

Supporting Statement  
**(Design Access Statement  
Historical Appraisal and Justification)**

Detailed Planning and Listed Building Consent for  
Redevelopment of Rear Extension at  
Cressy House  
41The Burgage  
Prestbury  
Cheltenham  
Glos.  
GL52 3DL

Prepared on Behalf of  
Mr and Mrs Steadman

July 2021

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## Design and Access Statement

### **1. Introduction:**

**1.1** This Supporting Statement accompanies an application for the redevelopment of and existing extension to form a new Family/dining room, utility room, WC and enhance the existing kitchen to provide cohesive living space.

**1.2** This statement has been prepared by The Smith Hotchen Partnership in line with the planning submission requirements set out by Governmental Bodies, the Local Authority and CABE.

### **2. Site Context and Historic Appraisal:**

**2.1** Cressy House, 41, The Burgage is an historic Grade II listed house standing on the west side of The Burgage on the Northern edge of Prestbury village. The site is next to the Royal Oak public house near the junction of Mill Lane and Bowbridge Lane.

The listing description is as follows

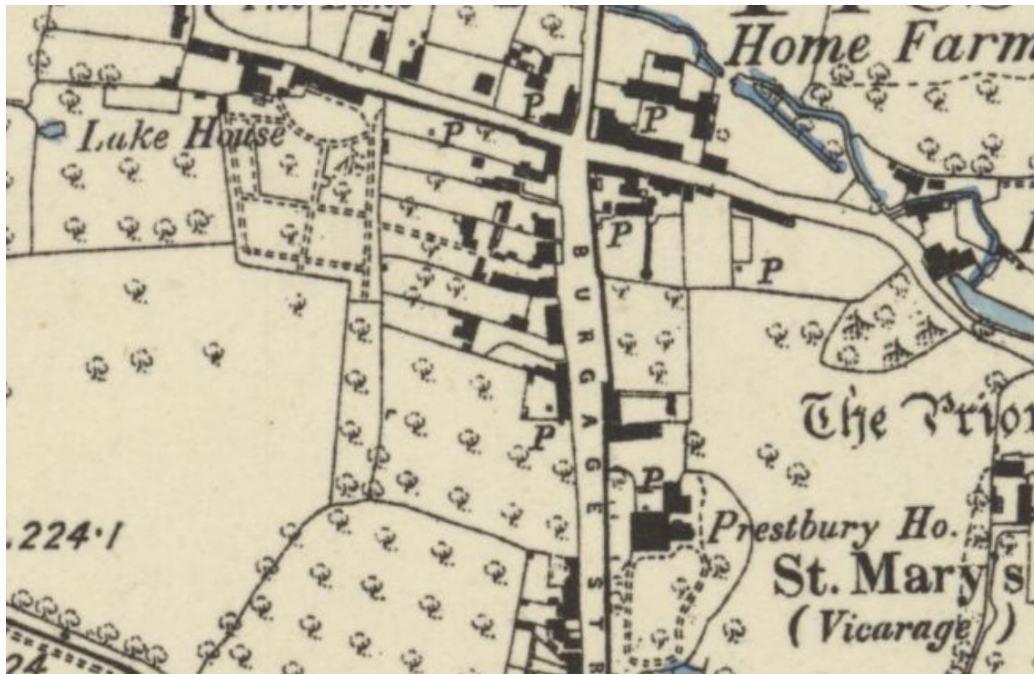
*“Detached house. Mid-late C18, substantially altered at front late C18-early C19. Ashlar facade otherwise coursed squared and dressed limestone. Stone slate at rear, slate at front, brick stacks. 'U'-shaped plan. Single storey lean-to with corrugated asbestos roof between wings at rear, not of special interest. Main body; 2 storeys and attic lit by two 2-light roof dormers. Symmetrical 5- windowed facade. All windows segmental-headed casements with single curved stone flanking a central keystone. Central C19 segmental-headed six-panel door (upper 2 panels now glazed) within a segmental-headed surround matching surrounds to windows. Projecting gabled wooden canopy supported on brackets. Deep band between floors. Moulded stone eaves cornice. Wings at rear with hipped gable ends. Stacks at gable ends of main body. Interior not inspected.”*

**2.2** The site of the proposed redevelopment of the extension, forms part of a string of extensions and conversion of outbuildings which have been a developed area for at least 170 years, the more efficient use of which is advocated by PPS1, PPS3 and Local Plan Policies CP1 & HS1. The site is also located just within the Prestbury Conservation Area, the Green Belt and is within the designated Principal Urban Area.

**2.3** Historic OS plans show that a building has been situated on the site for more than 150 years. The building which occupies the site is well set back from the Burgage, of coursed stone construction with a slate roof, the principal double fronted, ashlar stone faced, elevation is visible from The Burgage. The dwelling comprises of two clear building phases, the original building who's footprint appears on the OS of 1885 and an extension of building in 1999 which consisted of a kitchen extension and the conversion of existing outbuildings on the north west corner of the building.

**2.4** The site is, in the main, shielded from views by buildings, high brick walls, fence and trees and will only be glimpsed through the gap between the Royal Oak and 39 The Burgage. The extension itself can not be seen from any vantage point outside the curtilage.

2.5 The extract from an 1885 OS plan shows that the footprint of the outbuildings to the rear of 41 The Burgage.



2.6 Cressy House has the following planning history

- Replacement Of Damaged And Collapsed Roof (Part Retrospective)  
Ref. No: 96/00798/LA | Status: Application Permitted
- New Detached Single Garage, Single Storey Rear Extension To Form A Kitchen, Family Room And Cloakroom  
Ref. No: 99/00478/PF | Status: Application Permitted
- Demolition Of Existing Kitchen. Construction Of New Garage And Single Storey Kitchen. Conversion Of Store To Family Room And Study  
Ref. No: 99/00493/LA | Status: Application Permitted
- Replacement of 3 no. windows  
Ref. No: 14/01975/LBC | Status: Grant
- Single storey rear extension  
Ref. No: 15/00194/FUL | Status: Application Withdrawn
- Single storey rear extension  
Ref. No: 15/00194/LBC | Status: Application Withdrawn
- Replacement of existing door frames and window frame to existing rear extension with new painted hardwood door frames  
Ref. No: 15/00833/LBC | Status: Grant

- Chestnut tree - reduce by half  
Ref. No: 20/01510/CACN | Status: No objection raised
- T1: Prunus: Reduce by approximately 1meter and reshape. T2: Holly: Trim back by approximately 1 meter leaving green and reshape.  
Ref. No: 21/00264/CACN | Status: No objection raised

### **3. Use Of Site:**

**3.1** The site currently used as a residential residence.

**3.2** The current kitchen extension although well used is limited by its size and natural light arrangements which means that the areas to the north of the kitchen are not well used.

### **4. Amount and Layout Of Development:**

**4.1** The proposal is to add an additional area of modest size to the 1999 extension and reconfigure the internal spaces so that the utility and WC occupy the areas which do not require the natural light.

**4.2** The proposal is to add some 21m<sup>2</sup> (5.2x4m) of additional floor space, which will greatly improve the usability and practicality of the ground floor living space.

**4.3** The new extension will house the Family and Dining Room as well as increasing the size and workability of the existing kitchen, The Utility and WC will be housed in what was the redevelopment of an outbuilding in 1999.

**4.4** The proposal respects the setting of the existing building while being subservient to it, which are converted out buildings. The form of the new extension matches that of the existing extension, being a rectangular brick form with parapet flat roof.

**4.5** The extension would therefore not adversely harm the historic asset and wider environment. It will however have a positive impact on the sustainability of the buildings as a whole fully in line with the aims and aspirations of PPS5 and other relevant policies.

**4.7** The addition of the extension and reconfiguration of the internal space will result in the building being a more practical building in which to live and therefore by definition enhance its sustainability for the long term. There is **no loss** of original fabric of the listed building only the remodeling and alterations to structure that was added in 1999.

## **5. Scale of Development:**

**5.1** The development involves the demolition of a small part of the 1999 building works and the construction of a new extension of a similar size and scale to the rear. The building is of a domestic scale and proportion in terms of it's overall massing and form.

## **6.Landscape:**

**6.1** The rear garden is currently paved at the rear of the house with concrete slabs and areas of gravel. The rear is laid to lawn. The boundary fences and brick walls will be unchanged. The area of non-permeable surfaces will not increase as new surfacing will be permeable

## **7. Appearance:**

**7.1** The proposed building uses traditional materials and building forms and matches the existing extension in terms of form and materials with, however, a modern window style and system.

**7.2** The new extension is directly inline with the 1999 extension and therefore does not obscure or impinge any further on the listed building.

## **8. Access:**

**8.1** The application site is accessed directly from The Burgage

## **9 Policy**

**9.1** This is previously developed site in a sustainable location whose development accords with the main aims of PPS1 and PPS3, and complies with Local Plan Policies CP1, CP3, CP5 and HS1.

**9.2** The primary purposes of Green Belt designation, as identified in paragraph 1.5 PPG2, and set out at 2.6 above.

This includes checking sprawl, preventing towns from merging into one another, and assisting in safeguarding the countryside from encroachment.

**9.3** This site is surrounded by the houses and gardens of houses on all four sides. It is a landlocked site. The Green Belt policy in terms of achieving the purposes outlined above, is totally in effective. Accordingly, development upon it would not cause harm to the openness of the Green Belt.

**9.4** In terms of the effect of the proposal on the character and appearance of the area, there is no view from the North, South, East or West due to the position of the main body of the house.



**9.5** This lack of harm on both counts through the site's location in the built-up area of the village thus amounts to the very special circumstances sufficient to outweigh the presumption against any inappropriate development in the Green Belt. The development is therefore not in conflict with the main aims of PPG2 guidance.

**9.6** The scale and proportions of the proposal are entirely in keeping with the character and appearance of the conservation area.

This is the aim of PPS5 '***aim is that and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.***'

We trust that this document sets out the benefits and clear reasons why this scheme should be permitted and indeed desirable and look forward to any comments you may have at this time.

Thank you for your help in this matter.

Yours sincerely,

A.J.Smith RIBA

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# CRESSY HOUSE

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## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1153300

Date first listed:

25-Feb-1987

Statutory Address:

CRESSY HOUSE, 41, THE BURGAGE

## Map

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1153300.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 04-Jul-2021 at 12:15:05.

## Location

Statutory Address:

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## CRESSY HOUSE, 41, THE BURGAGE

The building or site itself may lie within the boundary of more than one authority.

**County:**

Gloucestershire

**District:**

Cheltenham (District Authority)

**Parish:**

Prestbury

**National Grid Reference:**

SO 96680 24086

## Details

SO 9624 PRESTBURY THE BURGAGE (west side)

17/46 No 41 (Cressy House)

GV II

Detached house. Mid-late C18, substantially altered at front late C18-early C19. Ashlar facade otherwise coursed squared and dressed limestone. Stone slate at rear, slate at front, brick stacks. 'U'-shaped plan. Single storey lean-to with corrugated asbestos roof between wings at rear, not of special interest. Main body; 2 storeys and attic lit by two 2-light roof dormers. Symmetrical 5-windowed facade. All windows segmental-headed casements with single curved stone flanking a central keystone. Central C19 segmental-headed six-panel door (upper 2 panels now glazed) within a segmental-headed surround matching surrounds to windows. Projecting gabled wooden canopy supported on brackets. Deep band between floors. Moulded stone eaves cornice. Wings at rear with hipped gable ends. Stacks at gable ends of main body. Interior not inspected.

Listing NGR: SO9668024086

## Legacy

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The contents of this record have been generated from a legacy data system.

Legacy System number:

134450

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

**Date:** 23 Aug 1999

**Reference:** IOE01/01492/08

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Your Contributions

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