

DESIGN AND ACCESS STATEMENT

ALTERATIONS TO STABLES BUILDING WELL HILL DUNTISBOURNE ABBOTS GL7 7JN

1. GENERAL

Well Hill is a large property located in the village of Duntisbourne Abbots situated on a site measuring 4.85 hectares (12 acres). It consists of a main house and outbuildings overlooking the majority of the site to the east, Church Cottage facing St Peters Church and a number of farm buildings on the west side with vehicular access off the village loop road (See Location Plan @ 1.2500 scale and Block Plans @ 1.500 scale).

One of the farm buildings is the original stables which is largely vacant as the owners have sold their remaining horses. The building which measures 21m x 6m (in plan) has a ground floor with stables, store, tack room and first floor now only used for storage.

The building which is in urgent need of renovation, was constructed in Cotswold random rubble stone with a corrugated iron pitched roof (not original) and a largely timbered north facing facade incorporating a posted arcade and stable doors.

The owners who have three adult children, one of whom is intending to live in the village and is planning to occupy part of the stables building as his home. This planning application includes conversion of ground and first floors (50% of area) into a one bedroom flat. The remaining space (50%) is to be used for storage with a small office and toilet facility associated with farming activities.

2. DESIGN

A. EXISTING LAYOUT

Ground Floor:

- Tack room, office and 4 stables
- Steep timber stair to tack store above
- Covered way providing access to all six spaces
- Adjoining small open stone walled yard to east
- Building accessible from large paved forecourt to north

First Floor (roof space):

- Tack store above tack room
- Store above office with dormer to provide access for feed (also ladder access)
- Opening through stone cross wall to large roof storage area
- Roof storage limited by timber roof trusses with tie members restricting access

Comments on existing building:

- Room sub-divisions into small spaces for stables and stores very restrictive
- Very limited access to first floor from steep stair and ladder
- Trusses in majority of roof space with raised tie beams restricting access and storage
- Limited light, poor building condition/ doors and windows
- Horizontal timber boarding and dormer on north facade require replacement
- Corrugated iron pitched roof rusty and in dilapidated state including timber roof structure

(See drawings 3 and 4 @ 1.100 scale)

B. PROPOSED LAYOUT

Ground Floor:

- East zone of building planned as one bedroom flat
- Bedroom accommodation on ground floor and living on first floor to benefit from views
- Entry porch to flat open but under cover leading to hall
- New timber stair to first floor with coats storage under stair
- Passage formed to give direct access to bedroom, study and bathroom
- Bedroom and study have direct door access to new walled open court to south
- Open yard with raised stone walls and flat roof to form utility/boot room and roof terrace
- New steel stair in court provide access to roof terrace
- Remainder of ground floor largely occupied by storage room with double doors access
- Small office at west end of building with adjoining toilet facility for general use in yard
- Depth of bedroom and storage increased by occupying some of existing covered access

First Floor:

- New timber stair leads to 'open plan' kitchen/dining space in flat
- Kitchen/dining has direct access to open terrace above utility with spectacular views
- Existing dormer re-built with glazed window and repeated opposite with second dormer
- Two new rooflights inserted in roof to maximise natural light and ventilation
- Existing opening through stone cross wall gives access to living space with wood burner
- Two new rooflights in living space for natural light and ventilation
- New steel stair from open terrace down to walled court for easy access to private space
- Remainder of first floor used for storage with new timber stair and open well for access
- Existing opening on end gable formed as timber louvred screen for privacy/ventilation

Comments on proposed building:

- One bedroom flat provides very suitable accommodation for family member
- Enhances use of building as a viable asset and increases housing stock in village
- Introduction of landscaped walled court as open space private amenity for flat occupant
- More suitable and accessible agricultural storage space with toilet facility for farm use
- Building fully renovated/insulated, new timber doors/windows and new Cotswold tile roof

(See drawings 5 and 6 @ 1.100 scale)

3. AMOUNT OF DEVELOPMENT

Gross internal area of existing building on two floors is 208m².

Gross internal area of proposed building on two floors is 224m² which includes new utility and increased ground floor enclosed zone from part of covered access. Additional gross internal area is 16m² (Gross internal area of new one bedroom flat is 121m²).

4. USE

Use of the existing building is for agricultural related purposes and storage.

Use of the proposed building is partly for residential C3(a) and the remainder is for agricultural purposes and storage.

5. SCALE

Scale of the building remains unchanged.

6. APPEARANCE

Appearance of the proposed building is as follows:

- Reconstituted Cotswold tile pitched roof in dark grey colour
- Dark grey aluminium framed rooflights
- Dark grey stained horizontal timber boarding on north facade
- Dark grey stained timber doors, windows and dormers
- Rendered and cream painted recessed ground floor wall to part of north facade
- Dark grey painted steel railings to first floor terrace, external stair and balustrade
- Cotswold random rubble stonework to new walls

7. LANDSCAPING

Small deciduous trees, evergreen hedging/shrubs and ground cover in open court and forecourt as indicated on drawing 2 (See Proposed Block Plan @ 1.500 scale).

Cotswold stone paving to entry porch and office/toilet access including external steps from utility and court.

Gravel finish to open court.

8. ACCESS

Access to flat entry is at ground level with internal timber stair to first floor. Access to storage, office and toilet is at ground floor with internal stair to first floor storage.

Michael Lowe: Architect (Date: 10 April 2022)