

# Westmorland,

Kingsmead, Painswick, Stroud, GL6 6US



Design + Access Statement  
For replacement dwelling – REV B

RL:A architects • June 2021

## I Site:

Westmorland is located in Kingsmead, Painswick. Kingsmead is a residential cul-de-sac consisting of 9 detached properties. The site has an elevated position with commanding views to the Rococo gardens to the north and Edge to the west.

The existing property is of masonry construction with a rough cast rendered finish and machine-made tiles. The windows are uPVC. The property has a double garage, also rendered with a tiled roof.

The south east elevation addressing Kingsmead is a relatively traditional elevation with two gables flanking a central entrance, the asymmetric layout of windows and the single chimney give it an 'arts & crafts' feel. The north west elevation is made up of 4 gables, stepping back in plan towards the garage, and lacks a sense of identity.

Outline planning permission was granted in 2011 (Application No. S.11/0414/OUT) to split the site in two and construct a second dwelling to the north of the existing house. This permission was renewed in 2014 and again in 2017. The current owners initially planned to extend the property but following a structural survey it was decided that taking the existing building down and constructing a new dwelling off the existing foundations would be the best way to proceed.

Permission for a replacement dwelling was granted in 2020 (S.20/2800/FUL) this application follows the same design with material changes.



Images of the existing property

2 History since 2010:

S.10/1625/OUT – Proposed new dwelling / Application withdrawn Aug 2010

S.11/0414/OUT – Proposed new dwelling / Permitted Feb 2011

S.14/0654/OUT – Outline application for erection of dwelling / Mar 2014

S.17/0620/OUT – Erection of dwelling, access included at this stage. All other matters reserved / Permitted Mar 2017

S.20/2352/HHOLD – Extension and alterations / Withdrawn / Nov 2020

S.20/2800/FUL – Replacement dwelling / Permitted Feb 2021



Proposed Site Plan

3 Proposal:

It is proposed to demolish the existing property and construct a new house off the existing foundations. The footprint of the existing dwelling will be extended to the NW, to provide a larger kitchen / family room and NE to provide a separate single storey Utility room.

The existing garage will also be taken down and rebuilt off the existing foundations. The footprint of the garage will be extended to the NE to provide additional workshop space, and the pitch of the roof increased, to match the house, and provide ancillary accommodation within the loft space.



Proposed NW elevation

#### 4 Design:

##### (i) Site Layout:

Due to the site levels, it is proposed to retain the existing access and to widen the parking / turning area. It is proposed to construct two new garden walls to help define the parking area, separating it from the garden; one from the house to the southern boundary and the other connecting the house and garage.

##### (ii) Scale:

The new two storey property is to be constructed off the existing foundations to a similar scale as the existing dwelling.

##### (iii) Appearance:

The new property will reflect the proportions of the existing dwelling. It will be clad in natural Cotswold stone with double glazed powder coated aluminium windows. The main ground floor rooms will have full height glazed sliding screens to maximize the view out from the property.

The garage will be finished in stone to match the house; a new lead roofed dormer is proposed to the garage.

##### (iv) Materials:

###### (a) Natural Cotswold stone:

The external leaf of the walls will be constructed of natural split Cotswold stone laid in hydraulic lime mortar, with dressed ashlar quoins and window surrounds. The windows to the SE elevation will be stone mullioned windows.



Proposed model images

(b) Roof finish:

The roof to the house and garage will be finished with new cast 'Cardinal' stone slates laid in diminishing courses

(c) Glazing:

The windows will have powder coated, thermally broken, aluminium frames with double glazed units incorporating a low-e coating to the internal face. The glazed screens to the ground floor will have a similar level of efficiency with powder coated frames of the same colour.

(v) Landscaping:

The existing entrance will be relandscaped, to increase the size of the turning area, and enclosed with new garden walls which will be clad with Cotswold stone, laid as drystone walling. The first five metres of the entrance will be constructed of a bound surface with a new permeable gravel finish to the parking area. The garden itself is to be redesigned and reordered with new native planting.

An arboricultural report / Impact assessment has been prepared by B. J. Unwin Forestry Consultancy Ltd to assess the impact of the proposals on the existing trees.

(vi) Sustainability:

(a) Insulation:

High performance PIR insulation is to be used in the floor / walls and roof. The level of insulation will exceed the requirements of the current building regulations.

(b) Windows:

The windows and doors will be new argon filled double glazed units with a low e-coating.



Proposed model images

(c) Heat Recovery System:

The property will use Mechanical Ventilation with Heating and Cooling Recovery ([MVHCR](#)) units to provide a natural ventilation to the interior of the property, reducing the work load of the gas boiler in the winter and providing natural cooling in the summer months.

(d) Solar Panels:

It is proposed to reinstall the existing solar panels to the SW elevation of the property.

(e) Heating system:

A high efficiency gas boiler will be installed in conjunction with an unvented hot water cylinder to provide hot water to all sanitary installations and underfloor heating systems to both the GF and FF accommodation.

(f) Lighting:

All lighting will be low voltage LED lighting

(vii) Access:

There will be a level threshold to the front door, the permeable SUDs driveway will extend to a paved surface adjacent to the front door to provide easy access for wheel chairs and the property will have an accessible WC at ground floor level.



Proposed SE Elevation

5 Impact on the Conservation Area:

The site lies within the development boundary of Painswick as well as within the Cotswolds AONB but outside of the Painswick Conservation area.

Westmorland lies on the NW slope of the ridge above Painswick and cannot be seen from the town. The alterations will, therefore, have a minimal impact on the Conservation area.

The current north west elevation addressing the AONB is made up of 4 gables and is not traditional in its design. The redesigned north west elevation, balanced with its two gables, is more in-keeping with the immediate vernacular, minimising the impact on the AONB.



Prepared by:

