

Design and Access Statement

4 Callowell Cottages,
Stroud,
GL6 6EA

The proposed scheme is for the demolition of a side outbuilding, rear utility area and chimney, along with the proposed construction of two extensions (1No. single storey + 1No. two storey). The scheme also incorporates the conversion of the existing garage into a family sitting room, with additional internal alterations to improve the general layout and function of the ground and first floor areas, along with external cladding and additional photovoltaics

Context

The existing house is an end terrace cottage in Callowell, with neighbouring properties on the north and south elevations. The cottage has open views on the east elevation, but with only a first floor aspect on the west elevation as the property is set into banked ground.

Use

The proposal development will be used to provide additional living accommodation, comprising of a new bedroom, sitting room, utility area, shower room and exterior storage.

Amount

An additional 15m² internal ground floor space will be formed compared to the 63m² existing layout, (which includes the integral garage area) with the proposed first floor creating an additional 2m² to the existing 64m². The 7m² internal floor space for the new external store area is the same as the existing outbuilding.

Layout

The proposed scheme in general utilises the existing footprint, with the main extension increase incorporated at the rear of the property, which is effectively unseen.

Scale

The proposed development has been deliberately sized so that the main building remains dominant, with the new roofs set considerably lower than the main building section.

Appearance/Design

The proposed extensions and the rear of the existing main house are finished in timber cladding to contrast with the existing stonework and to provide a more natural and softer finish appropriate to the side garden and the adjacent rear field. The main glazed windows on the east elevation will increase the natural daylight to the new sitting room and make the most of the available ground floor views.

Access

Vehicular or pedestrian access to the site will be unaffected.