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CONSTRUCTION
SERVICES LTD

Design & Access Statement

Construction of a sing and 2 storey rear extension

at

Molly's Cottage
Condicote
Gloucestershire
GL54 1ES

Grid Ref: SP 15339 28328



Prepared for:

Ms E Harrison



1.0 Introduction

- 1.1 On behalf of our client, we wish to submit a Householder Planning application for the construction of a rear extension at Molly's Cottage, Winchcombe
- 1.2 The extension will replace the existing decaying timber conservatory
- 1.3 All proposed works will be located on the rear elevation of the property, therefore will have a negligible impact on the street scene
- 1.4 The building is not listed or located within Condicote's Conservation Area, however it is located within the Cotswold AONB
- 1.5 It is supported by the following documentation:

Drawing MC.C.SU.01
Drawing JC.W.SU.02
Drawing JC.W.PR.01 Rev B
Drawing JC.W.PR.02 Rev A

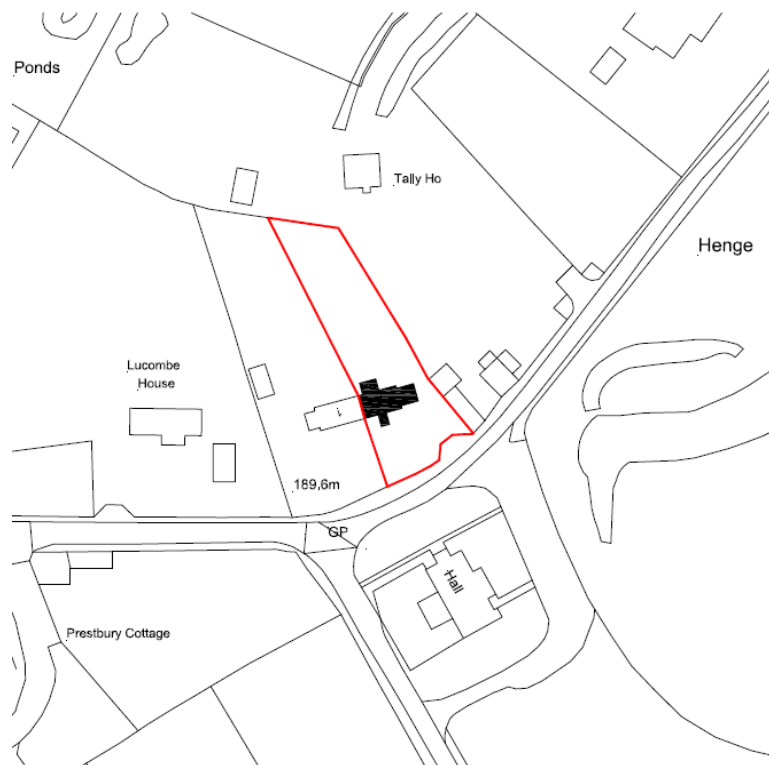
Existing Floor Plans and Elevations
Existing Site Details
Proposed Plans and Elevations
Proposed Sections and Site
Details

2.0 Site Evaluation

2.1 Condicote is a small and remote parish lying on an exposed slope of the Cotswolds three miles northwest of Stow-on-the-Wold

2.2 Molly's Cottage

2.2.1 Molly's Cottage is located on Longborough Road, on the south easterly extent of the village and forms eastern half of a pair of semi-detached dwellings



2.2.2 The property is set back from the roadside, which provides generous car parking. It also benefits from a large rear garden,

2.2.3 The property is constructed of rustic-finished red brick with exposed concrete lintels over openings. The roof slopes consist of plain concrete tiles.

2.2.4 The property is laid over 2 floors. The ground floor comprises of a reception room, kitchen and dining room, bathroom, bedroom, and shower room. The first floor comprises of 3 bedrooms and a bathroom.

2.2.5 It is not known when the property was originally constructed.

2.2.6 The building has been extended to the rear, in the form of a timber framed conservatory. This is currently utilised as a utility and boot room. The roof now leaks and is causing the timber to decay.

3.0 Previous Planning History

3.1 According to Cotswold District Council's online records, there is no history of any planning applications relating to the building.



Above: rear elevation



Above: rear elevation



Above: existing conservatory

4.0 Proposals

4.1 The proposed works will consist of the following:

- *Demolition of existing timber framed conservatory*
- *Construction of a single and 2 storey extensions to the rear of the property*
- *The single storey element will replace the existing conservatory. The 2-storey element will extend the existing kitchen on the ground floor, and the bedroom on the first floor*
- *The extension will be constructed from timber frame and finished with composite slatted cladding*
- *The existing catslide roof to the rear dormer window will be replaced with a pitched roof, to match the remaining dormer windows*

5.0 Design & Access

5.1 Amount of Development

5.1.1 The proposed development is deemed minor, as the footprint will only be increased by 26.3m²

5.2 Use

5.2.1 The building is retained as a private residential dwelling

5.3 Layout

5.3.1 The existing first floor layout will be retained. The proposed utility and boot room will replace the existing conservatory. The existing kitchen and bedroom will be extended but not relocated

5.4 Scale

5.4.1 All proposed works have been designed to ensure they remain subservient to, and do not detract from, the existing building

5.5 Appearance

5.5.1 The proposed extension will have a traditional form and be in keeping with the existing building's proportion and scale.

5.5.2 More durable materials have been selected to improve the performance and efficiency of the building

5.5.3 The pitched roof over the rear dormer window is proposed to reflect the dormer windows to the front elevation

5.5.4 No works are proposed to the façade of the building

5.6 Access

5.6.1 No changes to the access are proposed