

HERITAGE STATEMENT

New garage

The Old School House, Plunder Street, Cleeve

The Old School house is a Grade II Listed Building. The listing reads as follows:

*CLEEVE C.P. PLUNDER STREET (north west side)
ST 46 NE
6/27 Old School House
G.V. II*

House. Possibly C16 origin, alterations in 1836 when adapted for use by master of adjacent village school (q.v.), C20 alterations. Random rubble, pantiled roof with stone ridge and gable stacks. Original 3-room and cross entry plan. 1 1/2 storeys, 3 windows, all C20 glazing, ground floor has 4-light casement, door, 6-light and single light casement, all with splayed stone heads, 3 small gables above, each with 2-light casement and hood mould, single storey addition to right with 3-light casement and hipped roof. Left return has 2-light and 3-light casement at ground floor, two 2-light casements at first floor. Interior: not inspected.

The proposal is to construct a garage on the derelict tennis court to the southwest of the dwelling. It is proposed to construct the garage with materials to match the dwelling – random rubble stone facing, with pantiled roof.

The location of the proposed garage has been carefully considered to ensure that there is little impact on the setting of the listed building. It is sited on an existing tarmac surfaced derelict tennis court, remote from the existing building. It is screened by hedging and stone walls to the west and south.

At present vehicles are parked in the open. The garage would allow the applicant to park vehicles in a safe and dry environment.

Consequently, the garage would have a negligible impact on the area or the setting of the listed building.

Design and Access Statement

The proposal is to create a double garage for the applicant's cars. At present, the only garage available to the applicant is a distance away -approximately 70m north-east of the dwelling, on Plunder Street.

The proposed garage has been designed to accommodate 2no. vehicles and will be faced in materials to match the existing dwelling.

The location of the garage is on part of a disused and derelict tennis court which is screened by landscaping and boundary treatments.

Access to the garage will be from the existing access into the walled drive/forecourt. There will be sufficient turning space on the site to ensure that vehicles leave in a forward direction.