

Gardeners Cottage Design and Access Statement



Proposal

New front porch, Rear single story flat roof extension, internal and external alterations.

Site Location

The site is located on Church Lane in the hamlet of Whaddon, GL4 0UE, with Gloucester city to its north. The site is not restricted but is within 50m of a Grade II* listed Church. To the North and West boundary of the site is the old Wynstones School which has operated since 1937 but was closed in 2020, the property was part of the school and for most of its life housed the school janitor. Since the closure of the school the plot was sold as a detached property.

Design

Gardeners Cottage is a two storey red brick Victorian home that has been extended to the back to provide further accommodation, this extension was done in a slightly miss matched brick but is not noticeable from the street scene, however when comparing the extension to the main body of the building, there is an evident change in style.

Proposed Design



A new porch is proposed to the front of the property, this will provide the much needed space to store boots and coats.

The proposed rear single story square extension with a softened rounded corner is to be built from brick, matching existing as close as possible. Large glazed doors to south and west elevations of the extension as well as a large roof window to allow maximum natural daylight. A log burner is also proposed to the bottom corner of the extension.

To the south of the property a small open fronted oak lean-to providing cover from rain.

On the first floor, alterations to the west elevation by replacing the existing window with two obscure bathroom windows. Replacement of the south facing window with a double sliding door allowing much more natural light as well as serving as a fire escape and providing ease of access for maintenance of the flat roof and lantern.

Church of St Margaret



The church of St. Margaret is a Grade II* listed church. Its a 13C ancient building of stone, consisting of chancel, nave without aisles, north porch, and an embattled ashlar tower to the west containing three bells. Most of the windows are plain lancets, that is, with pointed heads but no tracery. It has a stone slate roof. The present tower was added during the 15th century. There is a moulded and pointed arched north doorway with carved head labels to hoodmould, the door itself is plank wood from the 19th century.

Visual Impact

On the street scene there is a mixture of buildings and styles. The front of the property is Victorian and matches the style of the original school building to its north east. The other properties off the road and in the vicinity have a mixture of Georgian, Victorian and more contemporary style of architecture. To the north and east of the property are some very commercial looking school buildings

Although the church is within 50m of the property, it is set in its own plot away from the road and quite hidden due to the mature trees , evergreens and hedges along the road boundary and only visible through the gated site entrance to the north east of the church.

Gardeners Cottage (A) is of the same Victorian red brick and style as the main body of the old school (B). The two school buildings to the east of the property are very commercial and warehouse looking, made from brick under what looks like asbestos as well as timber cladded hall under a corrugated metal roof (C&D). The cottage to the east (E) is of stone under a modern tiled roof with an obvious modern extension to the side matching existing. Properties to the south of Gardeners Cottage (G&H) have a more modern and Georgian feel to them.



The proposed extension to Gardeners Cottage is to the rear of the property, its a single story extension which will be hidden from the street scene by the timber fence along the sites boundary. Due to the church being hidden in its own site and secluded from the main road and street scene as well there being a mixture of architectural styles in the vicinity, it is considered that no substantial negative impact is to be expected to the listed church as a result of the proposed development to Gardeners Cottage.