

**Item No 08:-**

**18/04188/FUL**

**Bliss Cottage  
Lower Chedworth  
Chedworth  
Cheltenham  
Gloucestershire  
GL54 4AN**

**Item No 08:-****Demolition of extensions to rear of cottage and erection of a single storey link to a two storey extension at lower level at Bliss Cottage Lower Chedworth Chedworth Gloucestershire GL54 4AN**

<b>Full Application 18/04188/FUL</b>	
Applicant:	A Shah & C Powell
Agent:	LPC(Trull) Ltd
Case Officer:	Lisa-Marie Evans
Ward Member(s):	Councillor Jenny Forde
Committee Date:	10th April 2019
<b>RECOMMENDATION:</b>	<b>REFUSE</b>

**Main Issues:**

- (a) Affect on the Character and Appearance of the Designated Heritage Asset - Conservation Area
- (b) Affect on the Cotswold AONB
- (c) Residential Amenity
- (d) Highway Safety & Parking Provisions

**Reasons for Referral:**

Cllr. Forde wished to refer this application to Committee so that Members can consider the extent of the harm to the landscape and whether or not this is a sensitive design in relation to the surrounding buildings.

**1. Site Description:**

The application site comprises a two storey detached cottage located within the Chedworth Conservation Area and the Cotswold AONB. As well as forming part of the significance of the Chedworth Conservation Area as a Designated Heritage Asset, Bliss Cottage is also considered to be a Non-Designated Heritage Asset in its own right, by virtue of its age, architectural and historic interest and aesthetic merits. The cottage dates back to the mid Victorian period and has seen the addition of an extension and conservatory in the C20th. The existing cottage (and extension) is constructed of a mix of traditional Cotswold and reconstructed stone, with both imitation and natural stone slates and painted timber windows.

**2. Relevant Planning History:**

92.02083 - Relocation of wall and demolition of part of dry stone wall to alter vehicular access - PERMIT - 11/01/1993

92.02084 - Erection of an extension and alteration of a vehicular access - PERMIT - 11/01/1993

93.00529 - Minor works to existing garage - PERMIT - 08/07/1993

95.00909 - Erection of 9ft x 6ft x 6ft 10' gardened/greenhouse - PERMIT - 17/07/1995

96.00326 - Fitting 2 Victorian skylights and converting wash house to painting studio (domestic) annexe across road - PERMIT - 01/04/1996

98.02353 - Conservatory to add living space to dwelling - PERMIT - 05/03/1999

07/00807/FUL - Erection of single storey extension - PERMIT - 16/05/2007

07/02322/FUL - Replacing natural Cotswold stone slates on outbuilding with Marshfield artificial tiles - PERMIT - 09/10/2007

17/01300/FUL - New vehicular access and parking area and change of use of part of field to residential curtilage - PERMIT - 15/06/2017

### **3. Planning Policies:**

NPPF National Planning Policy Framework  
 EN2 Design of Built & Natural Environment  
 EN5 Cotswold AONB  
 EN10 HE: Designated Heritage Assets  
 EN11 HE: DHA - Conservation Areas  
 INF4 Highway Safety  
 INF5 Parking Provision  
 EN12 HE: Non-designated Heritage Assets

### **4. Observations of Consultees:**

Conservation Officer - Objects. Comments incorporated within Officer's Assessment.

Environmental Health (Contamination) - No objection subject to the addition of a condition.

County Public Rights of Way Officer (PROW) - No objection.

### **5. View of Town/Parish Council:**

Chedworth Parish Council - No objection.

### **6. Other Representations:**

Chedworth Society - General comments received, stating that although the revised design is much improved on the original proposals, Chedworth Society cannot fully support the application at this stage. The removal of the original extension will allow views from the road over to Pancake Hill and its replacement by a low-level link will retain that passing view. However, the Society still have reservations about the possible light emissions and suggest that perhaps a tinted glass may overcome these issues. The Society is also concerned that the gable end onto the valley bottom will affect residents up on the other side of the valley.

Although amendments have resulted in a reduced footprint, the Chedworth Society continue to have concerns over the subservience of the additions in relation to the original building.

Chedworth Society state that care must be taken with the choice of materials permitted.

From the sketches submitted, the Society has found it difficult to compare the proposed roof heights with those of the existing neighbouring properties and have suggested that relative actual heights should be shown.

The Chedworth Society welcome the way, in which the proposal utilises the topography of the land to limit the height of the new roofline, however they feel the height of the single storey element remains excessive compared to the original cottage.

The Society considers that the extension is not unacceptable but this application still needs work to fit in the conservation landscape and the low-key clusters of old buildings.

CPRE South Cotswold District - Object due to the fact that they deem the extension remains a significant building which will be seen separately from Bliss Cottage and dominant in the landscape.

Furthermore, they are concerned that the proposed 'link' (constructed of plate glass) will be a major source of light pollution after dark and therefore obtrusive when approaching along the road from the west.

Additionally, they feel that the fundamental problem is that the proposed extension is misaligned with the surrounding buildings and the landscape. The grain of building in this group of buildings is either to front onto the road or to have its axis aligned north south which fits better with the lie of the land.

Neighbour comments - 5 comments of support and 1 general comment made.

Comments of support included:

- i) The development has been design with the topography of the land in mind;
- ii) The development has been designed to future-proof the property;
- iii) The design is an improvement to the current extension and will enhance the existing property;
- iv) Good design, with elements constructed underground;
- v) The development will sit nicely within the landscape and is sympathetic to it;
- vi) The development will not detract from its rural surroundings.

The one general comment stated:

- i) The current proposal is an improvement on previously submitted plans;
- ii) However, the proposal could still be reduced in size;
- iii) Reduce the amount of glazing to reduce the visual impact on the opposite side of the valley;
- iv) The development should be in-keeping with its environment, with room for some contemporary features which will not dominate.

## **7. Applicant's Supporting Information:**

Planning Statement

Design & Access Statement

## **8. Officer's Assessment:**

The scheme proposes the demolition of the modern C20th addition to the rear of the original dwelling as well as the existing conservatory, and the construction of a new single storey link and two storey extension.

### **(a) Affect on the Character and Appearance of the Designated Heritage Asset - Conservation Area**

The Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 of the updated NPPF reflects this and requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets. In particular, paragraph 193 states that when considering the impact of a proposal on the significance of a designated heritage asset, such as a Conservation Area, great weight should be given to the asset's conservation. It also states that the significance of a designated heritage asset can be harmed through alteration or development within its setting. Paragraph 196 states that where proposals will cause harm to the significance of such an asset that is less than substantial harm, that harm should be weighed against the public benefits of those works.

Local Plan Policy EN11 (Conservation Areas) states:

Development proposals, including demolition, that would affect Conservation Area and their settings, will be permitted provided they:

- a) preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- b) include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c) will not result in the loss of open spaces, including garden areas and village greens which make a valuable contribution to the character or appearance, and /or allow important views into or out of the Conservation Area; and
- d) have regard to the relevant Conservation Area Appraisal (where available) - (Chedworth Conservation Area Appraisal- March 2001)

As well as forming part of the significance of the Chedworth Conservation Area as a Designated Heritage Asset, Bliss Cottage is also considered to a non -designated heritage asset in its own right, by virtue of its age, architectural and historic interest and aesthetic merits.

Local Plan Policy EN12 (Non-Designated Heritage Assets) states:

1. Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regards to the significance of the asset, its features, character and setting; and
2. Where possible, development will seek to enhance the character of a non-designated heritage asset.

Local Plan Policy EN2, requires development to be sustainable and designed in a manner that respects the character and distinctive appearance of the Cotswold District in accordance with the Cotswold Design Code (Appendix D). Section 12 of the updated NPPF also requires good design.

Bliss Cottage appears to date from the late C18th to early C19th and is a modest stone-built Cotswold vernacular cottage.

Bliss Cottage also contributes greatly to the significance, character and appearance of the Conservation Area, due to its architectural and historic merits. It is a modest agricultural cottage of vernacular construction, fronting the village road, with its garden plot behind dipping away into the valley thereby forming a characteristic part of the topography, settlement pattern and landscape of the village.

The Chedworth Conservation Area Appraisal states that,

"Chedworth is a straggling, long village set dramatically in a narrow, steep sided valley. It is not an estate village, rather a sporadic pattern of buildings with many modest cottages erected by independent freeholders. Developed in a dispersed way, the village is one of many contrasts. The conservation area is intended to conserve the very special contrast between the landscape and its building, as well as the houses, cottages and outbuildings, which are all united by their valley setting."

The Appraisal also states that "Chedworth is a quiet unassuming agricultural settlement" and "while there are imposing buildings and large farm complexes; Chedworth is essentially a village of modest vernacular cottages and houses of the Cotswold tradition" (P6). It continues, "between buildings, extensive views across the valley are enjoyed" and "the buildings on the opposite side of the valley often provide important landmarks" (P6). "There is a constant dialogue between buildings and the open valley landscape. This relationship of buildings and open spaces is critical to the appearance and character of the village" (P5).

Based upon the assessment of the character of the Conservation Area, the Appraisal states, "...it is essential that the historic architectural hierarchy is preserved. Much of the character of the village would be lost with the enlargement of these small cottages."

The current scheme has undergone a number of revisions since the submission of the original proposal. The supporting information provided with the revised proposals identifies that alterations, following feedback from Officers, have been made to seek to mitigate some areas of harm in the scheme. However, the proposals are still considered to cause considerable harm to the character and appearance of the Chedworth Conservation Area and the character and significance of the cottage as a Non-Designated Heritage Asset. As a result, Officers consider that the proposal continues to fail to accord with both the historic environment policies and design policies within Local Plan and the NPPF.

The overall scale of the proposed extensions has been reduced from those previously submitted, but the footprint and (slab level to ridge) height remains significantly greater than that of the historic cottage. Although the mass of forms has been mitigated minimally by reducing the overall height to be lower than the ridge height of the historic cottage, this is partially achieved by digging into the slope of the valley side. The visual mass of the gable remains larger than that of the cottage, albeit being set further down the slope. The proposal still essentially introduces an additional building of greater mass and form to the rear of the modest cottage, which harms the settlement pattern of the Conservation Area and the characteristic density and form of buildings, which are mainly 'modest cottages' with subordinate later additions. The proposed extensions will be seen as you approach the cottage from the west along the highway as well as from across the valley. Although they will be against the back-drop of existing buildings, they will nevertheless result in substantial additional bulk within the site.

The current setting of Bliss Cottage, with views to the side and through the garden and across the valley is, in the view of Officers, an important part of the special character and significance of the Conservation Area.

Although proposed to be set away from the rear elevation of the historic building, with the aim to better reveal the earliest form of the cottage, the proposed extension causes greater harm by introducing what is perceived to be another house to the rear of the building - this being contrary to the historic environment and design policies found within the Local Plan.

The justification for the proposal presented largely relies on the existence of an historic barn to the side/rear of the cottages prior to the designation of the Conservation Area. Having considered historic maps, the barn disappears between 1912 and 1949, and potentially could have been demolished at a similar time to when Rose Cottage was dismantled from the adjoining site and taken to the USA, by Henry Ford to be rebuilt there. The barn was clearly no longer in existence at the time of the designation of the Chedworth Conservation Area in April 1977. The footprint on the historic maps shows this barn to be set largely to the side/rear of Bliss Cottage, rather than directly behind. The barn appears to have had two forms from the map evidence which is also shown in the submitted historic photograph (attached to the report), with a smaller lower section only projecting directly behind part of Bliss Cottage.

Officers consider that should the barn have still existed, it could have also been considered to form part of the historic and architectural interest and character of the Conservation Area, but it does not, and as such this historic and architectural interest has been lost and cannot be reinstated. Should a building in the form of a barn be introduced, this would of course have no historic value and in enclosing the space around Bliss Cottage it would be a dominant form which would diminish the characteristic views across the valley and would not, in our view, preserve or better reveal the character or appearance of the Conservation Area in accordance with Paragraph 200 of the NPPF.

In addition, it would not preserve the typical character of the settlement pattern in this part of the Conservation Area today, which is of modest cottages, in often extensive plots with views from the village roads across the valley. The current setting of Bliss Cottage, with views to the side and

through the garden and across the valley is, in the opinion of Officers, an important part of the special character and significance of the Conservation Area. Currently, when approaching Bliss Cottage from the west, the eye initially gazes over an open field and then onto a mixed tree/hedgerow boundary which lines the east side of the current driveway, beyond which lies the residential garden. Running along the eastern boundary, a public right of way (PROW) exists, which again offers views east to west across the residential garden and beyond, and south to north across the valley. Within the Chedworth Conservation Area Character Map (which will be available to view during the presentation), it's noted that important views can be seen from further north along the PROW which runs to the east of the property, with these views stretching north-east to south-west across the plot where the development is proposed. The Conservation Area Appraisal finds the relationship between buildings and spaces to be critical to the appearance and character of the village.

### **(b) Affect on the AONB**

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Local Plan Policy EN5 relates specifically to the Cotswold AONB, and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

The updated NPPF (paragraph 170) states that planning should contribute to and enhance the natural and local environment by "protecting and enhancing valued landscapes... and recognising the intrinsic character and beauty of the countryside". More specifically, paragraph 172 of the Framework advises that great weight should be given to conserving the landscape within the AONB (amongst other sensitive areas), which has the highest status of protection for its scenic beauty.

Although the proposed extension will be located within the existing residential curtilage of the historic Bliss Cottage, as already identified above, the siting, form and scale of the development will harmfully alter and detrimentally affect the open landscape of the valley. It is therefore considered that the proposed development will have an unacceptable impact on the character of the Cotswold AONB.

### **(c) Residential Amenity**

Policy EN2 of the Local Plan refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity in line with the NPPF.

One of the core planning principles of the NPPF (paragraph 127) states that, "Planning policies and decisions should ensure that developments:... create places that are safe, inclusive and accessible... with a high standard of amenity for existing and future users...".

Owing to the scale, siting and relationship to neighbouring properties, the proposed development is considered not to impinge any further on the residential amenities of the neighbouring properties having regard to loss of light or overlooking. The proposed development is therefore considered to accord with the objectives of the Cotswold District Local Plan Policy EN2 and The Design Code (Appendix D) and the residential amenity considerations contained in Section 12 of the NPPF.

### **(d) Highway Safety & Parking Provisions**

The Cotswold District Local Plan Policies INF4 and INF5 are concerned with highway safety and parking provisions respectively. Policy INF4 states that development will be permitted where it "creates safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians..." and "provides safe and suitable access and includes designs, where appropriate,

that incorporate low speeds". INF5 states that "development will make provision for residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary...".

Section 9 of the NPPF promotes sustainable transport. Paragraph 108 advises that when assessing sites or specific applications for development, it should be ensured that ..."safe and suitable access to the site can be achieved for all users". Paragraph 105 states that local planning authorities should take into account the following when setting parking standards; the accessibility of the development, type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

Although the original scheme detailed the construction of a lower ground floor garage, the proposal has been amended to omit this. Notwithstanding this, the current proposal will not reduce the amount of parking provision within the site.

It is therefore considered that the proposed development will not have an effect on highway safety as the scheme will not affect current access to the site or existing parking arrangements.

### **9. Conclusion:**

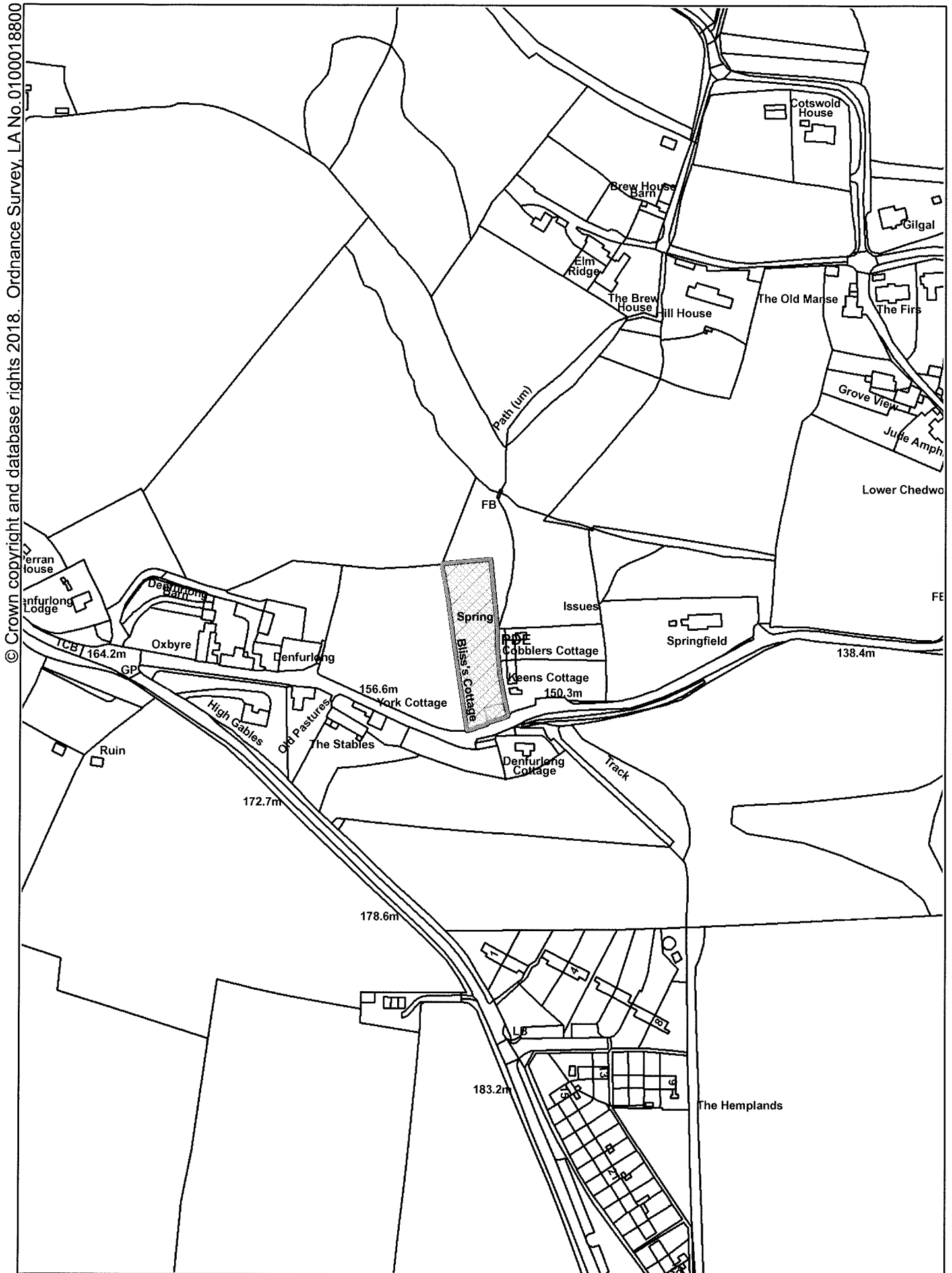
Officers believe Bliss Cottage to be in a good state of repair - they have not been informed otherwise within any of the submitted supporting documentation. As a result, it is understood that the proposed extensions are solely to provide additional living space for the current residents and to allow them to continue to enjoy the property and reside within Chedworth in future when they enter into their old age, rather than to facilitate any maintenance or repair works. The proposal would also address any concerns the applicants have in relation to access in/out and through the property in their old age, although Officers have not been informed of any health concerns or specific disabilities that should have been taken into consideration throughout this application process. Although Officers appreciate that Bliss Cottage is of a modest size, which is expected of historic agricultural cottages within the area, they are also minded that the current owners have lived in the property for over twenty years which would suggest that the cottage is capable of facilitating and suitable for 'modern' living. As a result, Officers do not believe that the proposal, if permitted, would result in any public benefit. It has therefore been assessed that the harm which would be caused to the Conservation Area and to this Non-Designated Heritage Asset would not be outweighed by any public benefit, as it has been concluded that there is none. The proposal is considered not to comply with national guidance and the relevant policies of the Development Plan due to the demonstrable harm that would be caused to the character and appearance of the Conservation Area, and to the Non-Designated Heritage Asset itself. As such, planning permission should be refused.

### **10. Reason for Refusal:**

Bliss Cottage lies within the Chedworth Conservation Area. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, there is a statutory duty for the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The current proposal, by virtue of its location, size, form, arrangement and design (to be over dominant and not in character), would neither preserve nor enhance the character and appearance of the Chedworth Conservation Area, nor sustain its significance as a designated heritage asset. The harm would be less-than-substantial albeit considerable, but would not be outweighed by any resultant public benefits. As such the proposal conflicts with paragraph 196 of the National Planning Policy Framework, and to grant permission would be contrary to the requirements of Section 16 of the Framework, and the statutory duty of Section 72(1) of the 1990 Act. The proposal is also contrary to Policies EN2 and EN11 of the Local Plan. Bliss Cottage has



been identified as a Non-Designated Heritage Asset. The National Planning Policy Framework requires Local Planning Authorities to take into account the effect of an application on the significance of a Non-Designated Heritage Asset and to come to a balanced judgement regarding the scale of any harm or loss and the significance of the heritage asset. The current proposal, by virtue of its location, size, form, arrangement and design (to be over dominant and not in character with the parent building), would cause a level of harm disproportionate to the significance of the building as a Non-Designated Heritage Asset. As such the proposal conflicts with paragraph 197 of the Framework, and to grant permission would be contrary to the requirements of Section 16 of the Framework. The proposal is also contrary to Policies EN2 and EN12 of the Local Plan.



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**COTSWOLD**  
DISTRICT COUNCIL

**BLISS COTTAGE LOWER CHEDWORTH GLOS**

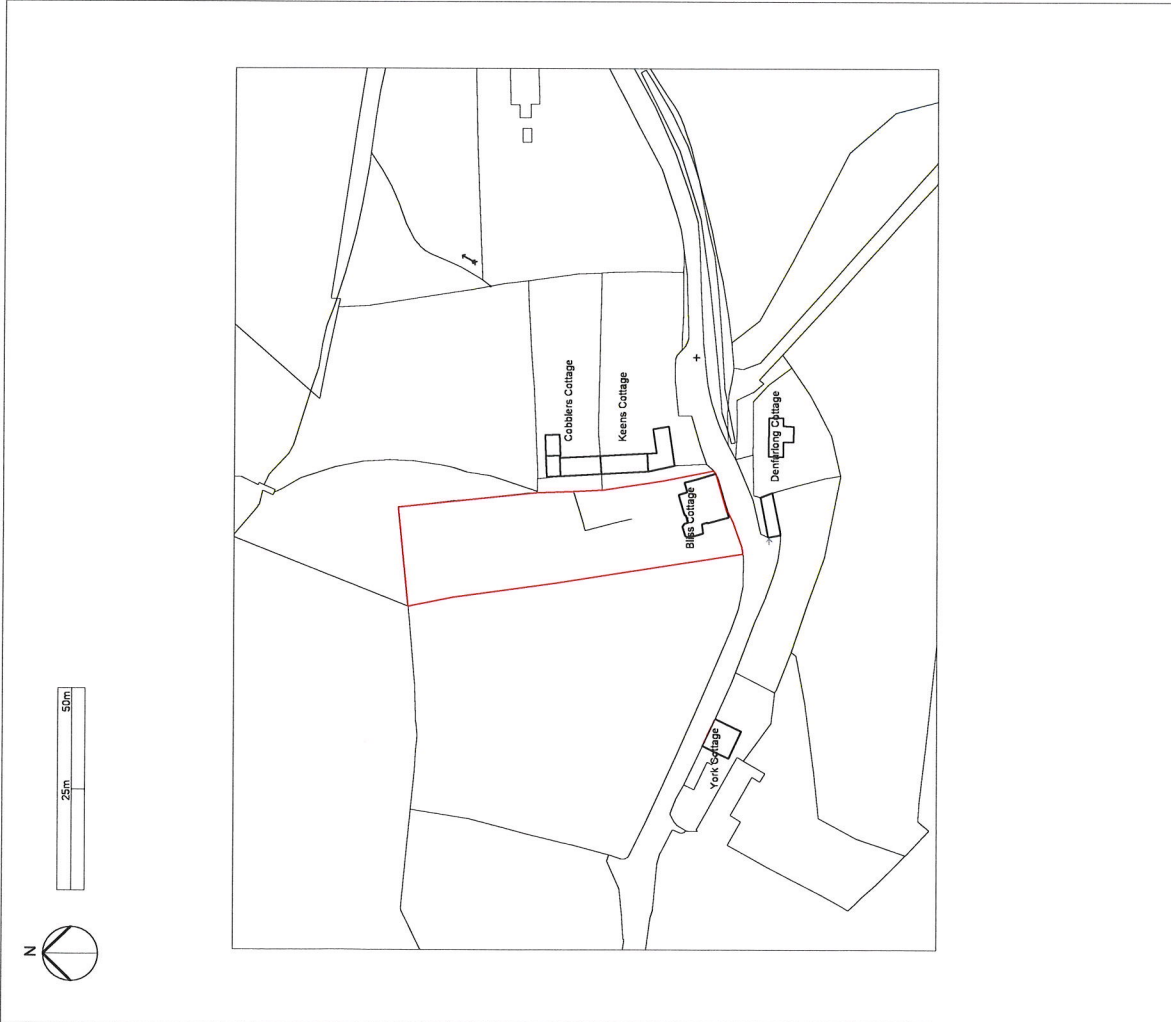
Organisation: Cotswold District Council

Department:

Date: 28/03/2019

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01 Location Plan



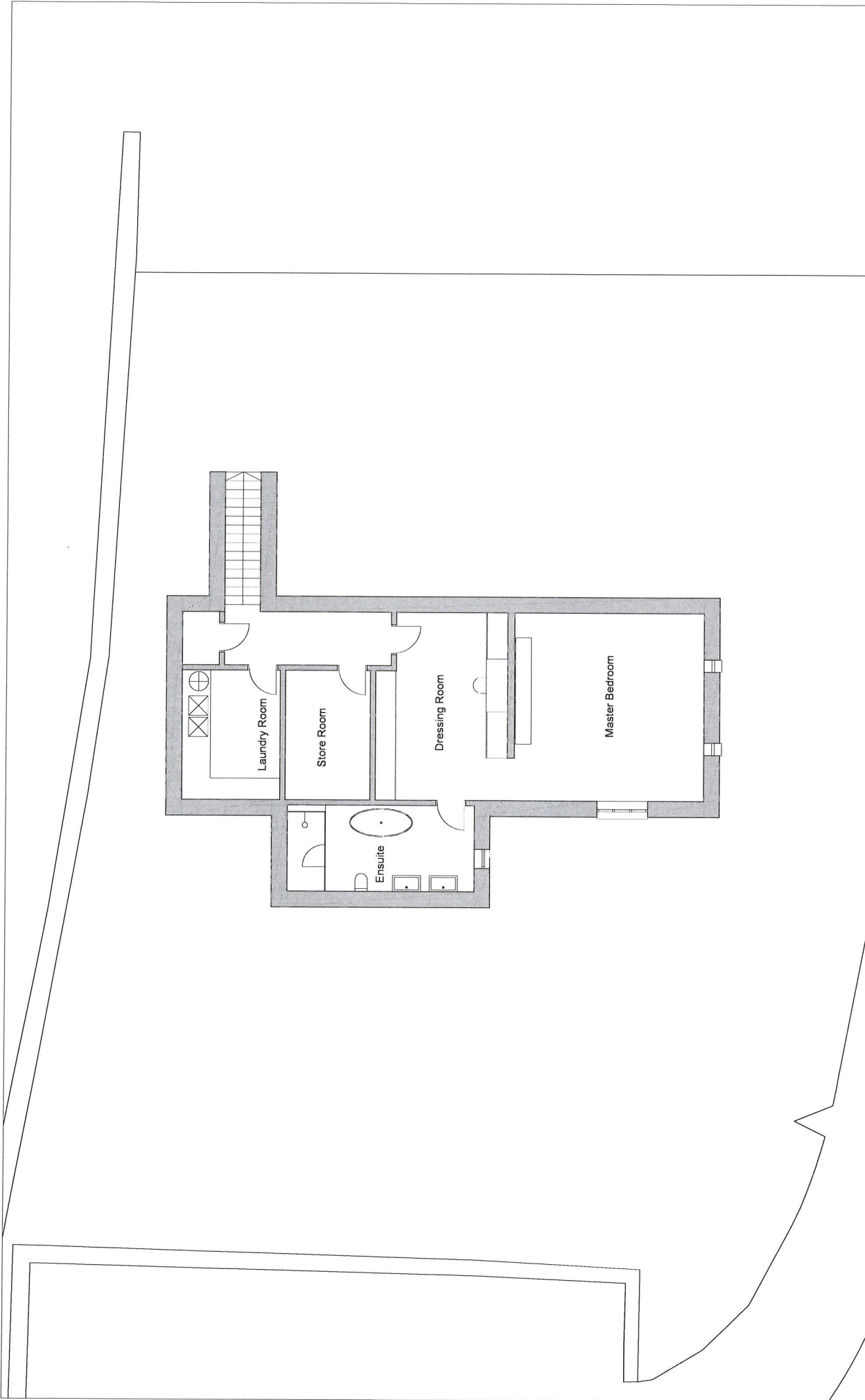
02 Block Plan

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01 All dimensions to be checked on site by the architect. 02 Report all drawing errors, omissions & discrepancies to the architect.		-	Issued for Planning	26.09.18	Location and Block Plan status PLANNING project number 1814	JR
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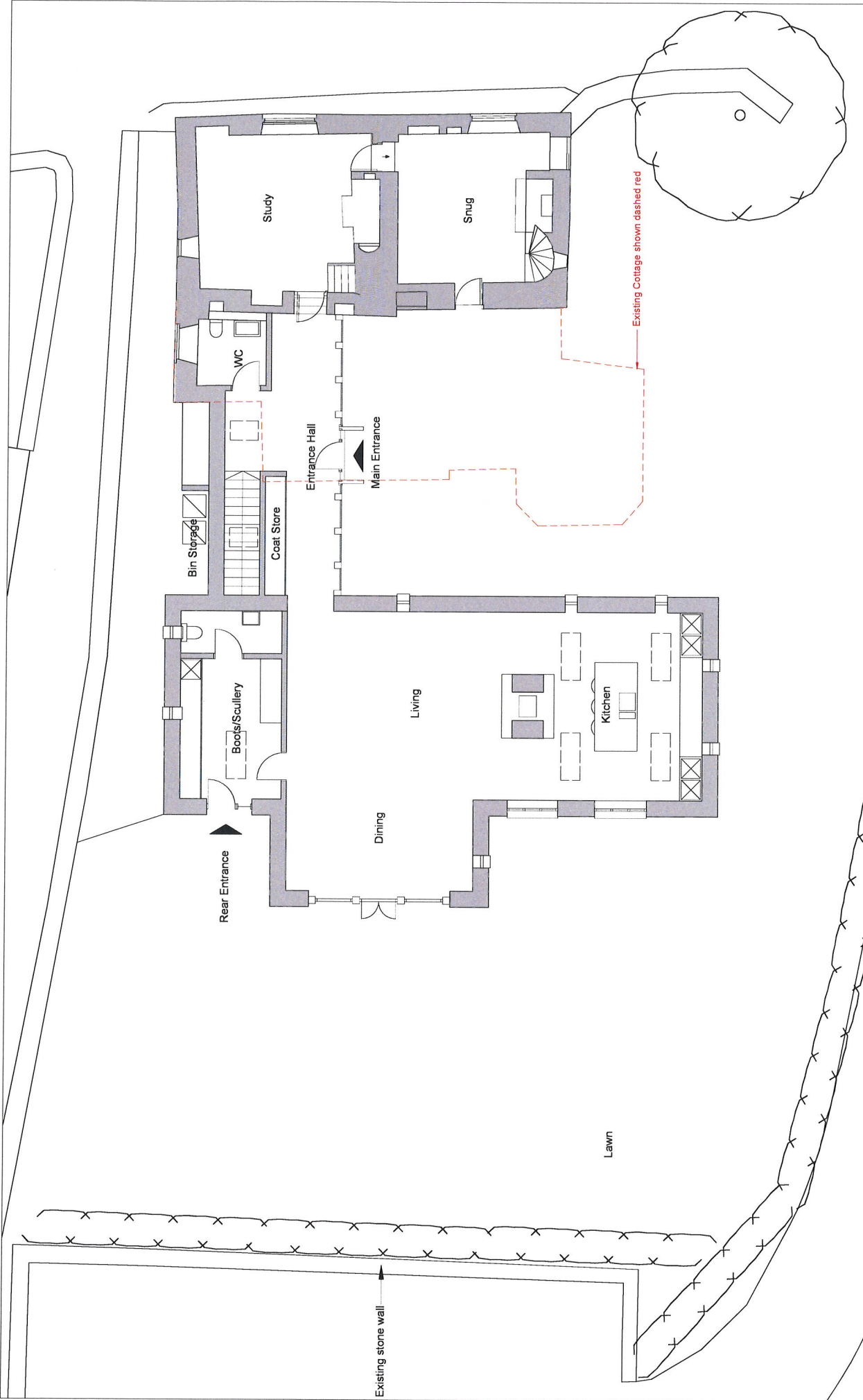
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Cirencester, GL7 6EY  
t: 07949 946798  
e: info@rixonarchitects.com

Bliss Cottage, Chedworth

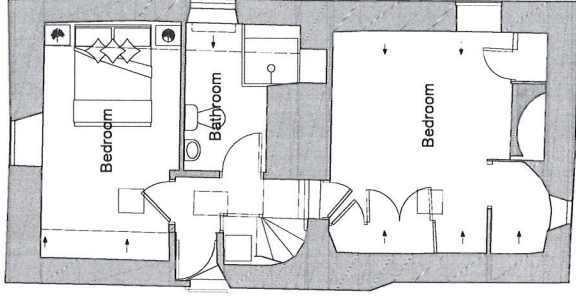


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	F	Issued for Planning	07.02.19		<b>RIXON</b>	Proposed Lower Ground Floor Plan	JR
	G	Issued for Planning	11.02.19		ARCHITECTS	status PLANNING	checked by JR
	H	Issued for Planning	22.02.19			scale 1:100 @ A3	revision H
						project number 1814	drawing number 09
						job title Bliss Cottage, Chedworth	

01 All dimensions to be checked on site by the contractor.  
02 Report all drawing errors, omissions & discrepancies to the architect.



notes	key	rev	description	date	g	location	drawing title / location	drawn by
01 All dimensions to be checked on site by the contractor and confirmed to be as shown. Any discrepancy to be reported to the architect. 02 Report all drawing errors, omissions & discrepancies to the architect.		F	Issued for Planning	07.02.19	9 The Common, Saddington Cirencester, GL7 6EY	Proposed Ground Floor Plan	JR	
		G	Issued for Planning	11.02.19	t: 07949 946798 e: info@rixonarchitects.com	PLANNING	JR	
		H	Issued for Planning	22.02.19		1:100 @ A3		
						project number 1814	drawing number 10	revision H
			job title			ARCHITECTS		
			Bliss Cottage, Chedworth					



01 Placeholder

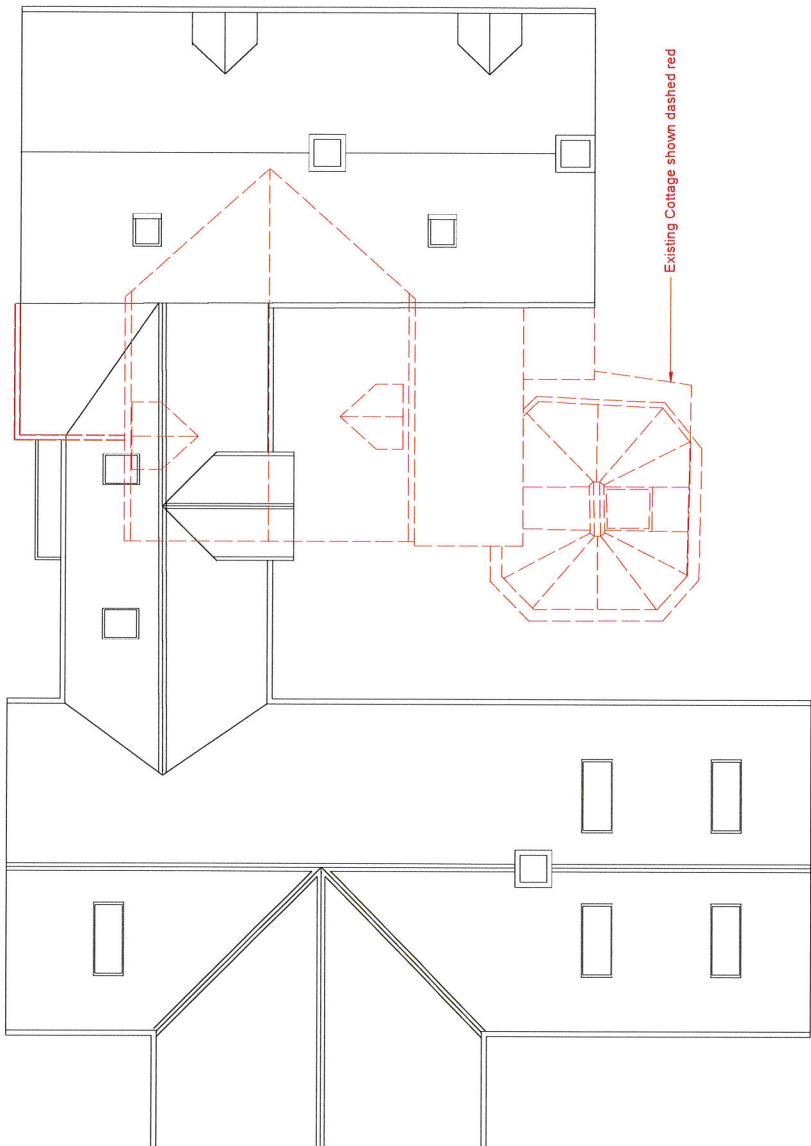
02 First Floor Plan

notes	key	rev	description	date	drawing title / location	drawn by
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		-	Issued for Planning	16.01.19		COMMENTS project number 1814 drawing number 11 revision -

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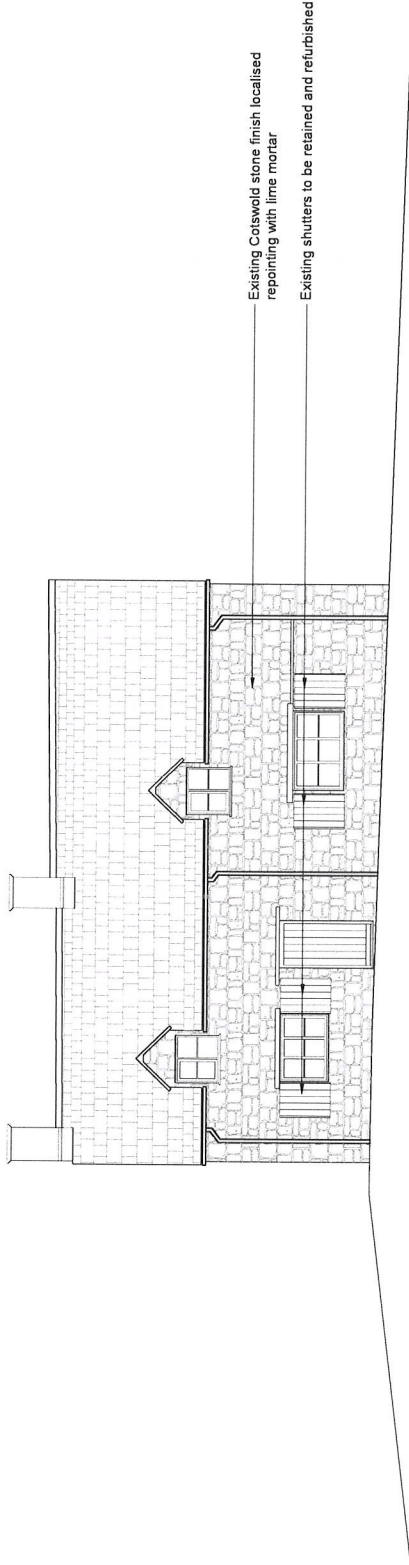
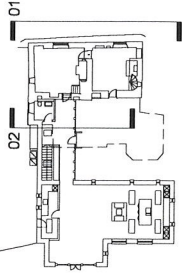
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job title  
Bliss Cottage, Chedworth

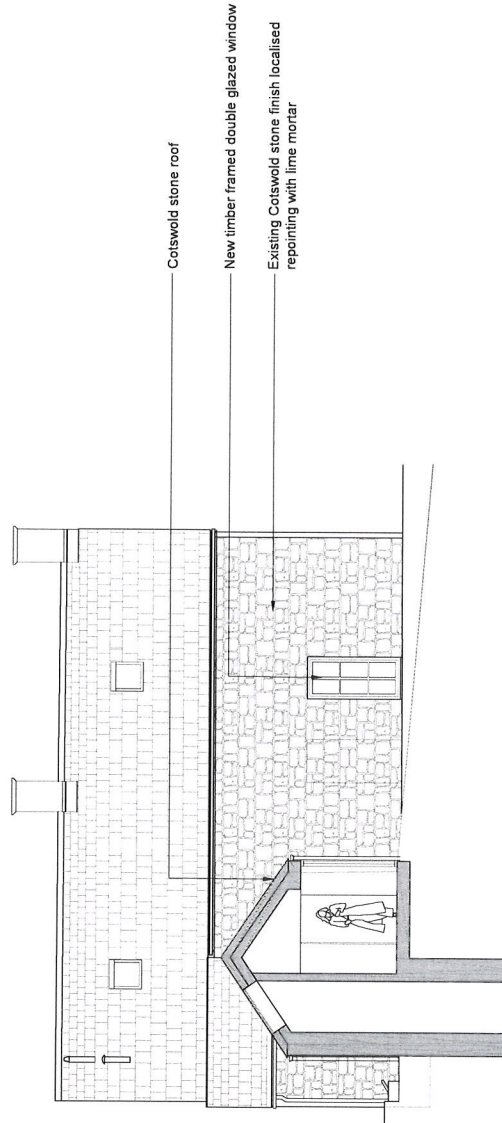


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01 All drawings to be checked on the job, the contractor is responsible for any discrepancies. 02 Report all drawing errors, omissions & discrepancies to the architect.		A	Issued for Comment	07.09.18		<b>RIXON</b>	status PLANNING	scale 1:100 @ A3			
		B	Issued for Comment	26.09.18			project number 1814	drawing number 12			
		C	Issued for Planning	18.01.19			job title Bliss Cottage, Chedworth				
		D	Issued for Planning	22.02.19							
		E	Issued for Planning	25.02.19							

01 All drawings to be checked on the job, the contractor is responsible for any discrepancies.  
02 Report all drawing errors, omissions & discrepancies to the architect.



01 Proposed South Elevation (Front) Existing Cottage



02 Proposed North Elevation (Rear) Existing Cottage

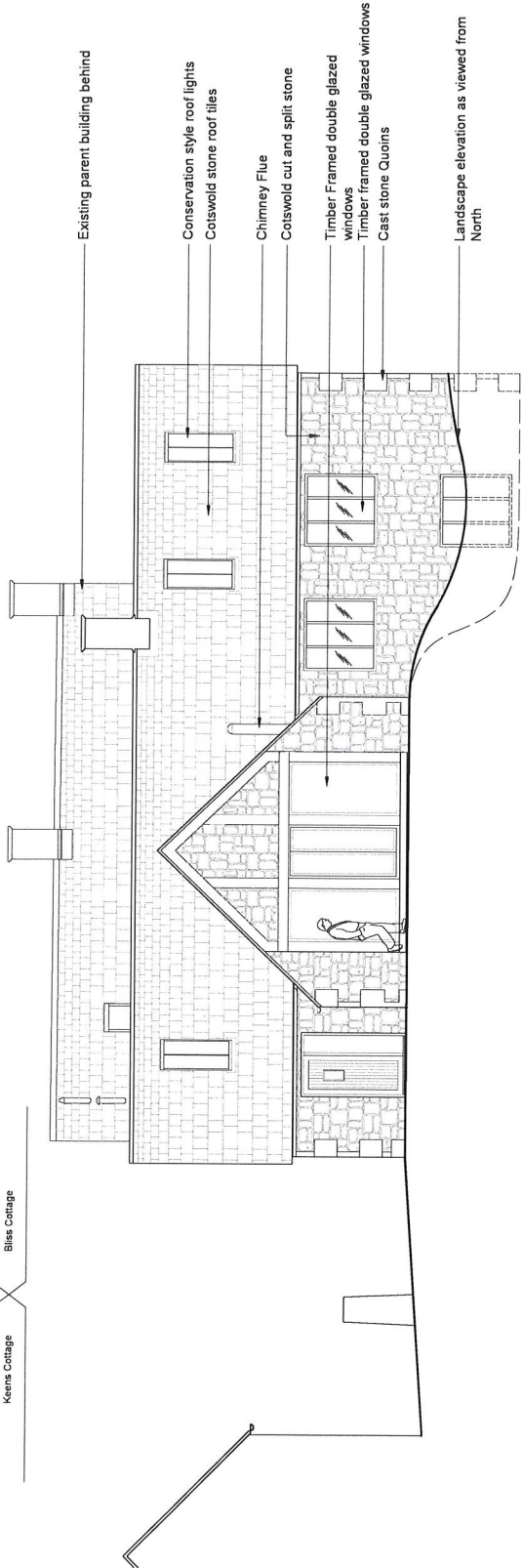
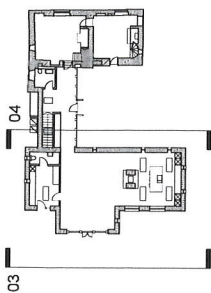
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<p>01 All dimensions to be checked on site by the contractor, such dimensions to be the responsibility of the contractor.</p> <p>02 Report all drawing errors, omissions &amp; discrepancies to the architect.</p>		A	Issued for Planning	26.09.18	Bliss Cottage, Chedworth	1814	16		JR	JR	
		B	Issued for Planning	16.01.19							
		C	Issued for Planning	11.02.19							
		D	Issued for Planning	25.02.19							
		E	Issued for Planning	26.02.19							



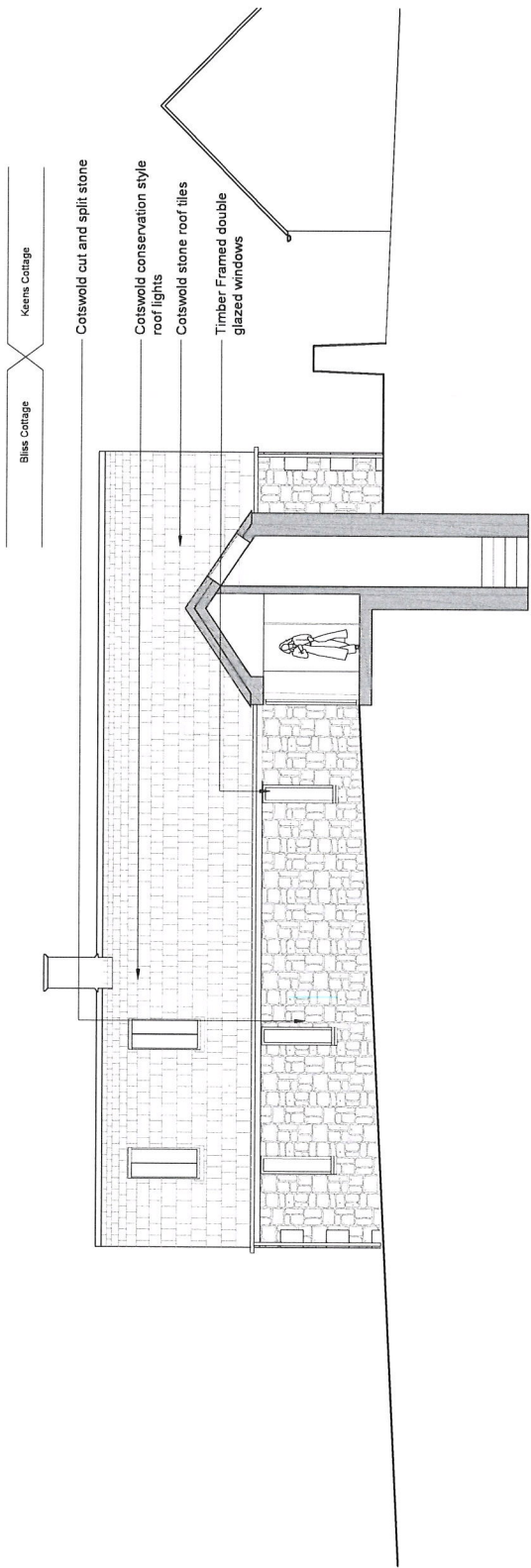
drawing title / location	Proposed Elevations to Existing Cottage	drawn by	JR
status	PLANNING	checked by	JR
scale	1:100 @ A3	revision	E
project number	1814	drawing number	16

**RIXON**  
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01 Proposed North Elevation

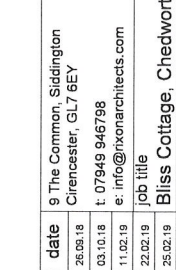


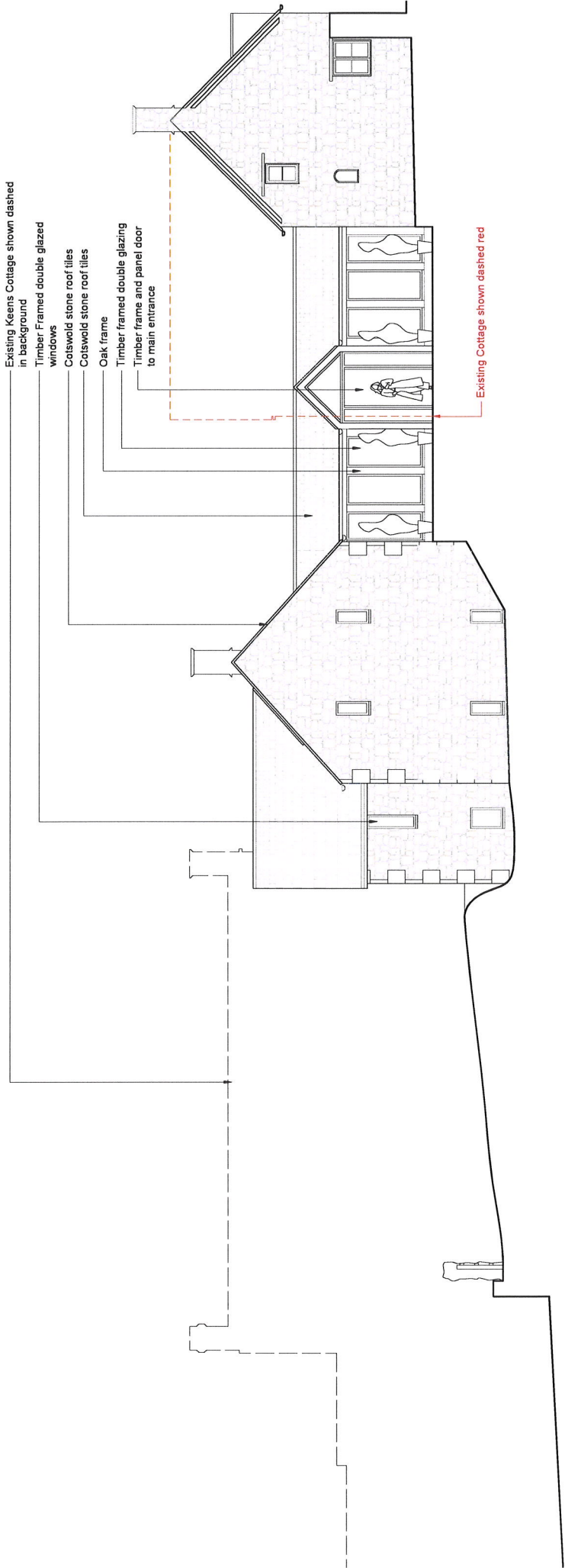
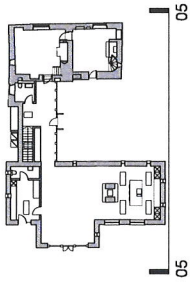
02 Proposed South Elevation

notes	key	rev	description	date	9 The Common, Sidington Cirencester, GL7 6EY t: 07949 946798 e: info@rixonarchitects.com	Bliss Cottage, Chedworth
01 All dimensions to be checked on site by the contractor. Responsibility for any discrepancies to the architect.		B	Issued for Planning	26.09.18	9 The Common, Sidington Cirencester, GL7 6EY	Bliss Cottage, Chedworth
		C	Issued for Planning	03.10.18	t: 07949 946798	Bliss Cottage, Chedworth
		D	Issued for Planning	11.02.19	e: info@rixonarchitects.com	Bliss Cottage, Chedworth
		E	Issued for Planning	22.02.19	job title	Bliss Cottage, Chedworth
		F	Issued for Planning	25.02.19	job title	Bliss Cottage, Chedworth
						9 The Common, Sidington Cirencester, GL7 6EY

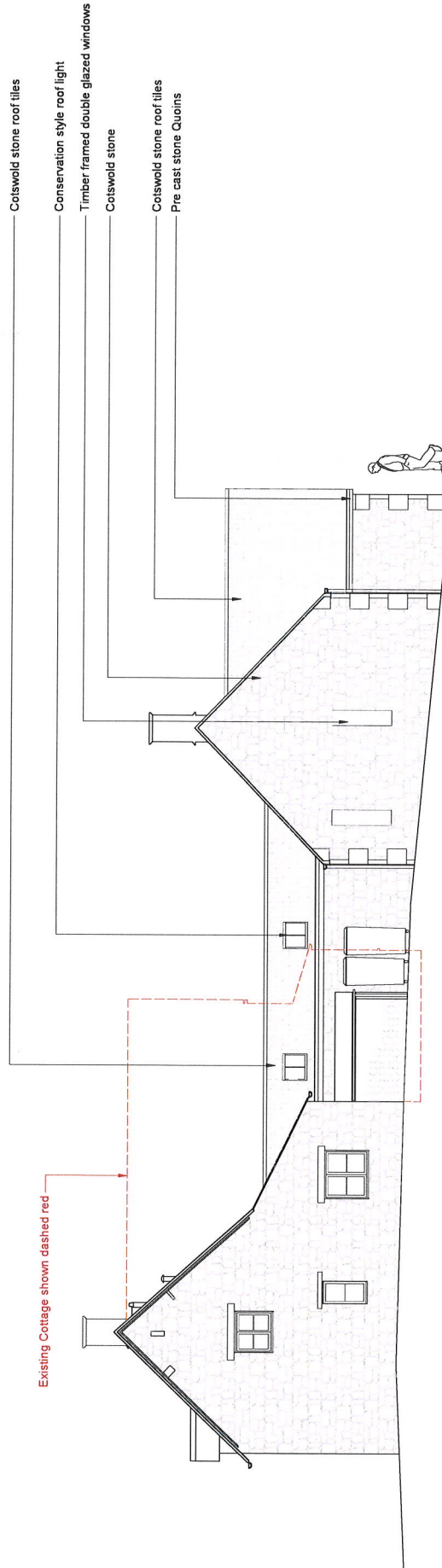
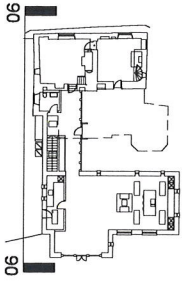
drawing title / location	Proposed North & South Elevations	drawn by	JR
status	PLANNING	checked by	JR
scale	1:100 @ A3	revision	F
project number	1814	drawing number	17

**RIXON**  
ARCHITECTS





notes	key	rev	description	date	9 The Common, Siddington Cirencester, GL7 6EY t: 07949 946798 e: info@rixonarchitects.com	<b>RIXON</b> ARCHITECTS	drawing title / location Proposed West Elevation	drawn by JR
01 All dimensions to be checked on site by the contractor, such dimensions to be his responsibility. Rixon Architects will not be held responsible for any omissions & discrepancies to the architect.		B	Issued for Comment	03.10.18			status PLANNING	checked by JR
		C	Issued for Comment	16.01.19			scale 1:100 @ A3	
		D	Issued for Comment	11.02.19			project number 1814	revision F
		E	Issued for Planning	22.02.19			drawing number 18	
		F	Issued for Planning	25.02.19				
							Bliss Cottage, Chedworth	



- Cotswold stone roof tiles
- Conservation style roof light
- Timber framed double glazed windows
- Cotswold stone
- Cotswold stone roof tiles
- Pre cast stone Quoins

Existing Cottage shown dashed red

notes  
 01 All dimensions to be checked on site by the client  
 02 Report all drawing errors, omissions & discrepancies to the architect.

key	rev	description
	-	Issued for Comment
	A	Issued for Planning
	B	Issued for Planning
	C	Issued for Planning
	D	Issued for Planning

date	drawing title / location
06.09.19	Proposed East Elevation
03.10.19	status
16.01.19	scale
11.02.19	project number
26.02.19	1814

9 The Common, Siddington  
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Bliss Cottage, Chedworth

drawn by	JR
checked by	JR
scale	1:100 @ A3
drawing number	19
revision	D