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**Heritage/DAS
for
Proposed Extension
to
4 Coates Mill Cottages,
Winchcombe,
Glos. GL54 5NH**



Proposals. It is proposed to construct an extension to the rear of the property to create a larger Kitchen /Diner and WC on the ground floor. A modern concrete block wall will be removed internally to create an open plan space and Photo Voltaic slates will be added to the rear roof slope to reduce energy costs.

Location. The property lies on the southern outskirts of Winchcombe and lies within the Winchcombe Conservation Area and the Cotswold AONB

Scale. The property is a modest end of terrace Cotswold stone cottage under a natural slate roof and sits within its own reasonable plot.

All are shown clearly on the application drawings AF/22/01

Design. The property has remained relatively unchanged externally through its history.

There is only one nearby Listed Building which is Coates Mill House located at the easterly end of the terrace some 25m away. It is Listed Grade II. The proposed extension is located on the rear, southeastern side of the property. The existing privy will be removed and the existing dry stone retaining wall will be removed and reconstructed further into the garden to enable the development. The lean to extension will be constructed of natural stone elevations under a standing seam roof with aluminium glazed screens to allow light into the property and provide an improved layout to the ground floor living space.

The extension will sit well on the property whilst not imposing on the neighboring cottage.

Access. Access to the property is direct from the lane which will remain unaltered.

Parking. There is parking for numerous vehicles within the generous plot at the property and that will remain.



4 Coates Mill Cottages. Rear Elevation