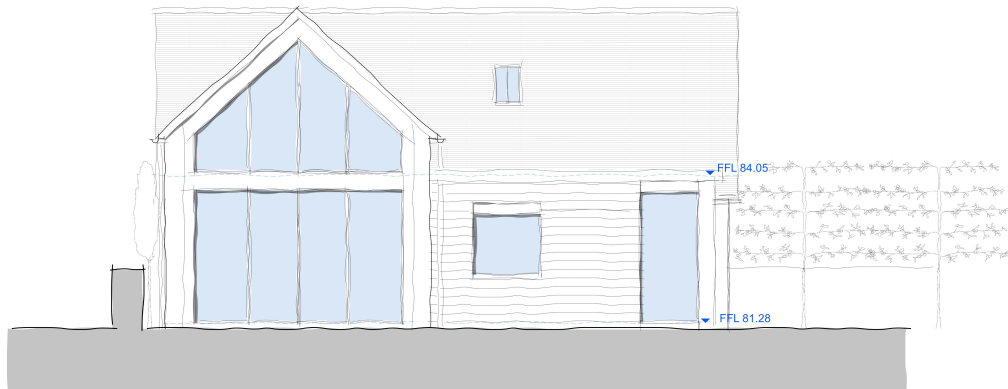


JUSTIFICATION AND DESIGN AND ACCESS STATEMENT

**PROPOSED ALTERATIONS AND EXTENSION TO EXISTING GARAGE
TO FORM POOL HOUSE AND ANCILLARY ACCOMMODATION
AND PROPOSED SWIMMING POOL**

AT

FIELD SIDE HOUSE, BROADWELL, GL7 3QS



For

Mr and Mrs Pertwee

January 2021

Rev A

1.0 Introduction

Fieldside House is a detached Grade II listed dwelling located off the Broadwell Road near Lechlade. The house sits within its own gardens and there is a small stone summer house/office and a double two-storey garage with accommodation above which is unlisted. The existing garage is constructed of a rubble stone wall on the north-east elevation facing the road with two metal garage doors. The remaining three elevations are clad with horizontal timber boarding left to silver and the pitched roof is covered with timber shingles. A large portion of the gardens is gravelled to provide parking, with access to the site via a gate in the wall which forms the boundary to the road.

2.0 Proposals

This application seeks consent for a new outdoor swimming pool and the conversion and extension of the two storey garage/studio to provide facilities for use by the swimming pool, and a guest bedroom ancillary to the main house. The proposals are described on the following drawings included with this application:

- 2553-001-A-Site Location Plan
- 2553-100-A-Proposed Site Plan
- 2553-101-A-Proposed Ancillary Accommodation

3.0 Design

The proposals are to remove the metal garage doors and infill the openings with rubble stone to match the existing wall. A small lean-two single storey extension will be added to house the plant for the proposed swimming pool and will be accessed via a timber boarded door facing the main house. The garage building will be extended along the rear north-west elevation, partially with a two storey gabled bay window, with the remaining part of the extension being single storey with a flat roof. The existing walling of the south-west elevation of the garage will be replaced with an oak frame infilled with powder coated aluminium glazing to form a fully glazed gable facing the new swimming pool.

The ground floor will be divided up to provide an open plan pool lounge and bar with glazed doors opening out onto the pool terrace, a shower room to the rear and a small gym will be located in the extension. The staircase will be moved to the north end of the building, with a guest bedroom and bathroom located on the first floor, looking out across the field to the rear of the property.

The extensions will be clad with horizontal timber boarding, left to silver, to match existing with any new roof slopes matching the existing timber singles.

The proposals include the relocation of the access gate from the road and a reduction of the gravelled area to contain the parking area. The new 5x12m swimming pool will be located in line with the gable of the garage building and towards the rear of the site away from the road.

The main house, which is listed, will be unaffected by the proposals and remains the dominant structure on site. The proposed extensions to the garage will not be visible from the main house.

4.0 Amount and Scale

Careful consideration has been given to the scale and positioning of the proposed extensions. With the majority of the additional floor area being added on the north-west elevation facing away from other properties and the road. The extensions are deliberately positioned to the rear of the garage building so they are not visible from the road, changes to the elevation facing the road will be minimal.

5.0 Materials

The proposal, stone, timber cladding and roof coverings of the extension will match that of the existing garage. Windows and doors will be powder coated aluminium.

6.0 Landscaping

The proposals include the relocation of the access gate from the road and a reduction of the gravelled surface to contain the parking area, with a new hedge to divide the parking from the rest of the garden. A small bin store will be located near the access gate. The new swimming pool will be positioned inline with the gable of the garage building and towards the rear of the site away from the road. The area in front of the swimming pool will be planted to return it to garden, along with additional planting to the rear of the main house.

7.0 Access

The access gate to the site will be moved slightly to make better use of the parking area. There will be an entrance door in the small lean-to extension to the plant room. With a level access door to the lounge from the end gable, as well as a single access door, on the north-west elevation to the bar and double doors to the gym.