

Item No 04:-

18/04188/FUL

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

Item No 04:-

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

Full Application 18/04188/FUL	
Applicant:	A Shah & C Powell
Agent:	LPC(Trull) Ltd
Case Officer:	Lisa-Marie Evans
Ward Member(s):	Councillor Jenny Forde
Committee Date:	13th November 2019
RECOMMENDATION:	REFUSE

Main Issues:

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

Reasons for Referral:

This application was previously considered at Planning and Licensing Committee on the 10th April 2019; however, owing to a lack of clarity at the Committee Meeting in relation to one of the public speakers on the application, plus the fact that the application had been refused by a close margin, it was agreed that the application should be presented again to the Committee following further negotiation between the applicants/agents and Officers. The application was subsequently brought to Committee again on the 9th October 2019, where it was voted that a Sites Inspection was required in order to consider the size, scale and bulk of the proposal on the Conservation Area and the Non-Designated Heritage Asset. As a result, the application is being re-presented in front of Members once again.

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' garden shed/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 Cotswolds 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 in the event permission is granted.

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

5. View of Town/Parish Council:

Chedworth Parish Council - No objection subject to off road electric car charging points being provided.

6. Other Representations:

Chedworth Society - General comments received, stating that this revised design is much improved on the original proposal and addresses most of the concerns initially raised by the Chedworth Society, especially the removal of the gable end facing the valley.

The Chedworth Society remain concerned that there will still be considerable light emissions in the link which could be mitigated. They also refer to the proposed use of Welsh slate, which they believe will stand out in the stone village and suggest that a stone substitute would be less obtrusive against the stone roofline of Keen's Cottage.

They state that care must be taken with an agreed stone choice on any new building to avoid the current urban look of the new stone parking and terraces.

They also voiced concerns over the parking arrangements for Cobbler's Cottage if permission were granted for this proposal.

Prior to the Planning Committee held on 10th April 2019, 5 comments of support and 1 general comment was received from members of the public. These are summarised as follows:

Comments of support comprised:

- i) The development has been designed 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.

Since the most recent consultation period which spanned from 27th June to 11th July 2019 and which referred to the amended plans received on 26th June 2019, only 1 comment of support was received (on 23rd September 2019) from a neighbouring resident.

This comment of support included the following points:

- i) The proposal will allow the occupants to remain in Chedworth well into their senior years;
- ii) The link will allow living accommodation on one level for ease of access should the need arise.
- iii) The exterior of the cottages will not be compromised and we can already see the intention is to maintain a very high level of workmanship.
- iv) The previous alterations have been discreet and executed with sympathy and consideration to the neighbours and the flora.

7. Applicant's Supporting Information:

Planning Statement
Design & Access Statement
Applicant's Personal 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) Effect 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 its consideration at Planning Committee on 10th April 2019, and as Members requested, Officers have worked closely with the applicant, their agent and architect in an attempt to find a suitable compromise. Following feedback from Officers, the supporting information provided with the revised proposals received

on 26th June 2019 identifies that alterations have been made to seek to mitigate some areas of harm in the scheme. The suggested alterations made by Officers generally included the reduction in the additional mass being created by the extensions through the reduction of their footprints, reducing the ridge height of the extensions, and altering the pattern of fenestration as well as the design of the proposed chimney in an attempt to give the extensions a less domestic appearance. 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.

A meeting was held to seek to find a way forward for this application with reference to Paragraph 190 of the NPPF where 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset's conservation and any aspect of the proposal'.

This meeting resulted in further amendments to the scheme which sought to mitigate previously identified harm resulting from the proposal. These mitigations included reducing the mass and scale of the proposed extensions and simplifying their design and details, as well as adding a front curving boundary wall to seek to try to disguise the two storey form when viewed from the village road.

Although the applicant has made compromises in respect of their aspirations for the extensions, it unfortunately remains the view of Officers that the resultant proposals still cause 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, failing to accord with the historic environment policies and design policies in the NPPF and the Cotswold Local Plan. In assessing the harm caused to the character and appearance of the Conservation Area, Officers have considered paragraph 196 of the NPPF, where it states,

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The level of harm identified is considered to be less than substantial and so it must be weighed against any public benefits which will arise as a result of the proposed development. In consideration of this application, it's been assessed that there are no significant public benefits which would out-weigh the identified harm.

The requirement in a Conservation Area is for the character or appearance of the area (as an area of special architectural or historic interest) to be preserved as a result of the proposal. The character of Chedworth is defined by many factors, including the relationship of buildings with their landscape context, the scale, form and type of buildings, the settlement pattern they form, the materials in which they are constructed.

Although the overall scale of the proposed extensions has been reduced from the proposal previously considered at Committee on 10th April 2019, the footprint remains significantly greater than that of the historic cottage. Officers have calculated that the combined ground floor and first floor footprint of the original Bliss Cottage (prior to the addition of any modern extensions) was 126 square metres, whilst the proposed footprint which includes the lower ground floor, the ground floor and the first floor (and therefore also includes the original Bliss Cottage) equates to 372.5 square metres. For the purposes of transparency, Officers also calculated the total footprint (ground and first floor) of Bliss Cottage as it stands today and arrived at a total of 212.06 square metres. The total proposed percentage increase has also been calculated as 75%. (Please note that all figures detailed above are approximations).

Although the mass of the additional form has been somewhat mitigated by reducing the overall height to be lower than the ridge height of the historic cottage, this has partially been achieved by

digging into the slope of the valley side. The principal form of the proposed extensions remains detached from the main form of the cottages, which is not a characteristic of the settlement pattern or building forms in the Conservation Area, particularly of the scale proposed. 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 extension remains almost as big as the cottage in height and mass and still visually competes with it, giving the appearance of another house or large outbuilding set behind the modest cottages, projecting either side which is not characteristic of the Conservation Area.

Due to the valley land form, which is essential to the special character of the Conservation Area, the site is highly visible from the across the valley, from the Public Right of Way footpath which runs alongside (from which an important view point has been noted in the Conservation Area Appraisal), as well as from the village road; where the gaps between and the open spaces behind the houses reinforce the historic settlement pattern, provide a dramatic setting to these houses, and provide views across to the opposite side of the valley.

It must be noted that the reduced mass and simplified design of the proposed extension when viewed directly across the valley is likely to cause no greater harm than the existing view of the rear elevation of the cottage, largely due to the distance. However, when seen from a closer view point, at an angle where the massing and form would be clearly apparent (such as from the village road or the footpath), the prominence of the additions (exacerbated by their 'detached' and set back relationship with the host building), and the projection of the rear form out to the sides of the cottage would harm the appearance of the Conservation Area and also, would be uncharacteristic of the settlement pattern and building forms therein. The rear extension, although simplified in design, still appears as a domesticated barn conversion linked to the rear of a modest vernacular cottage which is not considered to be sympathetic to the local character or history of Chedworth.

Having regard to paragraph 196 of the NPPF, no specific public benefits have been presented by the applicant, but some benefit to the local economy would be expected as a result of the construction works as it's likely that local skilled craftsmen would be employed throughout the development phase and materials would also be locally sourced.

Officers have also considered the aesthetic improvement which would be made to Bliss Cottage as a result of the removal of the existing modern extension and conservatory. During negotiations with the applicant and their agent, Officers welcomed the demolition of these modern additions. However, this benefit again does not out-weigh the harm which would be caused to the character and significance of the Conservation Area as a designated heritage asset.

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 be 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 currently capable of facilitating, and suitable for, 'modern' living. As a result, Officers do not believe that the proposal, if permitted, would result in any significant public benefit. Therefore, when considering paragraph 196 of the NPPF, the harm which would result from the proposed development, if permitted, would not be out-weighed by any public benefits or the argument for securing the property's optimum viable use.

Therefore Officers are of the view that the proposed extensions are still considered to cause less than substantial harm to both the character and the appearance of the Conservation Area without clear or convincing public benefits presented to out-weigh it.

With regard to the cottages as non-designated heritage assets, their significance is derived from their modest form, vernacular character and materials, and their relationship with the valley context. Design Policy EN2 recognises the importance of local distinctiveness, and it's stated within the NPPF that planning policies and decisions should 'ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting' and 'maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work or visit' (NPPF Paragraph 127 c and d.)

The local character of the Cotswolds is inherently based on its historic landscapes, settlements, and buildings. Therefore, the key elements of these characteristics need to be respected in order for development to remain sympathetic to its local character and history. This advice from the NPPF and the NPPG, has guided Local Plan design policy, whereby the essential characteristics of siting, scale, form, proportion, simplicity of design and use of local materials are key considerations.

With the existing cottage making a positive contribution to the character and appearance of the Chedworth Conservation Area as well as being considered to be a non-designated heritage asset individually, these policies require even more sensitive application as stated in D.62 of the Cotswold Design Code.

The rear extension although simplified in design still appears as a domesticated barn conversion, linked to the rear of a modest vernacular cottage which is not considered to be sympathetic to the local character or history of Chedworth.

(b) Effect 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 appearance of 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 adverse effect on highway safety as the scheme will not affect current access to the site or existing parking arrangements.

9. Conclusion:

The proposed extensions are considered by virtue of their, location, size, form, arrangement and design to be dominant in the context of (and not in character with) the parent building, causing harm to the settlement pattern, density, type and scale of built form, views from and across the valley and the relationship between buildings and the landscape characteristic of the Conservation Area. It's also considered that the proposed development will also cause harm to the Conservation Area's special historic and architectural interest and significance which is not considered to be justified by any clear or convincing public benefits.

The parent building due to its architectural and historic interest, age, and aesthetic merits is also considered to be a non-designated heritage asset. The proposed extensions are considered by virtue of their, location, size, form, arrangement and design to be dominant in the context of (and not in character with) the parent building, thereby not paying regard to the significance of the asset, its features, character or setting or being of a design that respects the character or distinctive appearance of the locality.

For the above reasons the proposals are considered not to accord with the Conservation of the Historic Environment Policies (Section 16) or the Design Policies (Section 12) of the NPPF 2018 or Policies EN2, EN11 or EN12 in the Cotswold District Local Plan. As such, planning permission should be refused. As explained earlier in the report, Officers consider that there are no public

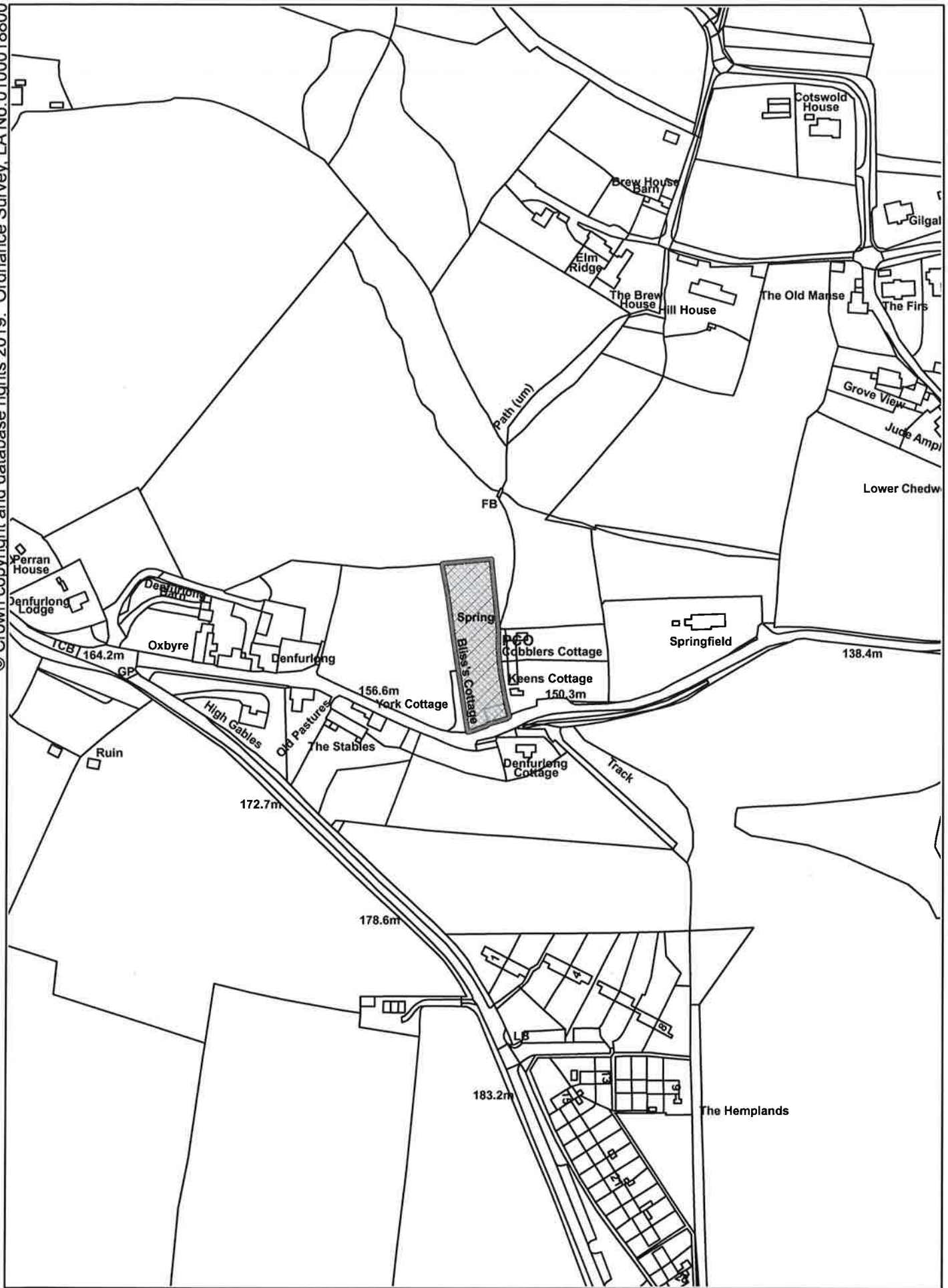
benefits associated with the proposal that would out-weigh the harm which would be caused to the character and significance of the Conservation Area as a designated heritage asset.

Officers would like to take this opportunity to make Members aware that this application is CIL liable and there will be a CIL charge payable if the Officer's recommendation is overturned and planning permission is granted. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. As this is a residential extension, the applicant may apply for relief.

10. Reasons for Refusal:

1. 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.

2. 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.



BLISS COTTAGE LOWER CHEDWORTH

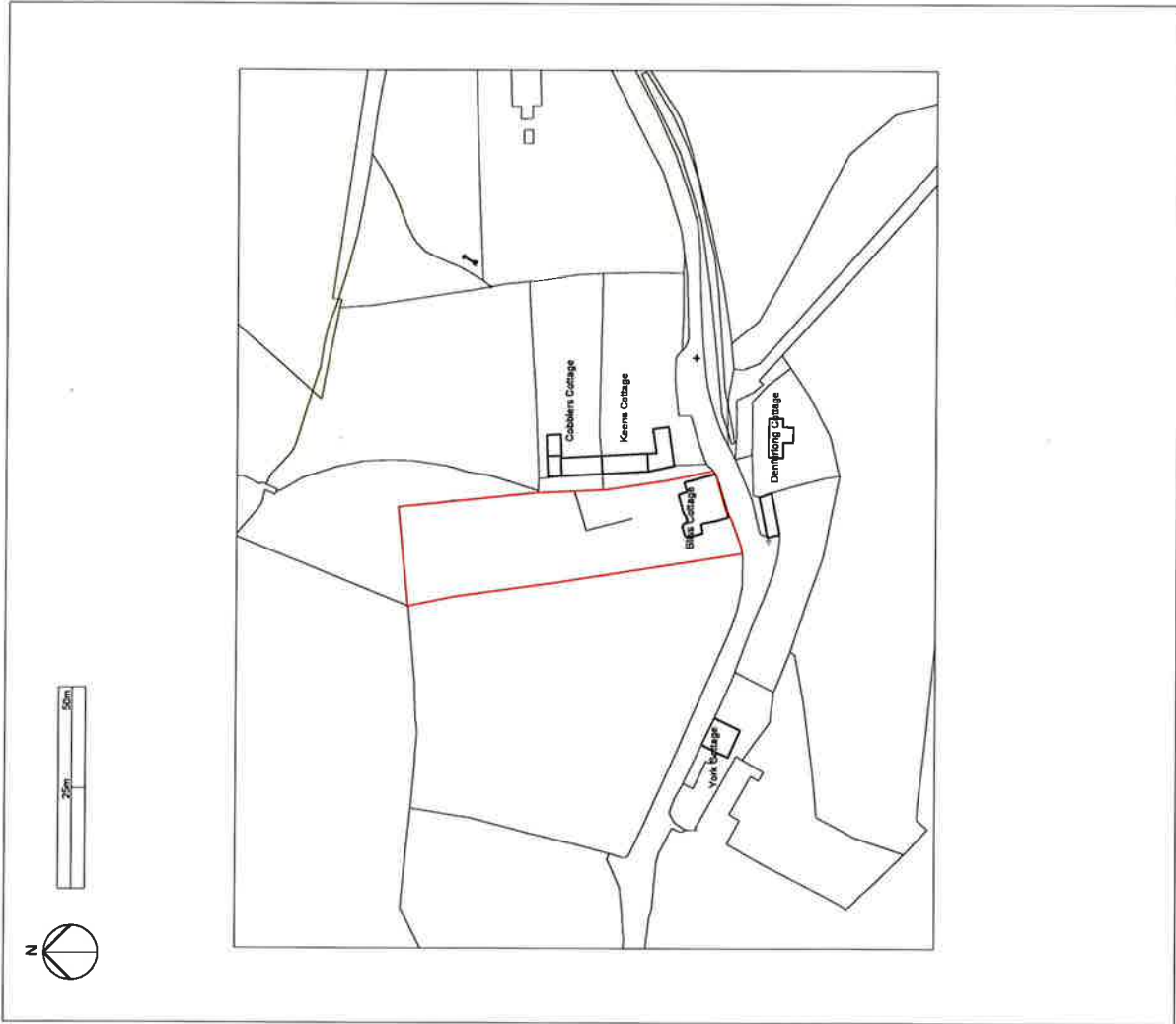
Scale: 1:2500

Organisation: Cotswold District Council

Department:

Date: 31/10/2019





01 Location Plan

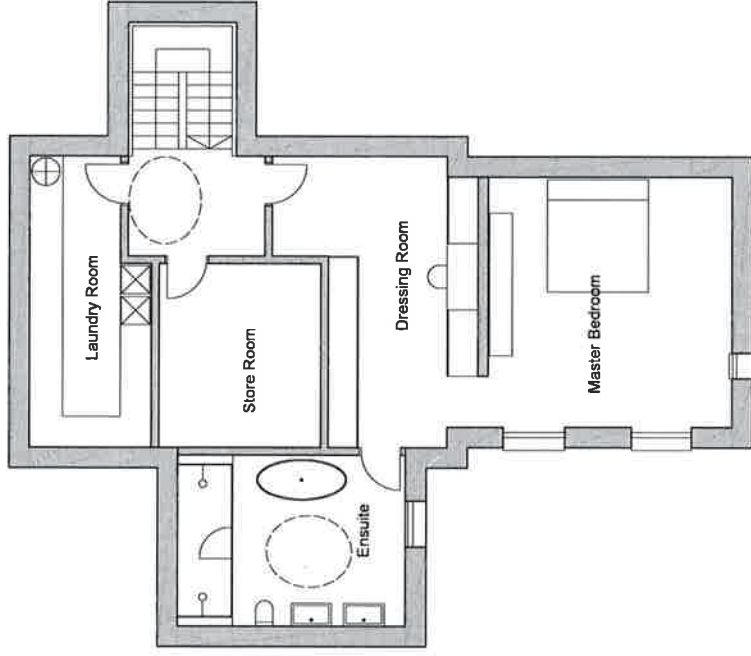


02 Block Plan

notes	key	rev	description	date	drawing title / location	drawn by
<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 & discrepancies to the architect.</p>		A	Issued for Planning	25.02.19	<p>Location and Block Plan</p> <p>status PLANNING</p> <p>scale 1:1250, 1:200 @A3</p> <p>project number 1814</p> <p>drawing number 00</p>	JR
		B	Issued for Planning	26.05.18		checked by JR
					job title Bliss Cottage, Chedworth	



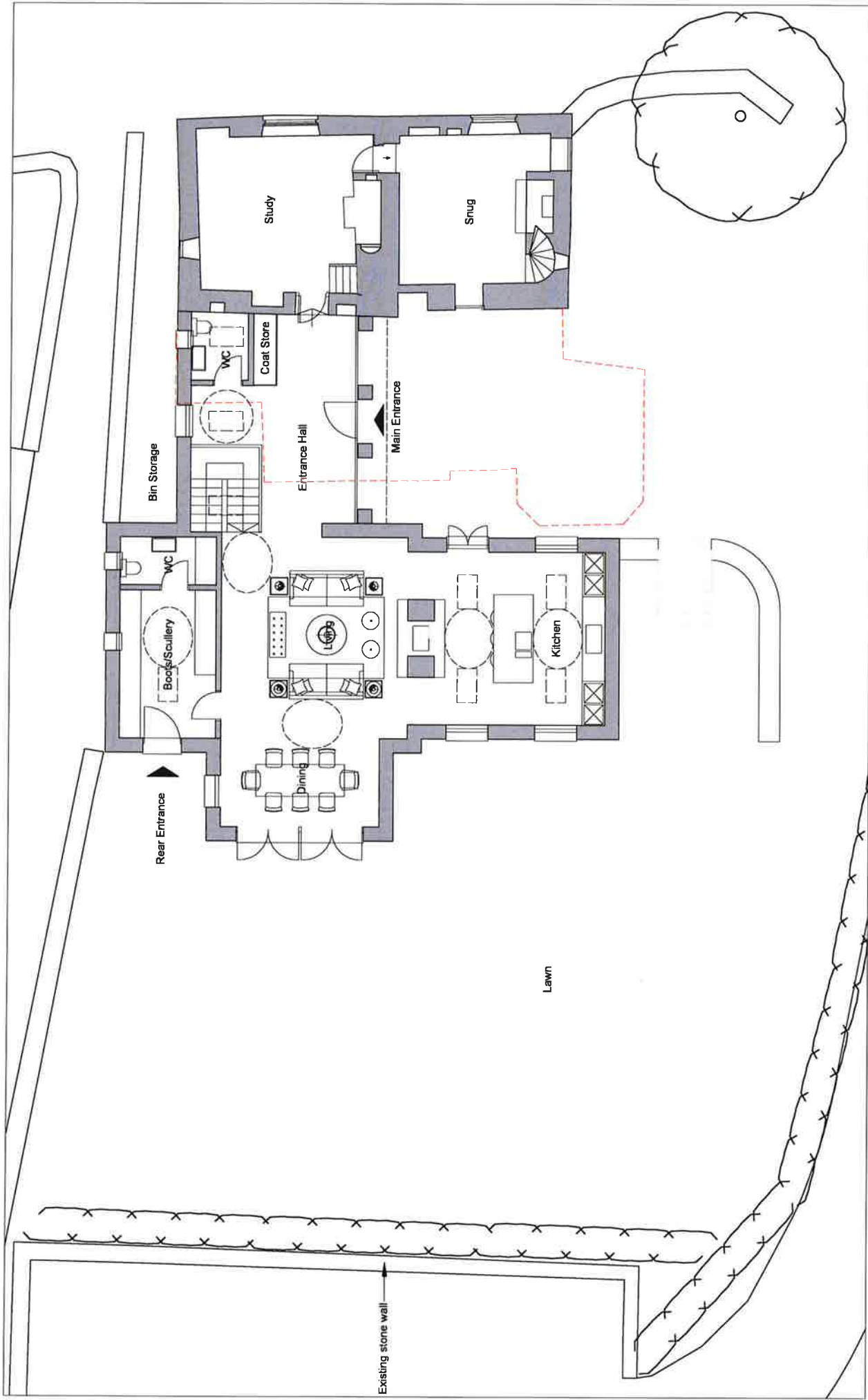
9 The Common, Saddington
 Cirencester, GL7 9EY
 t: 07949 946798
 e: info@rixonarchitects.com



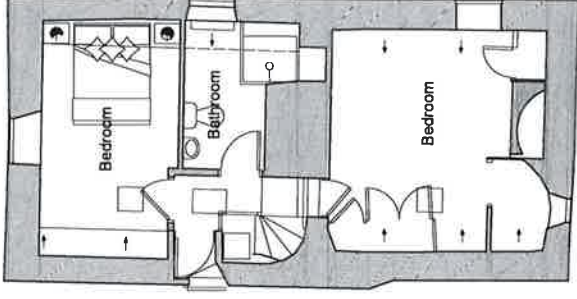
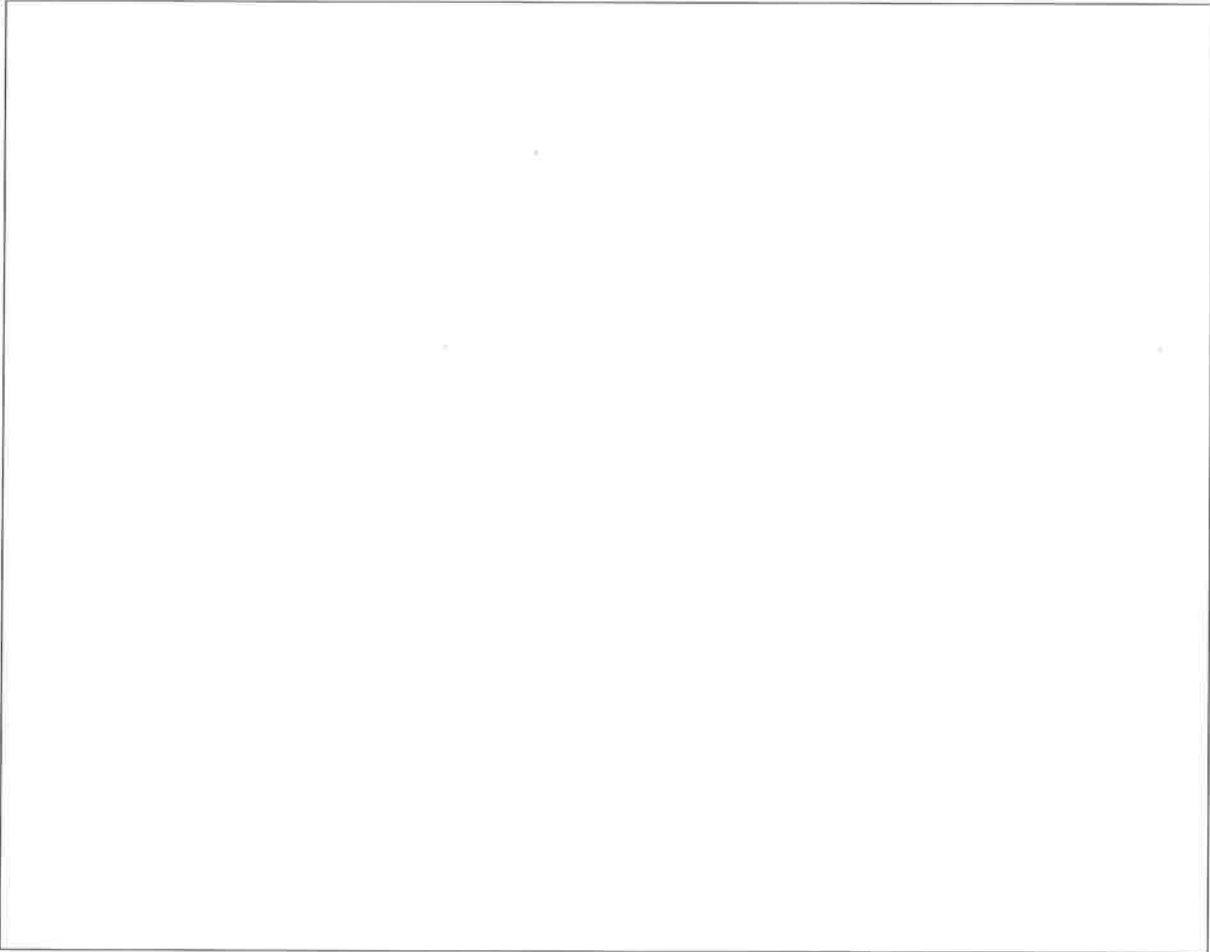
notes	key	rev	description	date	9 The Common, Stidington Cherchester, GL7 6EY	drawing title / location Proposed Lower Ground Floor Plan	drawn by	
							JR	
01 All dimensions to be checked on site by the contractor, such dimensions to be his responsibility and not the responsibility of the architect. Discrepancies to be reported to the architect.				11.02.18	t: 07949 946798 e: info@rixonarchitects.com	status PLANNING	checked by	
							JR	
							22.02.18	scale 1:100 @ A3
							29.05.18	project number 1814
				06.05.18		drawing number 09	revision L	
				13.06.18				

RIXON
ARCHITECTS

Bliss Cottage, Chedworth



notes	key	rev	description	date	9 The Common, Siddingington Cirencester, GL7 6EY	RIXON ARCHITECTS	drawing title / location Proposed Ground Floor Plan	drawn by JR
01 All dimensions to be checked on site by the client. The architect shall be responsible for any discrepancies to the 'as built'.		G	Issued for Planning	11.02.19	t: 07949 946798		scale 1:100 @ A3	checked by JR
		H	Issued for Planning	22.02.19	e: info@rixonarchitects.com		project number 1814	revision L
		J	Issued for Planning	29.05.18				
		K	Issued for Planning	06.06.16				
		L	Issued for Planning	13.06.19				



01 Placeholder

02 First Floor Plan

notes	key	rev	description	date	drawing title / location	drawn by
<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 & discrepancies to the architect.</p>		-	Issued for Comment	30.09.18	<p>Proposed First Floor Plan</p> <p>status: Proposed First Floor Plan</p> <p>scale: 1:100 @ A3</p>	JR
		-	Issued for Planning	16.01.19		<p>ARCHITECTS</p> <p>project number: 1814</p> <p>drawing number: 11</p> <p>revision: -</p>

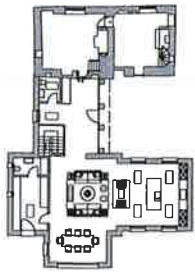


RIXON

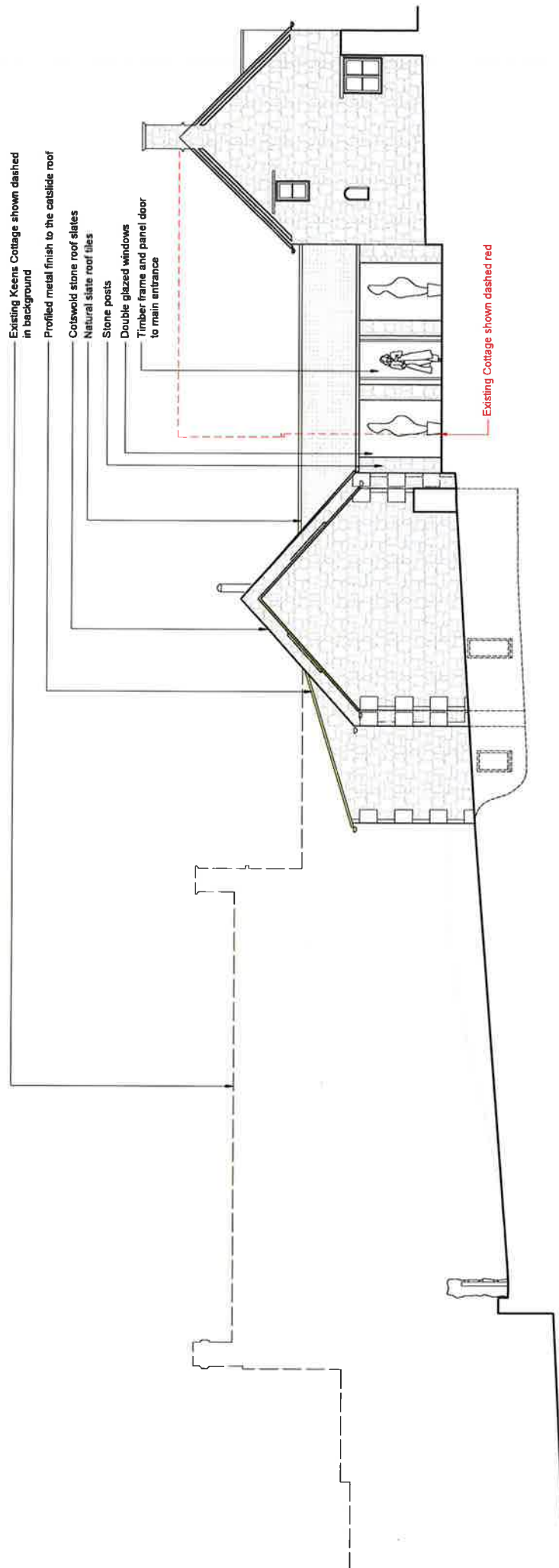
ARCHITECTS
Bliss Cottage, Chedworth

9 The Common, Siddington
Cirencester, GL7 6EY
t: 07949 946798
e: info@rixonarchitects.com

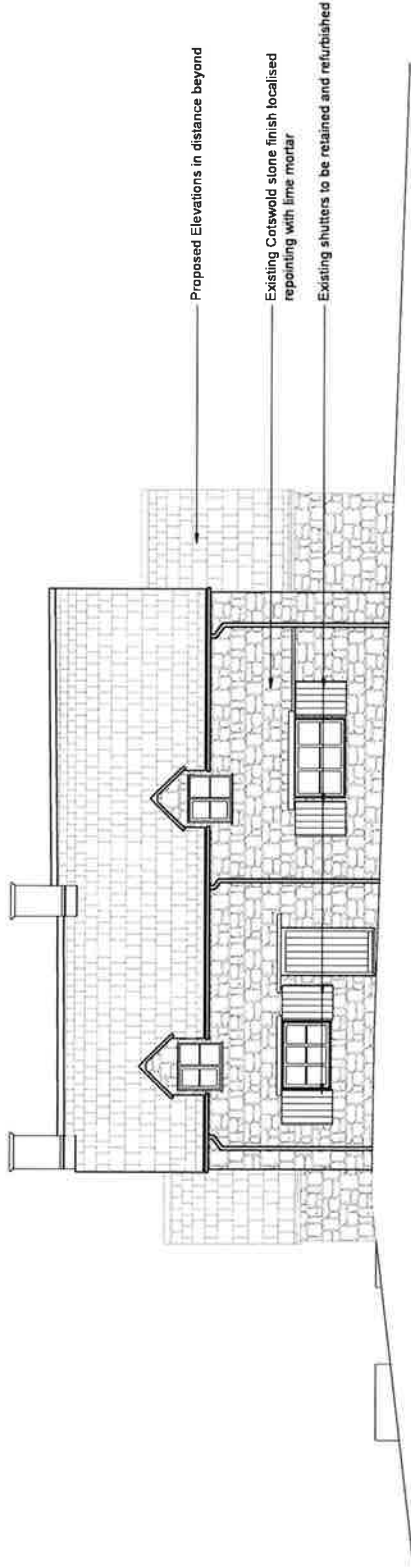
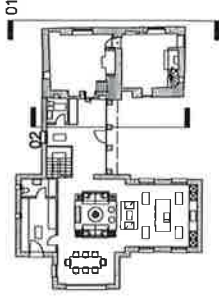
job title
Bliss Cottage, Chedworth



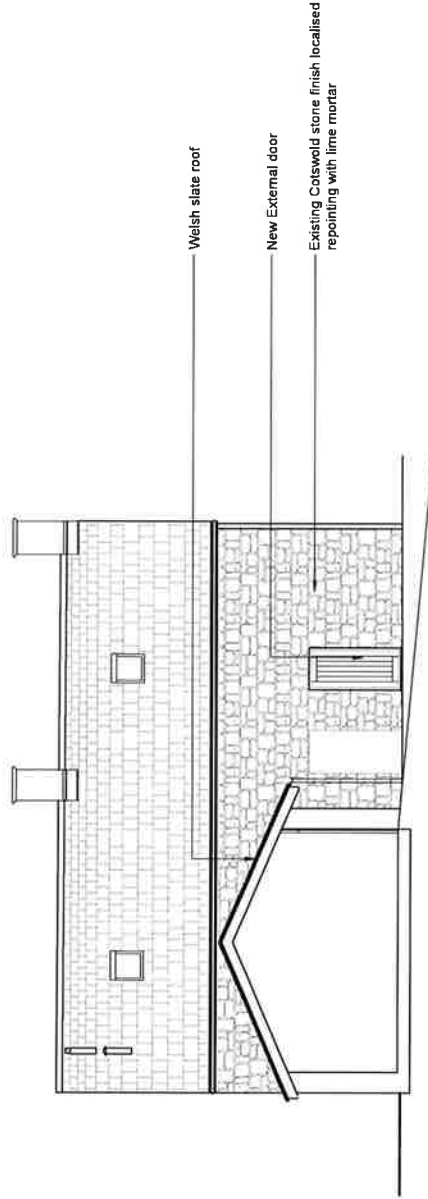
05 05



notes	key	rev	description	date	9 The Common, Siddington Cirencester, GL7 8EY t: 07949 946798 e: info@rixonarchitects.com	ARCHITECTS	Bliss Cottage, Chedworth
01 All dimensions to be checked on site by the contractor, such dimensions to be his responsibility		E	Issued for Planning	22.02.19	drawing title / location Proposed West Elevation	drawn by JR	
02 Report all drawing errors, omissions & discrepancies to the architect.		F	Issued for Planning	26.02.19	status PLANNING	checked by JR	scale 1:100 @ A3
		G	Issued for Planning	28.05.19	project number 1814	drawing number 18	revision J
		H	Issued for Planning	11.06.19	job title Bliss Cottage, Chedworth		
		J	Issued for Planning	14.06.19			



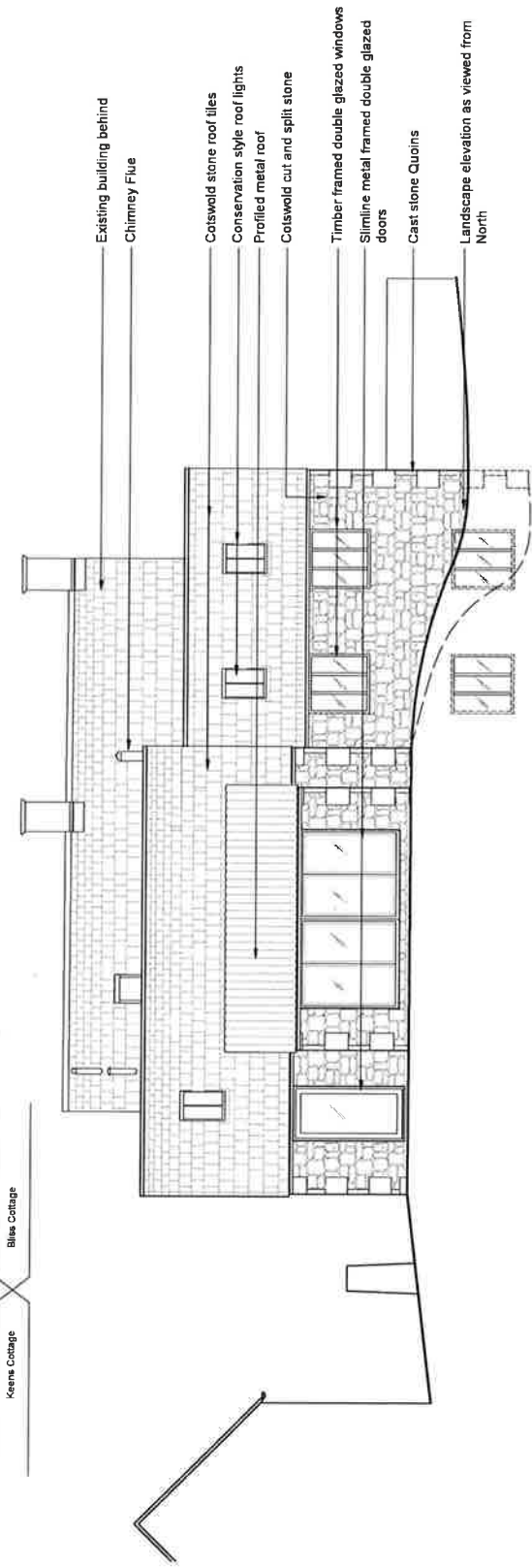
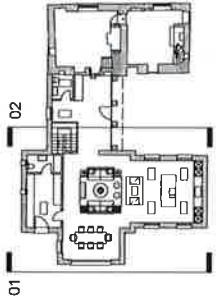
01 Proposed South Elevation (Front) Existing Cottage



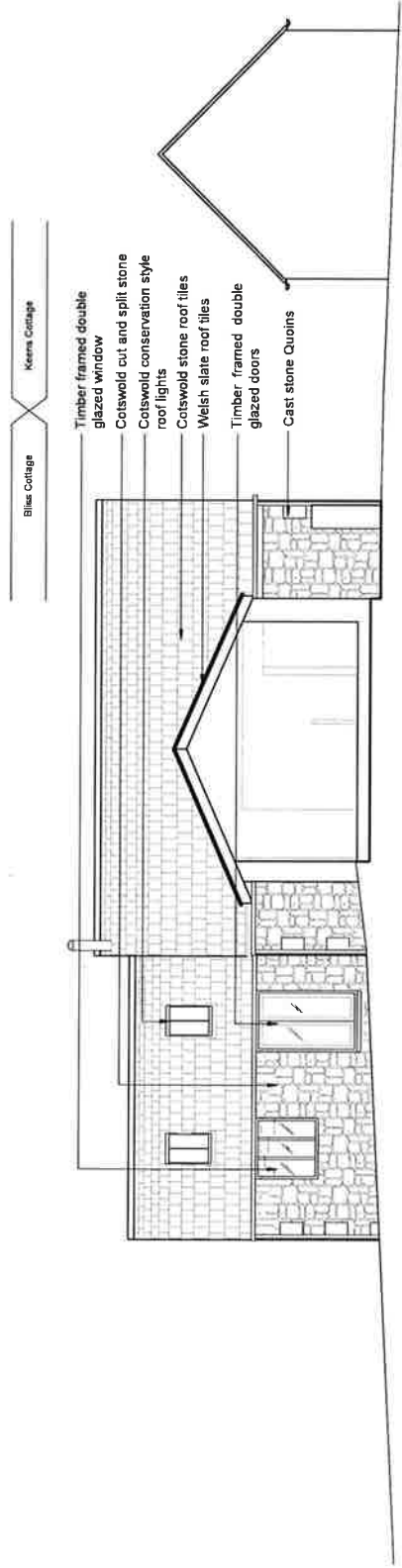
02 Proposed North Elevation (Rear) Existing Cottage

notes	key	rev	description	date	date	drawing title / location	drawn by
<p>01 All dimensions to be checked on site by the contractor, such dimensions to be his responsibility. Discrepancies to the architect, emissions & ...</p>		F	Issued for Comment	30.05.19		Proposed Elevations to Existing Cottage	JR
		G	Issued for Comment	11.05.19		status	checked by
		H	Issued for Planning	14.05.19		PLANNING	JR
						project number	revision
						1814	H
						ARCHITECTS	
						Bliss Cottage, Chedworth	
						9 The Common, Siddington Chedworth, GL7 6EY	
						t: 07949 946798	
						e: info@rixonarchitects.com	
						job title	
						ARCHITECTS	
						scale	
						1:100 @ A3	
						drawing number	
						DN 20	





01 Proposed North Elevation



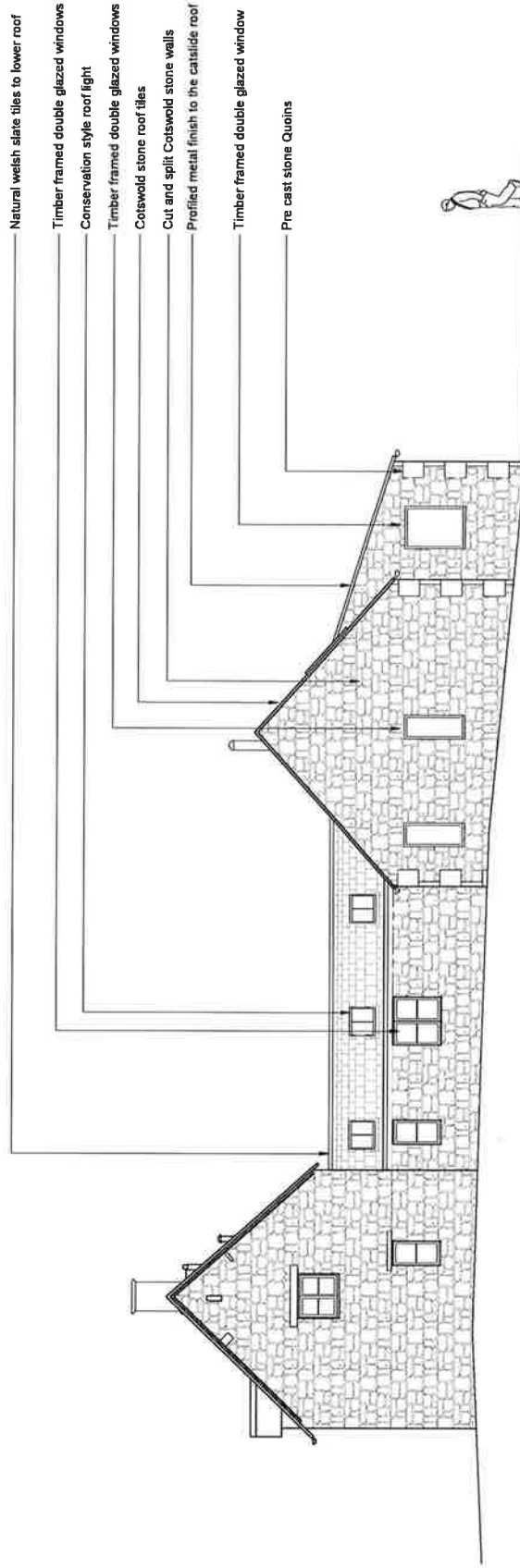
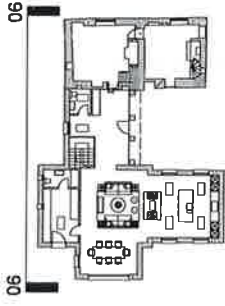
02 Proposed South Elevation

key	rev	description	date	notes
	F	Issued for Comment	30.05.19	
	G	Issued for Comment	11.06.19	
	H	Issued for Planning	14.06.19	

<p>9 The Common, Saddington Cirencester, GL7 6EY t: 07949 946798 e: info@rixonarchitects.com</p>	<p>RIXON ARCHITECTS</p>	<p>Bliss Cottage, Chedworth</p>
---	---	---------------------------------

<p>drawing title / location Proposed North & South Elevations</p>	<p>drawn by JR</p>
<p>status PLANNING</p>	<p>checked by JR</p>
<p>scale 1:100 @ A3</p>	<p>revision H</p>
<p>project number 1814</p>	<p>drawing number DN 21</p>

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



- Natural welsh slate tiles to lower roof
- Timber framed double glazed windows
- Conservation style roof light
- Timber framed double glazed windows
- Cotswold stone roof tiles
- Cut and split Cotswold stone walls
- Profiled metal finish to the catslide roof
- Timber framed double glazed window
- Pre cast stone Quoins

notes	key	rev	description	date	9 The Common, Siddington Chinecester, GL7 8EY t: 07949 946798 e: info@rixonarchitects.com	ARCHITECTS	1814	1814	DN 19	J
01 All dimensions to be checked on site by the architect. 02 Report all drawing errors, omissions & discrepancies to the architect.		F	Issued for Comment	30.05.19		RIXON	Proposed East Elevation	status	JR	drawn by
		G	Issued for Comment	11.05.19		ARCHITECTS	COMMENTS	scale	JR	checked by
		H	Issued for Comment	13.05.19		Bliss Cottage, Chedworth	project number	1:100 @ A3	J	revision
							drawing number	DN 19		
							job title			