

## DESIGN AND ACCESS STATEMENT

### Name and address of proposed development site

Rosemullion, Turkdean, Cheltenham, Gloucestershire, GL54 3NT

### Proposed Development

Demolition of single storey rear extension, demolition of garage, erection of 1.5 storey rear extensions, erection of single storey rear extension, windows and doors (except on principal elevation) to be replaced, external metal flue, dormer windows rebuilt, internal alterations including relocation of stair and alteration of first floor partitions.

## INTRODUCTION

Rosemullion is a grade II listed house in the village of Turkdean. It is constructed of limestone and has a stone tile roof. The official list entry describes it as '*Detached house. Late C17-mid C18. Coursed squared and dressed limestone with ashlar facade. Stone slate roof. Rectangular main body. C20 extension at rear not of special interest. All 2-light stone-mullioned casements, double-chamfered surrounds to windows lighting upper floor. Central C20 door with single pane light within flat-chamfered surround with triple keystone, flat stone canopy with moulded margin supported by moulded stone brackets over flat coping at gable ends. Gable end stacks*' (NHLE 2023).

### Assessment of the surroundings of the proposed development

Rosemullion is located in the village of Turkdean in Gloucestershire. Turkdean lies north of North Leach and south east of Bourton on the Water. Rosemullion lies on the north western side of the road running through the village with the Church of All Saints on the opposite of the road in Upper Turkdean. '*The village's two parts have remained distinct settlements. Upper Turkdean, high on the side of the Turkdean valley close to several springs, includes the parish church and it has probably always been the larger settlement. It contained c. 16 houses in 1765 (fn. 42) and c. 30 in 1851. (fn. 43) Most of the houses form a fairly regular village street, which rises eastwards from the town well, so called by 1672. (fn. 44) Another spring, some way to the north, was known in 1793 as Gratton spring and was reached along Grathorne or Gratton Lane, recorded from 1640 and running from the west end of the street to the old Hazleton road. (fn. 45) The church, standing a short distance south of the street, was possibly built before the early 12th century. (fn. 46) Immediately to its south are the former rectory buildings (Rectory Farm) and, on their south-west, the former vicarage house (the Glebe House); in the late 18th century those buildings had a water supply brought from Gratton spring by a culvert. (fn. 47) West of the church, and on the other side of the lane to the rectory and vicarage buildings, a house belonging to the Humphris family in the mid 18th century (fn. 48) was by 1826 the site of several cottages; (fn. 49) they were abandoned in the early 20th century and demolished. (fn. 50)*'<sup>1</sup>

<sup>1</sup>. Extract taken from <https://www.british-history.ac.uk/vch/glos/vol9/pp217-233>:

## DESIGN COMPONENTS

### Proposed Use

The proposed extensions and alterations will provide a kitchen / dining room, a utility room / boot room, relocation of the ground floor bedroom to the first floor, new first floor bathrooms and improvements to the existing family bathroom.

### Amount and density of development

N/A

### Layout

The alterations have been positioned well away from the original building, largely utilising the footprint of the former buildings. The best views from Rosemullion are to the North West across agricultural fields. The kitchen / diner has been relocated from the front of the house to the rear to take in the views.

### Scale

The proposed extensions have been set lower than the original building, so they appear subservient to the original building.

### Landscaping

Minimal landscaping is proposed. The land around the dining room will be lowered around the to allow for access to the garden.

### Drainage

Foul water drainage will be as existing. Stormwater will be dealt with on site via newly formed soakaways.

### Appearance

The existing modern extensions and garage are not in-keeping with the style of the original building. The proposed extensions will be built with vernacular materials, in-keeping with the original building. The single storey dining room is of a contemporary design, with three fully glazed facades and a floating, oversailing flat roof.

### Energy

The proposed extensions will be constructed with energy conservation in mind. Air tightness and thermal values will far exceed the building regulations minimum standards.

## **ACCESS COMPONENTS**

### **Degree of access**

The vehicular and pedestrian access will not be altered by the proposed work. The new internal stair is much safer than the existing stair, and will meet current building regulations.

### **Future access requirements**

The internal step between the old and new extension will be removed to improve internal access.

### **Emergency access**

Emergency access will not be affected.

### **Justification Statement**

Rosemullion is a grade II listed building that was constructed in the late 17<sup>th</sup> to early 18<sup>th</sup> century. It originally had contemporary extensions to the rear that housed two further residences. These were demolished, with the exception of one wall, in the 1960s and were replaced in 1968. At the same time a wooden garage was built close to the north east boundary of the property. A further extension was added in the late 20<sup>th</sup> century. The proposals are to remove the timber garage, the late 20<sup>th</sup> century extension and part of the 1968 extension whilst, at the same, retaining the main frontage building and the surviving wall of the original extension. The proposals will benefit the appearance of Rosemullion by removing the unsightly garage and out of keeping late 20<sup>th</sup> century extension. This will allow a more suitable and in-keeping structure to be added on the footprint of the 20<sup>th</sup> century extensions. The use of the new structures will allow Rosemullion to retain the historic building without the need to 'update' the historic fabric to allow for modern functionality.