



**TEMPLATE:
DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT
(no planning application required)**

Name and address of proposed development site –

*Yew Tree House
Cherington
GL88SW*

List Description

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

Grade 2

Yew Tree House is a semi-detached, three bedroom property which is Grade II Listed (NHLE ref: 1305076).

Proposed Development or Works–

Please provide a brief description of the proposed development or works

- 1. Attic wooden trusses treatment*
- 2. Electric car charger and post box integration into boundary wall*
- 3. Reconfiguration of attic layout*
- 4. Window replacement in 1st floor bathroom*

See document "Planning Application_LBC_June 2022.pdf" for more details on each of the above.

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.

Have not consulted

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 ?

NA

Scale –

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

NA

Appearance –

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

Only part 2 of this application (integration of electric car charger and post box) are external works. See Planning Application_LBC_June 2022.pdf for more details.

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 property sits to the west of the village green and has an interesting history having originally been constructed as a residential dwelling known as Yew Trees and turned into a public house in the mid C20th. The public house was called Yew Tree Inn or known more locally as The Cherington. The pub ceased to trade in 1989 and the property was converted back into a residential dwelling.

The property has seen a lot of alteration from its original construction and sadly, very little of the historic fabric remains. The property has seen a lot of alteration from its original construction and sadly, very little of the historic fabric remains. The front elevation has an ornate dressed stone façade which from the exterior is the only part which hasn't seen much alteration. At the rear of the property, there were historically two C18th or C19th rear gables, only the gable on the right partially remains. The gable on the left has been heavily altered with the walls having been raised and a flat roof added. On the right hand side of the house there is a single storey extension and a modern timber porch. Much of the alteration work was completed around the 1960s when the property was converted into a public house. Internally, all historic features have been removed and what remains is the shell of an older building with mid to late C20th alterations.

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 property sits to the west of the village green and is prominent within the village. This application is for internal work only and therefore does not alter the external appearance of the dwelling.

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.

Access is unchanged- aesthetic work to internal of the building and integration of post box into dry stone wall.

Future access requirements

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

Access is unchanged- aesthetic work to internal of the building and integration of post box into dry stone wall.

Emergency access

Is there sufficient access for the emergency services ?

Access is unchanged- aesthetic work to internal of the building and integration of post box into dry stone wall.

Please feel free to add any further design and access information that you feel may be relevant to your application.