

TEMPLATE:

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

(no planning application required)

Name and address of proposed development site –

Mr & Mrs Badger, Brooklyn Cottage, Park Road, Chipping Campden, GL55 6EA

List Description

Please provide the grade of the building (I, II*, II) and a copy of the list description

Grade II

Proposed Development or Works–

Please provide a brief description of the proposed development or works

Replace three chimney mortar fillets with lead flashing

Consultation -

How have you consulted the local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals? If so, please give details.

No

DESIGN COMPONENTS

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings?

Not applicable

Scale -

How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building?

Not applicable

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

The application is to replace the mortar to the junction of the brick chimneys to the thatch.

The mortar cracks and leaks because the thatch moves and this causes problems.

Other thatched properties in the area have resolved this issue by using lead flashing.

The proposal will be in keeping with the appearance of the building and will help to conserve it by preventing the ingress of water.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –

Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance ? if there are any impacts, how will these be minimised or mitigated ?

The historic england listing for brooklyn refers to the rubble walls and thatched roof. The proposal will enhance the appearance of the roofing. The listing also refers to the original building having been two cottages and would explain the three chimneys.

Setting –

Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

The cottage is in a contiguous row of cottages of similar type although the appearance vary. Many of the other properties have had flashing at the junction of the chimney to roofs. This proposal will be in keeping with surrounding buildings.

ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues ? If so, please give details.

No

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

Not applicable

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.

Not applicable

Emergency access

Is there sufficient access for the emergency services ?

Not applicable