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Construction  
Services Ltd

*Ref:* 4, High Street, Stanton  
Planning Application for re-roofing and alterations

# Design and Access Statement

*Project:*  
4 High Street, Stanton, Glos

*Description:*  
Re-roofing, insertion of new conservation roof windows,  
and alterations to existing windows.

*Prepared by:*  
Ian Povey –2022

## 1.0 Introduction

- 1.1 This document has been prepared as part of a Householder Planning and Listed Building Consent application for the site outlined above.
- 1.2 It is proposed re-roofing works are undertaken to rectify defects and eliminate ongoing leaks. In addition, it is proposed to construct a dormer to replace an existing roof light on the rear part of the house, which will allow for a shower to be installed within the bathroom. It is also proposed to insert 2 conservation roof windows and relocate a window on the rear of the house, to improve natural light levels
- 1.3 The property is Grade II listed and was listed in 1960 along with number's 1 - 3.
- 1.4 It is supported by the following documentation:

Drawing 4.HS.S.SU.01-0  
Drawing 4.HS.S.PA.01-A  
Drawing 4.HS.S.PR.02-0

Survey Drawing  
Proposed Alterations  
Dormer Window Detailing

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## 2.0 Site Evaluation

### 2.1 Stanton

2.1.1 Stanton is a village and civil parish in Tewkesbury Borough, Gloucestershire.

2.1.2 The village is a spring line settlement at the foot of the Cotswold escarpment, approximately 3 miles southwest of Broadway

2.1.3 The village is one of the most picturesque villages in the north-Cotswolds and is constructed almost completely of Cotswold stone. As a result, a large proportion of the buildings are Listed.

2.1.4 The complete village is a Conservation Area and is located within the Cotswold Area of Outstanding Natural Beauty

### 2.2 Site

2.2.1 The proposal site is located in the centre of the village, to the southwest of St Michael's Church



## 2.3 Site –Site Specific

- 2.3.1 Number's 1 –4 form a terrace of four cottages in 2 sections, possibly dating from the late 17<sup>th</sup> century, with early 20<sup>th</sup> century alterations
- 2.3.2 The buildings are constructed from local stone and finished with a stone slated roof, with parapeted gables and stone dormers.
- 2.3.3 The terrace, together with a large part of the village, was bought by Sir Phillip Stott in the early 20<sup>th</sup> century. He renovated the properties and added the communal facilities to the rear of Nr 4. After World War 2, Nr's 3 and 4 were bought as a separate freehold. In 1955, private bathroom facilities were installed within the property
- 2.3.4 The property was added to the List of Buildings of Special Architectural or Historic Interest at Grade II on 4th July 1960, with many properties within the village. It is therefore deemed by Historic England to be nationally important and of special interest. The list entry for the house reads as follows:

*Terrace of 4 cottages, in 2 sections. Possibly late C17, early C20. Well-squared, coursed stone to Nos 1 and 2, roughly-squared, wide front, wide archway second bay on left, 2 rooms deep, except bays 2 and 3, 1 1/2 storeys. On left, boarded door, Tudor arch, hoodmould: 3-light mullioned window, hoodmould. Above 2-light mullion window with hoodmould, in gabled dormer with parapet. Wide archway, timber lintel just below eaves. Half-glazed door up brick step, deep stone lintel: 3-light mullioned window, 3-light casement over. Parapet gable left end, ridge chimney to left of archway, and at right end. To right, ground floor 3-light mullioned window, hoodmould; half-glazed door up one stone step, deep stone lintel. Three-light mullioned window with hoodmould, boarded door up 2 stone steps, timber lintel. Above wall carried up into dormers, 2-light mullioned windows, left with hoodmould and parapet gable, right moulded string course, hipped roof. To right, 3-light mullioned window, 2-light above, both with hoodmoulds, parapet gable, roll ridge. Roof higher than in Nos 1 and 2; ridge chimneys centre and right end. On right further, plain gable, with parapet, arched recess at foot for water tap, chamfered arris on right running out top and bottom.*

- 2.3.5 Previous planning history for the property consists of:

<b>10/00681/LBC</b>	<b><i>Proposed internal alterations and demolition of rear outbuilding.</i></b>	<b><i>Consent</i></b>
<b>10/00805/FUL</b>	<b><i>New opening in the north wall, alterations to the existing stores to form a utility room and replacement of windows on east elevation.</i></b>	<b><i>Permit</i></b>
<b>10/01269/LBC</b>	<b><i>Proposed internal alterations and demolition of rear outbuilding (Revised scheme including alterations to utility room door and window positions and alterations to boundary wall – previous approval 10/00681/LBC) (Grade II Listed Building Ref. No. 25/70).</i></b>	<b><i>Consent</i></b>

10/01397/FUL	<b><i>New opening in the north wall, alterations to the existing stores to form a utility room and replacement of windows on east elevation. (Revised scheme including alterations to utility room door and window positions and alterations to boundary wall – previous approval 10/00805/FUL).</i></b>	<b>Permit</b>
16/01035/FUL	<b><i>Conversion of external stores into garden room together with erection of timber garden shed.</i></b>	<b>Permit</b>
16/01036/LBC	<b><i>Conversion of external stores into garden room together with erection of timber garden shed.</i></b>	<b>Consent</b>



**Above: 4 High Street, front elevation**



**Above: Existing rooflight over bathroom**



Above: Location of proposed dormer window



Above: 4 High Street, rear elevation



Above: 4 High Street, rear elevation



Above: Rear bedroom

### ***3.0 Design Proposal***

3.1 The proposed alterations to 4 High Street are as follows:

- Replacement of existing roof window to the first-floor bathroom with a Cotswold-style hipped dormer window
- *Insertion of 2 x CR08-2 Conservation roof lights over rear bedroom, to increase natural light*
- *Careful removal of existing casement window for re-use, formation of a new window opening, and infilling of the existing opening using previously removed stone; installation of previously removed casement window*
- *Re-roofing of the entire property. The roof slopes facing the highway will be finished with new stone slates. The roof slopes to the rear of the property will be finished with Cardinal reconstituted stone slates*

### ***4.0 Heritage Impact Assessment and Considerations***

- 4.1 The alterations are proposed to improve the usability of the property. The current roof suffers from leaks that small, localised repairs have not remedied. It is therefore proposed to re-roof the whole property with new slates.
- 4.2 In relation to the dormer window, this has been designed to allow sufficient room to install a shower, for ease of access. This will replace a modern Velux-style conservation roof window with a sympathetically designed dormer, in keeping with the building and surrounding area. In addition, it will be constructed over the existing roof purlin to ensure they are retained.
- 4.3 When the rear bedroom was created in 2010, the existing window openings were utilised. As the openings are located just above floor level, natural light entering the space is minimal. It is therefore proposed to relocate the main window higher, and centrally in the gable, to vastly improve the light levels. It is proposed to reuse the removed stone to infill the previous opening, to minimise the loss of natural light.
- 4.4 In addition, it is proposed to install 2 CR08-2 415 x 675mm Conservation roof lights in the roof slope. These will be installed above the roof purlin to ensure it is retained



## **5.0 *Design & Access***

### **5.1 Amount of Development**

5.1.1 The amount of development is deemed minimal as it involves no increase in footprint.

5.1.2 In relation to the dormer window, it is proposed to construct this at the location of an existing roof window. This will minimise the impact on the historic asset. In addition, it will be constructed over the existing roof purlins to ensure they are retained

### **5.2 Use**

5.2.1 The property will remain a residential dwelling (C5)

### **5.3 Layout**

5.3.1 No alterations to the layout of the building are proposed

### **5.4 Scale**

5.4.1 All proposed works will remain subservient and sympathetic to the existing structure

### **5.5 Appearance**

5.5.1 The design of the dormer window reflects details found with Cotswold District Council's Traditional Dormer Windows Design Guide and will be finished with exposed oak frame with lime mortar cheeks.

5.5.2 A hipped design has been adopted for the roof of the dormer to soften its impact within the elevation. It will be finished with stone slates to match the existing roof.

5.5.3 The located casement window will be in keeping with the existing building and is felt to have no adverse effects on the overall aesthetic

5.5.4 The selected roof lights are small and of a style that reflects the historic asset and the surrounding area.

### **5.6 Landscaping**

5.6.1 No landscaping works are proposed as part of this application

### **5.7 Access**

5.7.1 The vehicle access will not be altered in any way.

## 6.0 Appendix

### Listing

#### 1-4, High Street

Entry Name: 1-4, High Street  
Listing Date: 4 July 1960  
Last Amended: 7 September 1987  
Grade: II  
Source: Historic England  
Source ID: 1091831  
English Heritage Legacy ID: 134853  
Location: Stanton, Tewkesbury, Gloucestershire, WR12  
County: Gloucestershire  
District: Tewkesbury  
Civil Parish: Stanton  
Built-Up Area: Stanton  
Traditional County: Gloucestershire  
Lieutenancy Area (Ceremonial County): Gloucestershire  
Church of England Parish: Stanton and Snowhill  
Church of England Diocese: Gloucester

#### STANTON HIGH STREET

SP 0634-0734

(north side)

11/70 Nos 1 - 4 (consecutive)

(previously partly listed as

4.7.60 Nos 2 - 4 consecutive)

GV II

Terrace of 4 cottages, in 2 sections. Possibly late C17, early C20. Well-squared, coursed stone to Nos 1 and 2, roughly-squared,

coursed stone Nos 3 and 4, stone slate roof. Long U plan, 6-unit wide front, wide archway second bay on left, 2 rooms deep, except bays 2 and 3, 1 1/2 storeys. On left, boarded door, Tudor arch, hood mould: 3-light mullioned window, hood mould. Above 2-light mullion window with hood mould, in gabled dormer with parapet. Wide archway, timber lintel just below eaves. Half-glazed door up brick step, deep stone lintel: 3-light mullioned window, 3-light casement over. Parapet gable left end, ridge chimney to left of archway, and at right end. To right, ground floor 3-light mullioned window, hood mould; half-glazed door up one stone step, deep stone lintel. Three-light mullioned window with hood mould, boarded door up 2 stone steps, timber lintel. Above wall carried up into dormers, 2-light mullioned windows, left with hood mould and parapet gable, right moulded string course, hipped roof. To right, 3-light mullioned window, 2-light above, both with hood moulds, parapet gable, roll ridge. Roof higher than in Nos 1 and 2; ridge chimneys centre and right end. On right further, plain gable, with parapet, arched recess at foot for water tap, chamfered arris on right running out top and bottom.

Listing NGR: SP0683034267