



DESIGN & ACCESS STATEMENT

IVY COTTAGE
BODICOTE



Introduction

This design and access statement has been prepared to accompany the planning application and Listed Building application for works to Ivy Cottage, High Street, Bodicote.

We value the historic importance of Ivy Cottage and seek to preserve and enhance its specific character, whilst reconfiguring the spaces to meet the brief of the new owners in a respectful manner.

The works described in this document aim to respect the existing features of the house according to their historic value whilst allowing the property to embrace a more modern and sustainable way of living.

The purpose of this report is to outline the details of the proposals and its impact on the listed building.

Alongside proposed architectural drawings and information, please also refer to the structural Drawings, Cultural Heritage Impact Assessment and the Arboricultural Report.

History and Heritage



1833 map from Banbury Museum

Ivy Cottage is an 18th century thatched cottage, originally two. The earliest available map of 1833 clearly shows the two cottages which appear to share one garden and within the garden to the south west of the plot a large outbuilding can be seen.

Later maps from 1880 onwards appear to show the building as a single dwelling sitting adjacent to glass houses as part of the Bodicote House estate (now CDC offices).

Please refer to the Cultural Heritage Impact Assessment for the full appraisal of the proposals submitted as part of this application.

The proposal subject of the application has potential to change/impact three designated heritage assets:

- Ivy Cottage, a grade II listed building
- Boundary wall to Ivy Cottage, a grade II listed building
- Bodicote conservation area



1923 OS map

Design & Access Statement

Listing for Ivy cottage

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1248707

Date first listed:

14-Nov-1985

GV II

Two cottages, now house. C18. Regular coursed ironstone rubble. Thatched roof. Each cottage has 2 brick end stacks. Cottage to left: 3-unit plan. Single storey plus attic. C20 extension to right. Rustic porch to left of extension. 6-panelled door with 4 glazed lights. Sash window to left. 2 windows to attic. Cottage to right: 2-unit plan. Single storey plus attic. Central door has wooden lintel and is flanked by 2 sashes. 2 similar windows to attic. Rear: Mostly C20 windows, one metal with lead comes. Interior not inspected.

Listing NGR: SP4604938039

Listing for garden wall to High Street

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1277795

Date first listed:

14-Nov-1985

GV II

Wall and doorway. C18. Regular coursed rubble. Arched doorway. Included for group value.

Listing NGR: SP4604138028

Ivy Cottage, Bodicote



Existing house and context

Ivy Cottage is a 18th Century detached two storey dwelling house on the northern boundary of the Bodicote Conservation Area circa 2 miles south of Banbury town centre. The dwelling is of roughly coursed ironstone under a thatched roof. Originally two cottages, but now combined and extensively altered internally and externally.

The cottage sits on the junction of the High Street and Broad Gap at a main junction within the village and as such has prominence when travelling along the High Street. The north end west elevations are also very visible on approach into the village from the Bloxham direction at the junction of Wykham Lane and White post Road/High Street. The high stone wall which is the boundary wall between the garden and the High Street is also a Grade II Listed structure. The wall to Broad Gap is not listed.

The cottage has been vacant for almost two years since the previous resident passed away and the new owners have the ambition to restore the property and breath new life into it to create a home for their growing family.

The property had significant work carried out in the 1960s by the previous owners in the form of a two storey extension to the rear and a single storey extension to the front including several other internal alterations. The proposals on accompanying drawings show sensitive proposed alterations in order to improve the flow and usability of the house for a modern young family whilst respecting the heritage asset.

Proposed development

The modern single storey garage to the rear and single storey extension to the front are proposed to be carefully removed.

Internally at ground floor the proposals are for the amalgamation of the existing kitchen and dining room by removing a modern wall to create one large kitchen/dining area, the reorganisation of the rear modern extension to provide a utility/bootroom and a wc. The central reception room will have the two modern nib walls removed to make it a more useable space.

At first floor level the proposals show the wall to proposed bedroom 4 being moved to the west side of the truss to the possible original location. This will enable a landing to be formed at the top of the stair and will allow the access into bedroom 4 to be less impeded by the truss. The door into bedroom 2 will also be moved slightly and the existing door to bedroom 2 will be infilled with architrave remaining to form an alcove on both sides in order to be able to read the history of the door position. By moving this door slightly, it will allow the proposed master bedroom door to be relocated in order to be able to create a master bedroom with ensuite.

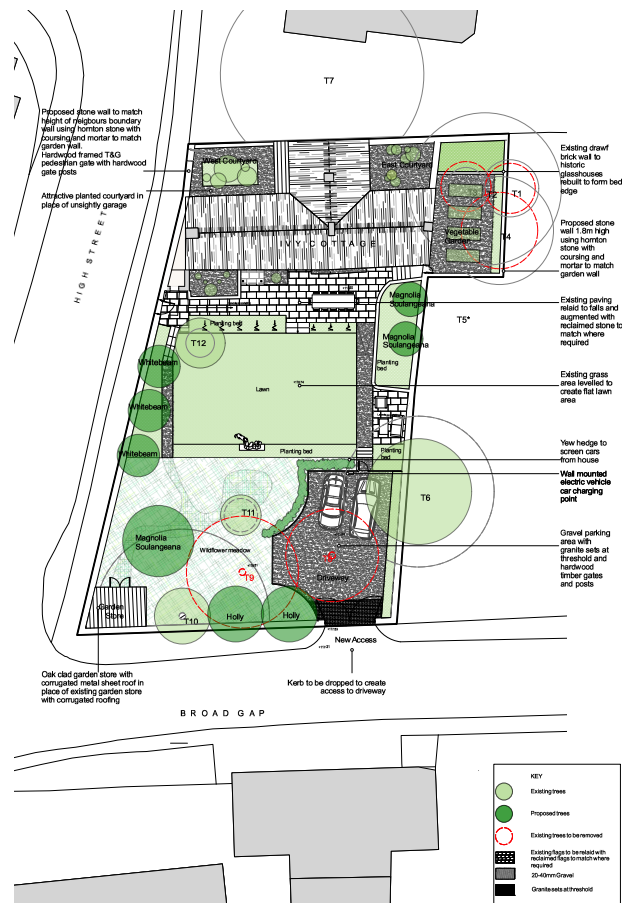
In the modern extension, the existing large bathroom and WC will be subdivided to create a family bathroom and a shower room. In the modern extension, stairs will be fitted in order to gain access to the second floor without significantly altering any building fabric in the main part of the cottage to do so.

At second floor level the proposals show the staircase rising from the modern extension to gain access to a new bedroom and shower room to the second floor. The existing roof space is substantial and amply sized for conversion. A window to the east gable is proposed to bring light into the bedroom space and a window to the north gable is proposed to bring light into the shower room.

Externally the proposals show a new access off Broad Gap for off-street parking (see Access section for further information), a new planted courtyard to the north west of the property on the High Street side to improve attractiveness of this area which is currently very unsightly, re-landscaping of the south garden and the creation of a new vegetable garden to the east with new stone boundary walls to clearly delineate Ivy Cottage from the Cherwell District Council Land.

The existing stone shed in the garden which was built by previous owners in the place of a previous larger shed as can be seen on the historic maps, will be replaced by a new timber framed, oak clad shed with corrugated metal roof

The design of the details are appropriate to the character of the building, which is listed as being of historic interest, thereby preserving the special architectural or historic interest which it possesses



Structure

Commensurate with the age of the property, there are several areas of structural concern that require addressing and are included within the proposals.

The roof structure which was mainly replaced with modern timbers in the 1960s when the house was re-roofed is undersized and will require strengthening in order to prevent potential collapse.

The external north elevation is leaning outward some considerable amount which is probably due to the undersized roof timbers and lack of clear ties tying the building together at roof level. It is proposed that traditional tie rods and patress plates (as per adjacent image) are installed through the building at three points as indicated on elevational drawings.

There are also various other areas as can be seen on elevations where reinforcement to the stonework is required where there has been building movement.

Structural proposals include:

- New beam in kitchen where modern wall is to be removed
- Truss strengthening to the roof
- Building to be tied together in 3 locations
- Bed joint reinforcement to crack stonework

All the structural proposals have been designed to be as low impact as possible and to respect the existing building fabric.



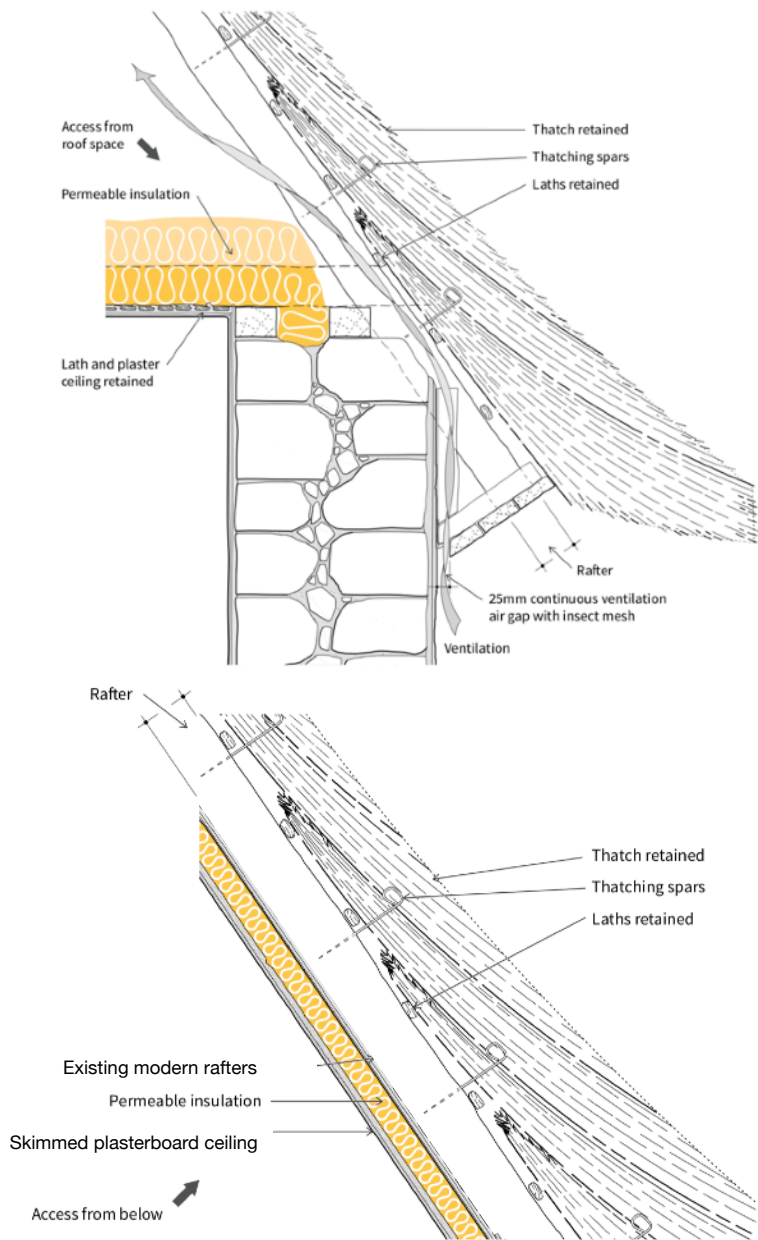
Sustainability

The owners of the property outwardly endeavour to be more sustainable in the way that they live and as such would like to implement a couple of measures to allow the property to be more energy efficient whilst still respecting the building fabric. The existing historic sash windows will be retained and augmented with a draught proofing system within the sashes to minimise heat loss through the windows. The new windows proposed in place of the modern casements will be timber casements with slimline heritage double glazing, again to minimise heat loss.

In the attic spaces that are becoming a bedroom and bathroom, insulation will be added to the underside of the roof with a performance to surpass building regulations in order to minimise heat loss through the building fabric. In the unionabited loft space, insulation will be added at ceiling level as per adjacent details.

The existing gas boiler will be removed and replaced with a new gas boiler which will be ‘Hydrogen ready’ in order to be able to accommodate the blended hydrogen due in the gas networks in 2025 and then the full hydrogen network proposed for 2030. Air source heat pumps have been investigated for the property but are not fit for purpose due to the size and lack of insulation on the walls and floors which is unfortunately beyond economic viability.

The building fabric will remain ‘breathable’. And these upgrades to minimise heat loss will improve the indoor living environment of the property whilst reducing heat loss and as such reducing the use of fossil fuels in order to help to answer the climate emergency.



Landscape



South Garden

Landscape proposals to the south garden are mostly minor changes in relation to the existing landscaping with the exception of the addition of the driveway and associated gap to be created in the boundary wall. The existing garden, whilst once loved by the previous owners has recently become more overgrown and as such requires some restructuring in terms of planting.

The category C apple trees that are at the end of their lives are proposed to be removed. The removal of these trees will be mitigated by the planting of two holly trees along the wall to broad gap. Further more, the owners have already ordered three Whitebeam to plant along the high street wall to further augment the existing tree planting in the garden and the greenery to the north side of Broad Gap. Despite the loss of the two Category C apple trees, with the new proposed tree planting, the garden will be significantly more green and treed than it currently is.



Vegetable Garden

The garden to the east of Ivy Cottage became part of Ivy Cottage relatively more recently in 1962 when the previous owner bought the land from Cherwell District Council. We know from the Registered Title that the vendors (Cherwell District Council) imposed a covenant on the purchaser that they must build a 6foot high stone wall to the east and south of this small additional parcel of land to form the site boundary. The purchaser clearly never built the wall but the present owners would now like to do so in order to create a clear boundary and clear separation from the CDC land.



The following are details of the personal covenants contained in the Conveyance dated 30 March 1962 referred to in the Proprietorship Register:-

"The Purchaser hereby covenants with the Council that he will within 3 months from the date hereof erect and thereafter maintain a wall six feet high on the South and East boundaries of the land hereby conveyed such wall to be stone faced on the sides facing the land retained by the Council"

There are two ash trees on this plot of land and a sycamore - it is thought that this area of land originally housed glasshouses associated with Bodicote House (as per historic map information) and indeed the rear wall of the glass houses can still be seen forming the northern boundary of the site. The trees in this area are self seeded trees and would never have been able to grow at all if the covenant on the title had been fulfilled as the intended wall position is exceedingly close to where the ash trees have recently grown. It is proposed to remove the two ash trees and the sycamore in order to create a vegetable growing area of small raised beds and a larger bed along the north wall which will be bounded by the dwarf wall of the old glasshouses which is still in situ. An opening in the existing stone boundary wall is proposed in order to gain access into the vegetable garden from the south garden.

West Courtyard

Once the existing unsightly garage is removed, it is proposed to create a large central planting bed in order to bring planting and a tree into this area to enhance attractiveness of the streetscape. A stone wall will be built along the boundary with pedestrian access gate to enhance the sense of enclosure.

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Access



Other similar driveway gates in stone walls to nearby properties within the conservation area

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Pedestrian access to Ivy Cottage is currently via the metal gate from the High Street and vehicle access is currently into a small single garage accessed via a dropped kerb from the High Street. There is currently no practical off-street parking at the property as the existing garage is too small for most family cars. The existing vehicle approach is unattractive and dangerous as access to the garage area crosses a pavement and access out of the garage would be entirely blind due to the high stone walls on either side. This is neither safe nor practical given this is a busy pavement with the local primary school just a couple of hundred metres up the road and with electric cars being virtually silent. As such the only other place to currently park is on the street which unfortunately means that electric cars cannot be charged. Moreover, the owners have been told of several anecdotal stories of cars being damaged parked here as the road is busy with no traffic calming measures. The High Street and White Post Road become seriously congested with parked cars at school pick-up/drop-off times and with staff parking for the Cherwell District Council offices.

The owners of the property would like to create off-street parking which is both significantly safer and more practical for their two cars, both of which are electric and require a charging point. The proposals show the creation of a new small driveway area in the south east corner of the plot with new access created from Broad Gap. This would remove these cars from parking on the streets which would reduce the parking congestion in this area and would facilitate car charging for electric vehicles. The charger will be the “Chargestorm Connected” <https://evbug.co.uk/chargestorm-connected-2.html>

The surface of this parking area is proposed to be gravel which is permeable and will therefore ensure that there is no rainwater run-off from the driveway onto the public highway.

This proposal for off street parking in the front garden accessed off Broad Gap would therefore give the following significant public benefit:

- No on-street parking attributed to this property in an already congested area
- Safer pavements as there will no longer be vehicle access across the pavement
- Opportunity for the owners to be able to charge their existing electric cars in order to drive sustainable modes of transport and therefore help towards answering the climate emergency.
- The removal of the unattractive garage and the creation of a landscaped courtyard in its place will significantly improve the visual amenity in this area and enhance the streetscape
- The cars attributed to the property will be concealed on the driveway behind timber gates therefor removing unsightly cars from parking on the high street adjacent to the Grade II Listed wall and will therefore improve the setting of the wall and the house.

The opening to the driveway would be gated with large timber gates which is similar to numerous other driveway accesses in the immediate vicinity of Bodicote village. Ensuring that these gates are solid timber gates will retain the solidity of the boundary line even after the removal of a section of the wall. The gates will be automated and will be closed when not open for access.

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Planning policy

The proposed development would not have any impact or affect the living conditions of any neighbouring properties and as such this development would accord with retained Policy C30 of the Cherwell Local Plan 1996 and Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1.

Paragraph 127 of the NPPF includes, as a core planning principle, a requirement that planning should have a high standard of amenity for all existing and future users. This is reflected in policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: consider the amenity of both existing and future development including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.

Policy ESD15 of the CLP 2013 Part 1 state that new development should be designed to deliver high quality safe places to live and work in, This is consistent with paragraph 35 of the NPPF which states that developments should be located and designed to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. Moving the parking area to be accessed off Broad Gap will adhere to this and provide significantly safer parking.

Policy ESD 11 and ESD 15 and saved policy C23 and C18 relate to proposals for alterations to a listed building. In addition advice in the NPPF is clear, that the decision making process must be a balancing exercise of harm being weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use of the asset.

For such a proposal the consideration of harm and the balance of public benefit must be taken across the proposals as a whole.

“disrepair and damage and their impact on viability can be a material consideration in deciding an application “ and that public benefits. Can include “sustaining or enhancing the significance of a heritage asset and the contribution to it’s setting; reducing or removing risks to a heritage asset in support of its long term conservation” - Adopted Cherwell Local Plan 2011-2031 (Part 1)

Conclusion

The above proposals to remove single storey modern extensions and upgrade the property internally and externally will significantly enhance the heritage asset of Ivy Cottage and breath new life into a building which has been unoccupied since January 2020.

There are significant public benefits to all works proposed as set out in the preceding text and all proposed works will ensure that the house will be fit for modern living for many many years to come.

The thermal upgrading and introduction of electric car charging points for 2 x off-street parking spaces is all considered to be sustainable development and therefore in accordance with paragraph 14 of the NPPF and therefore permission should be granted.

