCOTE STREET  
DEDDINGTON  
OX15 0TB

Planning Services

Cherwell DC

Bodicote House

Bodicote

OX15 4AA

Date: 28<sup>th</sup> July 2020 **REVISED 27<sup>TH</sup> OCTOBER 2020**

Site location: Wendlebury Lodge, Church Lane, Wendlebury

Design & Access Statement/Heritage Impact Assessment:

Listed building consent is being sought for a single storey extension to the rear. This aspect of the proposal would supersede previous 2018 approval

This revised scheme has been prepared in response to the concerns raised by the Conservation Officer from the previously refused scheme - 20/02033/LB. To aid assessment of the new plans the changes have been listed below:

- The extension beyond the rear building line has been reduced to 1.2m and the step back to the Eastern most extension reintroduced
- Eastern-most extension restricted to the line of the current 20<sup>th</sup> Century lean to (to be removed)
- Principle of development now reflects more accurately the historical three part extension of the building, consisting the Kitchen/WC, dining area and snug.
- Removal of wall between existing kitchen and conservatory as per approved scheme.

This application should be considered alongside Heritage Asset Statement previously prepared by JP Heritage. The proposed works form part of an ongoing project to repair and modernise Wendlebury Lodge and are similar in nature to the appearance and principles established in earlier approvals. Much of the work approved under the previous approvals has been completed and has made an incredibly positive contribution to the building. This application seeks to continue that positive effect. The key difference with this scheme over the previous is the projection rearwards into the garden space and removal/complete integration of the existing single storey lean-to. Through this design, we have looked to create a new addition to the building that looks to continue the architectural detailing and gravitas of the front and side elevations through to the rear. Whilst the removal of the current conservatory and replacement as previously approved would definitely be a positive step, it retains potentially the most disappointing and potentially least valuable part of the building (both architecturally and historically). The existing lean-to extension flashes straight into the underside of one of the true arch (thermal) windows which are a key feature of the rear elevation and is identified in the Heritage Statement as being a later addition to the early 20<sup>th</sup> Century two storey addition. The revised scheme addresses this and removes the lean to structure and in turn relieves the rear wall, re-establishing the thermal window as a positive feature read alongside the two others on the rear elevation.

The proposed design incorporates traditional painted timber joinery detailed to match the Oriel window to the East and leaded casements of the True arch windows to the rear. The single ply flat roof will be set down behind a painted fascia with moulded cornice detail. The membrane will be coloured lead grey. All walls will be rubble coursed stonework with lime mortar beds and joints. The newly created space will incorporate a large kitchen/dining/family room with a separate study and W.C. The main living space will access straight onto the garden and is very private, with most of the work entirely hidden from public view.



**The proposed work would not cause damage to the building and does not harm a current Listed Heritage Asset and is considered to have a positive impact.**



**Richard Court RI Dipl**  
**Tel: 07795313850**  
**E-mail: richardcourtdesigns@gmail.com**  
**Registered Co No. 05280600**