

# COMBINED DESIGN & ACCESS AND HERITAGE STATEMENT

SUPPLEMENT SUPPORTING THE HOUSEHOLDER PLANNING & LISTED  
BUILDING CONSENT APPLICATION FOR A TO EXTEND THE EXISTING  
COTTAGE AND TO REPLACE THE EXISTING DETACHED GARAGE AT

Site Address:  
Boundary Cottage,  
Ocle Pychard,  
Herefordshire,  
HR1 3RF



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## Heritage Statement:

**Existing Site & Building:** Grade II Listed 1234302



The official Historic England listing, which dates from April 1973, names the building as “Boundary Lane Cottage” and states the following:

*OCLE PYCHARD Boundary Lane Cottage*

*GII C17 cottage. Timber frame with brick nogging. One storey and attic. Three modern casements. Two flat headed dormers. Asbestos slate roof with gable ends. End stone stacks.*

*Listing NGR: SO5972045605.*

The original cottage appears to have been relatively little changed until it was extended to the rear between 1982-1983, a conservatory was added in 1987 and the garage constructed between 1989-1990.



Rear extension & conservatory

The extension was undertaken with a relatively low quality facing brick and is, aesthetically, unsympathetic to the host cottage. Equally, the conservatory sits uneasily with the general building form.

### **Proposals:**

The proposals include a two storey extension to the rear of the cottage including a new kitchen/ dining at ground floor and an additional bedroom in the roof space accessed from the existing landing. This access is facilitated by accommodating the current bathroom within an upper floor extension, formed within new loft space over the existing utility room. The main extension roofline is to follow the pitch of the current extension at a lower level.

The dormer to bedroom 3 is to be replaced with a gable to create improved headroom and to offer a new gable to the north east elevation mirroring the historic cottage gable.

The conservatory is replaced with a new green oak framed sun room construction creating a more sympathetic aesthetic compared to the current construction.

The proposed development provides an opportunity to remove and disguise the modern brickwork with render finishes reflecting the cottage gable end treatment.

Additional to the above the proposal also includes the replacement of the existing flat roofed detached garage with a new pitched roof double garage allowing accommodation within the roof space ancillary to the dwelling.



Existing garage

The proposals incorporate materials sympathetic to the historic cottage and incorporate features already present in both the original architecture and the modern alterations undertaken during the 1980's to retain the architectural form.

### **Schedule of Works:**

#### **Ground Floor:**

- Extending to the rear to create new kitchen/dining space.
- Extending the utility room into the current kitchen space, within the 1980's extension..
- Widening openings in existing extension walls to create access to new kitchen/dining.
- To replace the existing conservatory with green oak framed sun room.

#### First Floor:

- To create new side extension over ground floor utility room enclosure to accommodate the family bathroom.
- Bedroom 3 dormer to be replaced with new gable wall to improve roof space within the loft.
- To extend the loft space to the rear to accommodate new bedroom and en-suite arrangement.

#### Generally:

- To render over existing modern extension external brickwork.

#### External:

- To replace existing flat roofed garage with new double garage with pitched roof over to provide additional ancillary loft space.

### **Design & Access Statement:**

The proposed extension accommodates the creation of an increased utility room which includes the ground floor W.C and new shower enclosure providing a valuable facility for the occupiers and for future occupiers with limited mobility.

The proposed kitchen and dining room space offers a very real improvement over the current arrangement and will create a genuinely family oriented space with a usable sun room in place of the unusable conservatory.

### **Sustainability:**

All elements of the proposed development will offer greatly improved facilities enhancing the property ensuring its longevity whilst respecting and conserving the original listed host cottage.

The proposed extension replaces the entire rear 1980's extension gable wall, which is of little insulating value, with a new envelope capable of being constructed to much higher insulation standards again adding to the long term value of the property as a family home.

### **Conclusion:**

The proposal contained within this joint planning and listed building consent application offers a genuinely sustainable improvement to the grade II listed dwelling. The proposed extension design is both sensitive and complementary to the existing architecture and will in no way detract from the listed building.

The proposed replacement of the existing time expired garage is located remotely from the cottage and offers valuable new accommodation and facilities for the property as a whole.