

LANZA

Architects

DESIGN, ACCESS INCORPORATING HERITAGE STATEMENT

FOR

THE GARAGE AT HIGHFIELD HOUSE, PAINSWICK, GL6 6QN



To accompany the following documents:

SWS082031gf – SURVEY GROUND FLOOR

SWS082031ff – SURVEY FIRST FLOOR

SWS082031ele – SURVEY ELEVATIONS

2015 LOC00 – LOCATION PLAN

2015 – PL10 – BLOCK PLANS

2015 – PL11 – PROPOSED SITE PLAN

2015 – PL12 - PROPOSED FLOOR PLAN

2015 – PL13 – PROPOSED ELEVATION

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1.0 Introduction

- 1.1 The applicant recently purchased Highfields House in Painswick. The property has undergone various changes in its lifetime under various ownerships. The applicant recently sought consent for alterations to the House itself. This application refers to the garage building and considers historical impact in relation to the house.
- 1.2 The building sits within the Painswick Conservation Area (No.13) and the AONB. Highfield House was previously registered as "The Grey Cottage" and is referred to as this in the listing. The building is Grade II listed due to its "Group Value" with the short row of terraces to complete the streetscape. We will assess the proposals impact on the listing and setting around the listed building in a later chapter.
- 1.3 The building is the end of a Georgian terrace, constructed around the mid C19. The row of terraces have all undergone a number of alterations in their lifetime and Highfields in particular no longer represents the original internal layout. The garage and parking area reflect the most modern additions, permitted in 1992.
- 1.3 Although the house itself is constructed mainly of coursed limestone rubble walling, the garage is a Bradstone and concrete block construction with cement fibre roof tiles. The garage doors are modern C20 and the side door is partly glazed and also modern C20.
- 1.4 The proposals converting the garage into a studio. For the applicant [REDACTED] as a place from which to photograph art and antiquities as part of her online sourcing and selling business.
- 1.6 The site is located in Flood Zone 1, with low probability of flooding and therefore a flood risk assessment is not considered necessary.

2.0 The Listing

PAINSWICK GLOUCESTER STREET SO 8609/8709 (west side) 7/104 The Grey Cottage GV II House at end of short row. Mid C19. Limestone ashlar, concrete tile roof. 2½ storeys, 4 windows; at ground floor two 12-pane sashes flanking panelled C19 door with transom light, first floor has three 12-pane sashes, but a fourth far left, possibly part of Hillworth Cottage (q.v.). Top floor has 3 flush gabled half-dormers with 4-pane sashes, and, centred over the doorway, a 4-pane sash at eaves level. Two brick stacks. A first floor plat band is continuous with the adjoining house, and the top floor appears to have been added. Included mainly for group value to complete this section of the street.

3.0 Design Proposals

- 3.1 The applicant seeks to make alterations to the garage building to provide a space, big enough to use as a home office and studio with separate loo from which the applicant can conduct her online business.
- 3.2 The external proposals make use of existing openings which are infilled with crittal style glazed screens. The screens have been designed in the modern style yet to not detract from its host historic building adjacent. A new bullnose window will provide high level light and accentuate the double height space. The bullnose will mirror that shown on

the west gable end of the main house, over the Drawing Room.



- 3.3 Internally, stud partition walls and new drainage will allow the installation of a WC. The rest of the space will be utilised as a Home Office and Studio Space. The south (side) elevation will be enlarged to provide a large bifolding screen which will allow natural light to flood the studio space, ideal for photographing larger items.
- 3.4 The existing building is currently unused. The proposals utilise the existing form of the building without the need for extending or even inserting new openings. In the current climate where sustainability and reuse is high on our agenda, the proposals represent a reuse of a perfectly viable building without much intervention.



Photographs of the existing garage building.

- 3.5 During this time of a pandemic, working from home has become a new part of everyday living. The applicant has relocated their studio from London and seeks a place within the home from which to carry out her work. The garage is unused and poses a wonderful alternative to further extending the host house.
- 3.6 Insulation is a key part of sustainability; it serves to conserve energy by minimising the escape of heat from the building. In this proposal, insulation will be introduced over the ground floor slab, between and over the timber structure and in the roof to create a thermally insulated building. Joints will be taped to prevent the loss of heat through air gaps. Natural light is also a consideration where openings are limited and the proposed layout has been informed by utilising the existing openings as a source of natural light for the key spaces.

4.0 Historical Impact

- 4.1 The proposals have been designed with careful consideration to minimise impact on the Grade II listed building by retaining its existing form and not losing that connection between the two.
- 4.2 We have referred to the Conservation Principles, published in 2008 by Historic England. On proposals which form part of the conservation and restoration of the building, it states that "Restoration to a significant place should normally be acceptable if:
- i. The heritage values of the elements that would be restored decisively outweigh the values of those that would be lost.
 - ii. The work proposed is justified by compelling evidence of the evolution of the place and is executed in accordance with that evidence.
 - iii. The form in which the place currently exists is not the result of a historically-significant event.
 - iv. The work proposed respects previous forms of the place.
 - v. The maintenance implications of the proposed restoration are considered to be sustainable." (paragraph 126).

For alterations and new works; "New work or alteration to a significant place should normally be acceptable if:

- i. There is sufficient information comprehensively to understand the impact of the proposal on the significance of the place;
- ii. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- iii. The proposals aspire to a quality of design and execution which may be valued now and in the future;
- iv. The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future." (paragraph 138).

- 4.3 Historic England's Managing Significance in Decision- Taking in the Historic Environment advises that it is first necessary to understand the significance of an asset, before assessing the impact of any proposal upon that significance. The following section assesses the significance of the building in regard to Aesthetic Value, Evidential Value, Historical Value and Communal Value to give us "a better understanding of how adaptable the asset may be".

a) Aesthetic Value

Externally, the street elevation has aesthetic value due to its picturesque and typical Georgian symmetrical. The garage is set back from the street scene behind solid timber gates and therefore the aesthetic value of the street elevation will not be impacted.

b) Evidential Value

In archaeological terms, we suggest the proposals will cause no loss of evidential value as the garage is a modern C20 addition and we do not intend to disturb any ground in order to carry out the proposals. See historical map below which indicates the row of buildings without a separate outbuilding prior to the garage being constructed.



1886 OS Map

c) Historical Value

The street elevation holds Historical Value and as previously noted, the proposals are set back from the street resulting in no historical impact. The garage itself holds no historic value although we appreciate the south elevation, will have some impact due to its overlooking onto the listed house. Fortunately, there are no windows on the North elevation of the drawing room from which this impact would be most noticeable and therefore we hope this impact is considered negligible.

d) Communal Value

The street elevation is visible from the public road and therefore holds moderate Communal Value. As stated a numerous time previously, the garage is set back from the street and is concealed by solid timber gates. The bullnose window may be noticeable from the street but we do not consider that this will harm the streetscape, if would instead provide a sense of intrigue. The bullnose is too high to provide any overlooking onto the street therefore we suggest this impact is negligible.

4.2 Generally, the proposals consist of a minor development to a modern garage building which does not impact the listed building or involve the loss of valuable fabric.

Overall, the proposals are sensitive to the building, particularly when considering the "group value" status of the listing which refers mainly to its importance in its 'street scape' rather than merited for its individual status.

5.0 Planning Statement

5.1 Relevant Planning History;

S.20/2208/HHOLD & S.20/2209/LBC

Replace existing lean-to with single storey extension, internal alterations and new front door canopy and door surround.

S.91/1308/LBC

Replace tiles on rear of main roof to match those on front.

Ref. No: S.92/0639/LBC

Erection of a double garage. Erection of a wall and gates to enclose existing parking bay.

Ref. No: S.92/0888/LBC

Retrospective application for 3 replacement rooflights. Installation of burglar alarm box.

Ref. No: S.93/0747/LBC

Installation of replacement roof lights

Ref. No: S.94/0988/LBC

Replace existing kitchen window with larger window to match style of second kitchen window.

Ref. No: 02/210 | Status: Application Approved

Internal alterations and replacement windows.

Ref. No: 01/416 | Status: Application Approved

Internal alterations and bay window extension to existing drawing room.

5.2 Planning Policy

Local Plan Policy HC8

- a) The proposal does not 'overcramp' or 'overdevelop' the site. This is judged in two ways;
 - (i) The footprint of the proposal is equal to the existing footprint.
 - (ii) The proposal does not encroach on the land in any larger capacity than the existing.

- a) The proposal is subservient to the existing dwelling and this is demonstrated by its single storey form. The massing of the building is retained as existing.

- b) The proposal may affect the provision for parking cars if the garage is considered as 2 parking spaces. Currently the applicant owns 2 cars, both of which can be parked on the drive.

Local Plan Policy ES7

- a) The proposal and the use of materials has been carefully thought through to be sympathetic and complement the character of the area.

- b) The proposal is an infill addition, set within the existing unused garage building.

- c) The scenic beauty of the area, ie the setting, will not be impacted due to the location and design of the proposals, both those internal and external.

In our opinion, the benefit of rationalising the layout outweighs the harm to its setting and which remains subservient to the massing of the existing dwelling.

6.0 Scale and Materials

6.1 The scale of the proposal is as existing. The proposals do not involve additional massing added. The proposal is not visible from the road, except for the bullnose window but due to the garage being set back, does not directly impact the street scene and its single storey form prevents the proposal from dominating the roofline.

6.2 The new fenestration has been designed to complement the age of the garage building without detracting from its host building.

7.0 Landscape and Access

7.1 The existing drive is tarmac and as part of these proposals, the applicant seeks consent

to replace this with cobble stones which are more in keeping with the style of the property.

7.2 The existing driveway will be unchanged and is suitable for the proposed use. Existing access arrangements to the site will be maintained. These are convenient for all purposes anticipated including emergency services.

7.3 No trees will be affected by the proposed works.

8.0 Justification

8.1 The Applicant seeks consent to convert an unused building into a studio in order to work from home. The proposed alterations will improve functionality whilst having little effect on the character or significance of the host building.

8.2 The existing garage has no architectural merit and the new fenestration will enhance the appearance of the building. The proposal will enhance the appearance of the house and will be more energy efficient. The proposals also seek to respectfully consider the impact on the listed buildings and the setting of the Conservation Area and AONB.

8.3 In our assessment of the site and surroundings we consider that our proposal adequately reflects the principles set out in the Stroud local plan and guidance issued by Historic England. These proposals represent the minimal scope of work which we consider necessary to achieve the stated aims. With that in mind, we hope you find the proposals acceptable.

END OF STATEMENT

Date: 19th February 2021

Ref: 2015(2)DAHSTATE