



■ Design and Access Statement
Change of use from an office to apartments:
Fraser House
Wadham Close
Southrop
Lechlade
GL7 3NR

Our ref. 21-028-P-DAS01
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■ INTRODUCTION

This Design and Access Statement is submitted to support a full planning application for the conversion of Fraser House from an office to a to 4x 2 bedroom apartments including a single storey extension, insertion of new windows, insertion of rooflights, replacement doors and windows. The property is Grade II listed. Planning permission was granted on 18th December 2014 for the change of use to a single private dwelling (planning reference number 14/04689/LBC). This permission has now lapsed.

■ SITE ASSESSMENT

A large residential development has taken place to the rear of Fraser House. The surrounding area is now predominantly residential. There is a large tarmaced parking area to the front of the property and a courtyard to the rear. Fraser House is bounded by dry stone walls. The adjacent barn, formally known as Wychwood, was converted from an office to a residential dwelling in 2015. The proposed extension is well screened by the existing walls and fencing.

■ ACCESS

There is vehicular and pedestrian access to the property from Whadham Close. There is plenty of on site parking and a drop off area outside the front doors for disabled visitors. There is a small step up into the property. The proposed alterations will not make the access to, or within, the property any worse.

■ APPEARANCE

Fraser House is a traditional stone barn with natural stone slates on the front roof slope and plain concrete tiles on the rear slope. The windows and doors are modern styled painted timber. The building has previously been converted into offices, with a modern interior. The proposed design will not harm the grade II listed building. The single storey rear extension has been designed to be a contemporary addition. The proposed lean-to has an agricultural feel, finished with metal sheet roofing and cladding. The extension is a modern extension as as not to confuse the historical development of the building.

■ SCALE

The proposed extension is clearly subservient to the main building.

■ LISTING

At the time of writing the listing text of Fraser House could not be found. Below is an extract from Historic England's website:

Name: BARN IN DEPOT OF HINTON AND GALE LIMITED

Designation Type: Listing

Grade: II

List UID: 1089205

■ JUSTIFICATION

Fraser House is now set within a residential area. The conversion of the property from office to residential can take place without much alteration to the exterior of the property. Planning has previously been granted for the conversion of the building into a single dwelling. It was felt that the rear garden was too small to suit such a large residence. The proposed creation of four dwelling flats with ample parking and private amenity space will provide affordable homes in the village. The interior of the property is of modern construction with modern finishes. There will be no loss of historic fabric as part of the internal alterations.