



2nd & 3RD FLOOR EXTENSION REAR OF 24-25 MARKET STREET, COLEFORD, GL16 8AE

Introduction

The existing property is a privately owned mixed use building with commercial use on the ground floor occupied by Deane Estate Agents and rented residential flats above and to the rear.

The proposal is to add a two storey extension above the existing first floor accommodation to the rear to create an additional 2 bed flat for rental. No work or alterations are proposed to the ground floor shop or the accommodation directly above. Both benefit from their own entrance and operate independently from the rear section of the building so they are not discussed in this statement.

Layout

The layout provides two bedrooms and a bathroom on the 2nd floor with an open plan kitchen/ living/ diner on the 3rd floor; it largely follows that of the existing flat below to simplify drainage connections.

Heritage, Design & Scale

The property lies within the Coleford Town centre conservation area so consideration has been given to ensuring the building does not detract from the existing aesthetic. No work is planned to the front of the property and the scale of the proposal means no evidence of the new work will be visible from the front either.

The property sits within a row of properties of the same size all finished with painted render, slate pitched roofs and white uPVC windows occupying a prominent position on the road into the town centre from Bank Street. This uniformity across the rear streetscape is broken up by an existing pebbledash two storey extension to the subject property constructed some years ago which now looks very dated and unsightly and detracts from the character established by the neighbouring buildings.

The comments of the conservation officer provided during the previous application have been taken on board and the revised scheme shows a traditional roughcast render finish, slate roof to match the existing and white flush fitting casements. The existing top hung windows at ground and first floor will be replaced with matching flush fitting casements also in order to provide consistency to the rear elevation.

In addition to adding much needed rental accommodation to the area the proposal will rejuvenate not just the subject property but the row of buildings it sits within and provide a far more harmonious and updated view for those entering the town from that direction.

The building footprint remains the same as the new floors will be constructed directly on top of the existing. The only increase is vertically with the addition of the two new floors. A pitched gable roof reduces the daylighting impact on the existing windows to the main body of the building and matches that of the neighbouring Angel Hotel. The ridge height of the new roof has been set below that of the existing main roof.

Landscaping

No additional buildings or changes to the external layout or landscape are proposed or required.

Access

Access to the new flat will be via a new doorway from the existing external staircase as shown on the drawings. No other alterations are proposed or required to existing pedestrian or vehicular access from the street.

No designated parking spaces or cycle storage provision exists or are proposed. There is potential for the addition of cycle storage to be added in the courtyard if deemed necessary.

Whilst designated parking for residents is always desirable it's rarely provided in town centres and the creation of a single 2 bed flat is not expected to create a problematic increase in demand. The need for additional rental property will hopefully outweigh any concerns over lack of parking provision.

Services

Electrical, water and drainage connections are already present within the existing building and no major work is required in order to adapt these to serve and supply the new floors.

Additional refuse and recycling storage areas will be created below the external stair with residents moving the boxes and bins to the roadside on collection day in line with the current arrangement.
