

# YIANGOU

## DESIGN AND ACCESS STATEMENT

PROPOSED GARDEN ROOM EXTENSION AND CREATION  
OF NEW DORMER WINDOW TO THE FIRST FLOOR  
AT  
GLEBE COTTAGE, DUNTISBOURNE ABBOTTS,  
CIRENCESTER, GL7 7JN

Mr and Mrs Jamal

March 2022

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## **1 Introduction**

Glebe Cottage is an unlisted building which sits within the Duntisbourne Abbots Conservation Area.

It is a modest dwelling which directly fronts the village road and is next door to the village hall which sits to the south west.

## **2 Proposal**

This application seeks permission for the construction of a garden room and one new first floor dormer window, all to the rear elevation of the property (to match existing adjacent) and sitting within the enclosed and secluded rear garden.

The property to the North West of Glebe Cottage is the Grade 2 listed Old Rectory but because of its extensive grounds and intermediate boundaries, this proposal would have very little, if any affect, on that dwelling.

## **3 Materials**

The proposed garden room is a single storey structure by Vale Garden Rooms, using a pointed timber structure and joinery and atrium rooflight tucked behind a timber parapet cornice.

## **4 Access**

Apart from some very small adaptations to the terrace and garden, this proposal has no affect on access into the property.

Yiangou Architects

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