



The Priory,
Mill Street,
Prestbury

design, access and
heritage statement

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project ref 2260

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Introduction

This Design and Access statement has been prepared by Nick Joyce Architects (The agent) on behalf of Mr Julian and Mrs Alex Rolfe (the applicant).

It should be read in conjunction with the following drawings:

- * Site Location Plan
- * Proposed Block Plan
- * Existing Elevations, Section and Floor Plans
- * Proposed Elevations, Sections and Floor Plans
- * Heritage Statement
- * Photographs

A number of photographs are provided given the current circumstances which may limit the ability to access the site. If you require further pictures then we will arrange for additional photographs to be taken.

Location & Context

The application site is located immediately south of Mill Street in Prestbury, a suburb of Cheltenham. The Priory is a grade II listed building and is attached to The Little Priory which is also a grade II listed building. To the east of the application site is the grade II* listed Church of St Mary and its associated grounds which contain a number of structures which are listed in their own right.

A Location and Block Plan is included with the application.

Heritage Statement

The Priory is a semi-detached grade II listed building, standing two and a half storeys in height. Four modestly sized hipped dormer windows are sited within the roof on the principal elevation. A large chimney stack protrudes from the centre of the roof with a small chimney sited on the end of the eastern side of the roof. The Priory is predominantly constructed in Cotswold Stone with some close-studded timber framing with bracing, with rendered infill panels. At ground floor level timber windows are defined by window sill and lintel detailing. At first floor level sill detailing is present, although lintel detailing is notably absent due to the windows extending up to the eaves.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

The Priory's listing description is set out below:

Semi-detached house, formerly one house (q.v. The Little Priory, Mill Street). C14, C16-early C17, and C18. Close-studded timber framing with some bracing, pebble-dashed infill exposed at first floor level of three left-hand bays. Ground floor now mostly random squared and dressed limestone. Left gable end timber-framed. Five bays to right coursed squared and dressed limestone. Stone slate roof. Ashlar stacks one restored C20. Rectangular main body with C18 range at right-angles rear right now under a separate ownership. Two storeys and attic lit by four hipped roof dormers with hung slate. Nine-windowed facade lit by single and 2- light steel casements with leaded panes. Central C20 plank door within a flat-chamfered stone surround. Single-storey lean-to at left gable end. Stepped coping at right gable end. Axial and gable-end stacks. Two hollow-chamfered stone-mullioned cross windows with cinquefoil headed lights and carved spandrels to first floor at right gable end. Interior; two rooms with C17 panelling. Fluted frieze above panelling in downstairs room. Large open fireplace with bressumer beam. Tie beams with deep flat chamfers. According to David Verey the house incorporates a C14 hall of four bays, formerly single- storeyed and open to the roof. The arch-braced collar beam trusses now mostly cut back. One brace with a bowtell moulding springing from a semi-octagonal wall post with a moulded capital was present in 1975. Limited interior inspection. History; By 1538 the house known to be in the ownership of Llanthony Priory and was called the manor house or rectory. (David Verey, The Buildings of England; The Vale and the Forest of Dean, 1980)

Description of Development

It is proposed to construct a single storey pitched roof to reflect the style of the existing dwellinghouse. A timber framed porch canopy extends marginally beyond the extension. Infill extension along the northern elevation will consist of a rendered masonry wall and lead pitched roof. Further detail on materials is provided later with this report.

The new doorway on the southern elevation of the property will re-introduce a new hardwood door containing leaded light glazing to match the existing fenestration present on The Priory.

The parapet wall sited along the southern elevation is to be retained due to its age and historic value and is incorporated into the proposed extension design.

The setting and significance would be enhanced through permitting the proposed development by the construction of subservient extensions in high quality materials.

This application proposes to construct a single storey pitched roof extension and sub-surface gym below. An infill extension is proposed along the northern elevation of the property. As demonstrated on the submitted plans, it is proposed to re form the doorway on the southern elevation, installing a new hardwood door containing leaded light glazing.

Existing Views of the property



View towards entrance on western elevation of The Priory



View no.1 of northern elevation where infill extension is proposed



View no.2 of northern elevation where infill extension is proposed



View no.3 of northern elevation where infill extension is proposed



View of principal elevation and siting of new extension



Elevation where new weatherboarding is proposed to stop the ingress of water/damp



Stairs into existing cellar



Existing cellar



Side elevation where new extension and weatherboarding is proposed



Existing lean-to structure on side elevation



Existing lean-to structure which will be partially demolished



Lean-to structure and tree which will be removed (20/00916/CACN)



Lean-to structure and tree which will be removed (20/00916/CACN)

The Design

Site Description

The application site is situated to the south of Mill Street, Prestbury within the Principal Urban Area. The entirety of the site is situated within Prestbury Conservation Area.

An existing tree will be removed which is currently sited on the western elevation of The Priory. The works have been approved under a section 211 notice (Reference: 20/00916/CACN) dated 24th July 2020.

Design and Appearance

The proposed development has been designed to be of a scale and design that are visually subservient to ensure that the proposed extensions do not create a competing design with the principal elevation.

The Prestbury Conservation Area Character Appraisal and Management Plan highlights the importance of using complementary materials.

The extension to the west elevation will be constructed in natural Cotswold limestone masonry to match the existing with the roof finished in plain clay tiles. The southern elevation of the extension would be glazed from floor to eaves to create a visually simple elevation. The parapet wall of the existing single storey lean-to is retained and incorporated into the design of the extension. The western elevation of the extension incorporates fenestration with sill and lintel detailing. Timber weatherboarding will be installed on the existing western gable wall to stop water ingress and provide a simple contrast to the natural stone masonry of the extension. Roof timber framing will protrude at the eaves on the western elevation. Ridge feature tiles define the extension and mirror the approach on the existing dwellinghouse.

An oak porch structure will provide a visually simple but complementary entrance to The Priory, with plain clay tiles to match.

The infill extension along the northern elevation will replace an unusable courtyard. Rendered masonry would be constructed which is a material that is specifically identified as appropriate in the Prestbury Conservation Area Character Appraisal. A lead pitched roof with glazed rooflights provides a clean means of tying the roof into the northern elevation.

Drainage and Water Management Statement

The application site is situated in Flood Zone 1, based on Environment Agency mapping a watercourse is culverted underneath the property. The site itself is not subject to surface water flooding issues.

Soakaways are to be installed to address the additional hard surfaces proposed by this application.

Access

The vehicular and pedestrian access to the site will not be affected by the proposals.

Pre-application and Consultation

Pre-Application Advice has been received from Cheltenham Borough Council, the submitted plans have taken onboard the verbal feedback received.