



Osborne House

Bath Road

Frocester

Glos.

GL10 3TG

Design & Access Statement

May 2021

1.0 Introduction

1.1 The Proposal

The application seeks approval for Householder and Listed Building Consent for the proposed conversion of an Outbuilding into ancillary accommodation and storage.

1.3 Associated Submission Material

Drawings - Refer to Blake Architects Drawing Register

1.4 Site Location

Osborne House is located 1 mile to the South of the village of Eastington. The site is off Bath Road, which connect Eastington to Frocester.

1.5 Description

Osborne House is a Detached house with adjoining walled courtyard incorporating coach house and stable.

The house is a Grade II listed building, listing number 1171532.

2.0 The Proposal

The proposal seeks to remove the existing modern internal timber partitions and create room for an ancillary bedroom with bathroom, an outside WC and secure storage.

Conservation rooflights have been added into the liveable spaces to increase the natural daylight into each.

3.0 Materials

3.1 Existing

The current outbuilding has rough sawn timber cladding, a natural slate roof with stone parapet and painted timber windows and doors.

3.1 Proposed

The proposed design looks to retain the original material palette. The external cladding is feather-edge Oak boarding left to weather naturally grey, timber painted windows and Oak doors left to weather.

Oak posts and staddles stones, at the same profile as existing, are to replace the existing stone columns, that have eroded, and support the original eaves beam.

The roof is to be re-slatted with the existing natural slates with a new lead flashing to the stone parapet, which is to remain untouched.

Rainwater goods are to be black, heritage aluminium to match the existing house.

4.0 Access

4.1 Pedestrian Access

There are no changes to pedestrian access to the site. Level access is to be retained into the Outbuilding.

4.2 Vehicular Access

There are no changes to vehicular access.

5.0 Reference Photographs

