

Heritage, Design & Access Statement

DAS 1710b 20 July 2020

Heritage, Design and Access Statement for

The Rookery, Upper Dowdeswell, Glos

Proposed Outbuilding, entrance gates and swimming pool

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1.0 INTRODUCTION

- 1.1 This Supporting Statement accompanies an application for the erection of an outbuilding for log and outdoor garden machinery, new entrance gates and a swimming pool.
- 1.2 This statement has been prepared by Ralph Guilor Architects Ltd in line with the planning submission requirements set out by Governmental Bodies, the Local Authority and CABE.

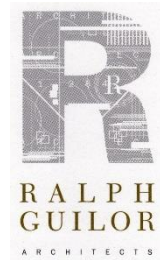
2. SITE AND APPLICATION CONTEXT:

2.1 The Site comprises secluded detached listed dwelling with associated outbuildings in a site of approximately 0.1 hectares (about 0.25 acres) located on the northern edge of Upper Dowdeswell. The buildings comprise a single listed dwelling (formerly three cottages) and a few small outbuildings. All are surrounded by many mature trees within the site which, in the main, shield them from public view. The dwelling is accessed via a long tree lined drive, this adds to the seclusion of the dwelling and its setting.

The property is undergoing renovation during which it has become clear that the proposed additional facilities proposed would greatly benefit the property.

3. USE OF SITE:

- 3.1 The site has an established residential use which these proposals retain.



4. REASON FOR PROPOSALS

4.1 The property is being renovated to a very high standard and the additional facilities that are being proposed would enhance the quality of the development as a whole.

5.0 PLANNING CONTEXT AND POLICY and DESIGN

5.1 Planning History

The site lies within the AONB. The dwelling is listed; the listing is as follows -Grade: II Date first listed:

11-Feb-1986SP 01 NW DOWDESWELL UPPER DOWDESWELL VILLAGE 5/47 The Rookery II

Detached house, formerly 3 cottages. C17. Coursed squared and dressed limestone, artificial stone slate roof, stone stack. Rectangular main body extended back rear left. C20 porch off- centre right and and C20 lean-to at right gable-end. 1½ storeys. Ground floor lit by 2-light stone-mullioned windows, upper floor lit by two 2-light stone-mullioned half dormers and a single light with stone surround. Opening for double garage far left lit by 2- light stone-mullioned windows. C17 double-chamfered stone- mullioned casements at rear. Axial stack. Interior not inspected.

Listing NGR: SP0045519197

Listed and full planning approvals have recently been granted for the restoration and extension of this listed building

5.2 Planning Policies

Cotswold District Council's planning policies require that –

- The dwelling respects the scale and character of existing characteristic property in the area and has no adverse impact on the landscape

Within the area of outstanding natural beauty and special landscape area strict design controls will be applied given the priority accorded to protection of the landscape, including the use of appropriate building materials, normally natural, traditional or reclaimed materials.

5.3 Design

All three elements of the proposals have been carefully located so as not to affect the setting of the listed building.

The additional storage and security would greatly enhance the development. No listed fabric is affected.

The palette of materials proposed is common place in the immediate locality.

6.CONCLUSION

6.01 The proposals should be supported as no impact or harm is created that affects the listed asset.