

DESIGN AND ACCESS STATEMENT

ALTERATIONS AND ADDITONS

AT

**HILL VIEW
33 EASTLEACH**

FOR

MS A BROWNRIGG-GLEESON

November 2021

Prepared by:

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1. CURRENT SITUATION

Hill View is a semi-detached workers cottage which has been modified and extended over the years. The latest edition comprises of a two-storey extension which was constructed from reconstituted stone (Bradstone). The extension was added to the east and south of the original range. It appears that no work has been completed on the property since the extension was added and the property is now in need of refurbishment and improvement.

Hill View has been recently purchased by our client who wishes to create a family home. The current layout requires alterations. A sympathetic addition is also proposed to the east and the poor-quality reconstituted stone is to be covered.

2. PREVIOUS PLANNING HISTORY

There is no planning history on the Council's online register.

3. PROPOSALS

The proposal includes a single storey addition in the form of a 'bay' window which provides additional floor area on the ground floor, creating an open plan, kitchen/dining/family space. Internal alterations on the ground floor include the relocation of front door, creation of new door opening to the kitchen, altering the opening to the south gable and inserting a pair of French doors and erection of a stud wall to create the ground floor w/c.

Further internal alterations on the first floor include a reconfigured staircase and alterations to the stud partitions to create four double bedrooms, one en-suite and a family bathroom. A dormer window is proposed to be inserted on the north elevation which will interrupt the uncharacteristic solid plane of roof tiles which are part of the extension added in the 70's/80's. The window openings are to be altered on the east elevation and a dormer window is also to be added here, capturing the views to the west of the property.

Two rooflights are to be added to the 'original' roof slopes, one on the rear to allow light into the new family bathroom and one to the front elevation, introducing light over the staircase.

Externally all the windows in the 1970's/80's extension, which are currently, poor conditioned timber storm casement windows, these are to be replaced with new traditional painted timber flush casement windows. The reconstituted stone is to be clad in vertical larch boarding, left to silver naturally.

4. MATERIALS

The original core of the property is constructed from natural stone and is of a high standard. The later extension is constructed from a low-quality reconstituted stone which is of a poor match with regards to colour and texture to the original stonework and has a negative contribution towards the property and the conservation area.

It is proposed that larch vertical timber boarding clads the poor-quality reconstituted stone. The timber boarding will then be left to silver naturally to complement the original stonework.

5. EXISTING IMAGES



Existing south elevation - Poor quality reconstituted stone and timber storm casements.



Existing north elevation – Large roof scape on Bradstone addition added to the East.



Existing front door – Good quality natural stone to the original core of the property and poor quality Bradstone which is not a close match in colour or texture to the original stonework after approx. 45 years weathering.

6. ACCESS

No change of access is proposed.

EASTABROOK ARCHITECTS

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