

DESIGN & ACCESS STATEMENT

Design & Access Statement

Renovation & extension to
existing gazebo to form annex
accommodation at;

The Old School
Cold Ashton
Gloucestershire
SN14 8JU

Mr & Mrs Trapp

AA.21.86

Armstrong
architecture

Design and Access Statement

Pursuant to Section 42 of the Planning and Compulsory Purchase Act 2004 and Government Circular 01/2006, the following Design and Access Statement has been prepared in order to demonstrate the acceptability of the proposed conversion of The Gazebo, The Old School, Cold Ashton, Gloucestershire, SN14 8JU by considering the planning history of the site, the heritage and the design.

Site Description

The site is located on the eastern side of the village, Cold Ashton, Gloucestershire. The Old School has a landscaped garden to include mature planting which offers privacy from the houses along Hydes Lane. The Gazebo is situated in the rear garden of The Old School adjacent to farmland.



Google Earth. 2020

History of the Site

Cold Ashton was designated a conservation area on 16th February 1983, The Old School falls within and forms part of this conservation area. The Old School is the primary building on the site and is currently being used as a domestic property, as its name suggests its historic use was as the village school. The Old school is accessed from Hydes Lane opposite a row of traditional stone cottages. Further along Hyde's lane to the east the listed property 'The Thatched House' is situated, and to the north of The Old School is Holy Trinity Church, also a listed building.

Development Process

The site in relation to this application has some previous Planning history. The below applications are recorded on the Council's records;

- P21/05221/TCA – Works to fell 1 no. Lawson Cypress (T13) and 1 no. Whitebeam (T15) – Withdrawn
- PK17/1993/TCA – Works to fell 1no Scots Pine (T6), 1no Tree of Heaven (T12), 1no Silver Birch (T17) and 1no Scots Pine (T19) – Split Decision
- PK15/4090/TCA – Works to 1no. Weeping Willow tree to re-pollard back to previous points – Decided, No objection
- PK13/2105/TCA – Works to remove Beech hedging – Decided, No Objection
- PK04/3623/F – Erection of single storey extension to existing gazebo with balcony and terrace to form additional living accommodation for ancillary use - Approve with conditions
- PK02/0201/F – Erection of first floor side extension to provide bedroom – Approve with conditions

Planning Policy

The main planning policies which relate to this development are in respect of the location of the site within the Cold Ashton Conservation Area and relating to the standard of development proposed given its rural and historic setting.

In respect of the South Gloucestershire Local Plan policies sites and places plan adopted November 2017, core policy PSP38 permits residential extensions subject to them being satisfactory in terms of design and visual amenity, residential amenity, parking and highway safety.

South Gloucestershire core policy CS1 requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by respect and enhance the character, distinctiveness and amenity of both the site and its context.

In respect of landscape, core policy PSP2 ensures that development proposals should seek to conserve and where appropriate, enhance the quality, amenity, distinctiveness, and special character of the landscape. Furthermore, development should conserve and enhance the natural and scenic beauty of the landscape in areas including the Cotswolds AONB.

Core policy CS34 sets out the Council's vision for the rural areas within the district. Per CS34, proposals should protect, conserve and enhance the rural area's distinctive character, beauty, wildlife, landscape, biodiversity and heritage and should protect the designated green belt and AONBs from inappropriate development.

The site is in the Bristol/Bath greenbelt. Development in the greenbelt is strictly controlled to preserve their fundamental aim, which is to prevent urban sprawl by keeping land permanently open. PSP7 of the local plan expands on proportionality and sets out the additions that result in a volume increase of up to 30% over and above the volume of the original building are likely to be acceptable, whilst additions up to 50% (and over 30%) stand to be carefully considered.

CS9 of the Core Strategy requires heritage assets to be preserved, respected and enhanced in a manner appropriate to their significance.

South Gloucestershire core policy PSP17 submits that development proposals should serve to protect and where appropriate, enhance or better reveal the significance of heritage assets.

Use

The Gazebo currently requires light renovation in order to update it to modern living standards however the previous owners used the building as an office and additional bedroom space. The gazebo has an existing heating system including a night storage heater and a radiator fed from the host dwellings central heating system.

The Gazebo is proposed to remain as ancillary accommodation to the host dwelling whilst offering the provision of accommodation for guests, friends and family.

Amount

The internal design has been carefully thought through in order to maximise the internal space within the existing building, limiting any additions required to it. The proposals are to increase the ground floor by circa 27 square meters with an open plan south facing lounge extension and small eastward projecting lean-to shower room. The conversion will have minimal impact on the greenbelt, development within which and at this location has already been established by the existing gazebo structure.

Layout

The current layout of the gazebo is limited due to the size and nature of such a building. The gazebo has a single open room on the ground floor and a single open room on the first floor, accessed via an external spiral staircase.

The new proposed single storey extension offers the gazebo a new entrance and lounge area with the existing ground floor area being used as a kitchenette breakfast room and separate shower room.

The existing spiral staircase forms a pleasant feature and has therefore been incorporated into the new design to ensure as much detailing is retained as possible, this leads up to the new bedroom and enclosed roof terrace.

Appearance

The proposals carefully take into consideration the host dwelling and surrounding properties within the conservation area using materials already found on properties within the locality. The proposal does not adversely affect the Conservation area of Cold Ashton nor the surrounding historic environment. Furthermore, the proposals will enhance the property by making it habitable accommodation of a high standard, rather than leaving the property mainly empty which would result in the property deteriorating further.

The appearance internally will be of a high quality design, in keeping with the style of the building.

Landscaping

The proposed does not give rise to any strategic or structural planting issues, however all existing planting and trees are to be maintained.

Access

The access to the gazebo and the host dwelling will remain as it is at present. No adjustments to vehicular access will be made and the site will continue to be accessed by vehicles off 'Hyde's Lane'. Pedestrian access into the gazebo will be remain through the garden of The Old School.

Statement of Significance

The proposed development is related to a gazebo that is detached from the existing primary dwelling. The Gazebo is of recent and modern construction therefore has minimal historical significance. The proposed extension is also of minimal size and scale therefore will have minimal impact on the host dwelling/grounds.

Conclusion

The proposals provide a carefully considered improvement to the gazebo with thorough consideration given to ensure it has minimal impact on the host dwelling and the surrounding properties. The renovation and continued use of the gazebo as a subservient structure to The Old School will ensure its long term upkeep and enjoyment, and maintains the wider appearance of an important local asset.

The works proposed within this application represent a high standard of design and are compliant with the Council's planning policies as set out in the South Gloucestershire Local Plan.

End of Design & Access Statement