

PLANNING DESIGN AND ACCESS STATEMENT

Application for Listed Building Consent to Demolish The Old Blacksmiths, Todeham
and Erect an Identical sized New Replacement Building to Provide Two Bedroom Holiday Unit

The Old Blacksmith GL56 9NU Todenham

February 2023

Prepared by

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INTRODUCTION

This Design and Access Statement was prepared to support the application for Listed Building Consent for demolition of the existing The Old Blacksmiths in Todenham and Planning Application seeking approval for a new structure which will replicate the original.

The document is prepared by the company: The Buildcore Construction Ltd.

This Design and Access Statement is to be part of new applications which in terms of the approach to the listed building treatment and the design of the replacement building are to follow the previously approved applications No: 14/02976/LBC and No: 14/02975/FUL.

These new applications are prepared in effect of applications. No ; 14/02976/LBC and No. 14/02975/FUL were expired in 2018.

Please read in conjunction with submitted followings documents:

- Architectural drawings
- Heritage Statement
- Structural Condition Survey Report

PLANNING HISTORY

The site has a long planning history and was subject to several planning applications.

LISTED BUILDING CONSENT AND PLANNING APPROVAL – June 2013

Granted Planning Permission and Listed Building Consent; 13/00501/FUL and 13/00502/LBC. Approved applications for conversion of the existing structure into one bedroom holiday let.

Early 2014

Collapse of the adjoining church wall as an effect of land slip due to the prolonged heavy rain period. In effect the existing structure was deemed and unsafe and unsuitable for conversion/ refurbishment.

22th April 2014

Held on site meeting between the previous applicant, the local planning authority, the structural engineer, and the heritage expert. As the structure was deemed unsafe and beyond the repair it was agreed that Listed Building Consent for Demolition of the building and Plannng Application for rebuilding a structure to the same appearance and size should be sought.

LISTED BUILDING CONSENT AND PLANNING APPROVAL – 07th April 2015

Granted consent for demolition of the existing building at The Old Blacksmiths , Todenham No 14/02976/LBC and gained approval No. 14/02975/FUL for erection of a replacement building to be used as a self-contained holiday unit

PLANNING POLICY CONTEXT

NATIONAL POLICIES

NPPF POLICIES

PLEASE REFER TO HERITAGE REPORT IN RELATION THE RELEVANT NPPF POLICIES

LOCAL PLANNING POLICIES:

COTSWOLD DISTRICT LOCAL PLAN 2011-2031

POLICY EN11 HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS - CONSERVATION AREAS

Development proposals, including demolition, that would affect conservation areas and their settings, will be permitted provided they:

a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;

It is widely accepted the importance of The Old Blacksmith building to its surrounding, Local Conservation Area and Todenham in general. The applicant recognises it's duty to preserve listed structures, but for the reasons set out in accompanying reports , it is argued that there is no viable option other than to demolished the existing building (due to it's extensive damage and decay) and rebuild a new structure using the same materials, scale and appearance which will maintain the character of the Conservation Area.

Previously approved applications were prepared in response to the Local Plan and in order to respected the local character and distinctiveness of the Cotswold District. This proposal seeks to replicate the previous design approach.

POLICY EC11 TOURIST ACCOMMODATION

SUB-SECTION 3 - SELF-CATERING ACCOMMODATION

Proposals for self-catering accommodation, will only be permitted where it:

a. is provided through the conservation and conversion of existing buildings, including agricultural buildings; (...)

The application seeks the approval of erection of a new structure with holiday unit function.

Although, this may not be accordingly to the above policy, but it will follow the same principle of the previously approved application No. 14/02975/FUL.

The current state of the building impacts negatively on the place perception in local and wider context. The erection of the like-for-like replacement and fitting it with viable function will contribute positively to local Conservation Area and adjoining surrounding in terms of its character whereas a holiday unit use will benefit local community and local business.

EXISTING BUILDING AND ITS SETTING

LOCATION

The Old Blacksmith Shop is located in the centred of the Todenham Conservation Area. To the north it is adjacent to the churchyard wall. To the east it adjoins the gable wall of the cottage next to the Farriers Arms Pub. From the south the building faces the road. There is gravel driveway in front of the building.

LISTED BUILDING

The Old Blacksmith Shop is Grade II Listed Building. List entry number: 1392671. Reasons for Designation (extract from Listed Building Entry):

The Blacksmith's Shop has been designated at Grade II, for the following principal reasons: This village forge dates back to 1757, and retains a good deal of fabric from this date..It remained in use as a forge from 1757 until 1964, and is unaltered since that date. The evolution of the building is clearly expressed, and demonstrates the expansion of the business during the C19. The forge retains two furnaces and other associated structures intact. Group value with the adjacent Church of St Thomas of Canterbury (Grade I), and the other listed buildings and K6 kiosk in the main street at the heart of the village.

TPOLOGY

The building is constructed from red brick laid in an irregular, mainly stretcher bond, with later brick for the western end and the upper courses across the building. The building is set under a Welsh slate roof.

The building is a single-depth, linear range, set against the high retaining wall of the churchyard to its rear.



PROPOSAL

BACKGROUND

Due to the failure of the church wall located to the north of the building in early 2014 the Old Blacksmith building was badly damaged. The damage was so severe that the structure was deemed as beyond repair by the Structural Engineer. Please see relevant Structural Report for details.

Initial design principle of keeping the existing building and converting it into the holiday let one bed unit was made unfeasible. Design philosophy involving demolition of the existing unstable structure and replacing it with a new building of the same size and appearance as previously permitted, was introduced. This was approved as per applications 14/02976/LBC and 14/02975/FUL. The new use of holiday let was approved as a part of these applications.

This application seeks to follow that approach.

EXISTING AND NEW USE

Currently, the building is vacant.

Previously, it was used as a blacksmith forge and according to English Heritage record it was closed in 1964.

The proposed use will be two bedroom holiday let unit.

EXISTING LAYOUT

The interior is divided into three unequal rooms, each running the depth of the structure. The left-hand room with inserted timber ceiling across one end. A wide doorway, leads into the forge, which has a furnace base at the west side of the room. The room is open to the roof. The third room is a store, accessed only from the outside..

NEW LAYOUT

The layout of the new building will follow the existing arrangement in relation to its site will not change.

The internal layout will provide convenient arrangement for 2 bedrooms located on the new mezzanine. Open plan sitting room with kitchen and stairs located at the ground level will be achieved after demolition of the existing internal division. To the east of the ground floor there will be a shower room and a utility cupboard as well as an entrance lobby.

SCALE

The new building is to follow the same measurements of the existing building in terms its overall width, length and height.

The new Gross External Area of the proposed building is to be the same as of the existing building.

The scale of the proposed building is unchanged in comparison with the existing one.

ACCESS

The main access to the building is provided by the single door, previously used as the access door to the store. Alternative access is possible through the French doors leading to the new sitting room.

The floor level and threshold are adjusted to allow easy access.

Car parking space is provided off-the-street in front of the building with direct access to the building entrance.

EMERGENCY ACCESS

The emergency access is from the road located in front of the building. There will be direct access to the building entrance through car parking area.

PROPOSAL

LANDSCAPE

The front of the building between the building south elevation and road edge is used as a car parking. The area is with a gentle slope towards the road and covered with gravel. The area is currently fenced.

As the application deals only with the existing and proposed building no landscape scheme is envisaged to be a part of this document.

Front car parking area to be re-gravelled and maintained.

ENVIRONMENT / BIODIVERSITY

As the existing structure is non-accessible due to its condition it is difficult to state the presence of any protective species in the building.

Taking into account the nature of the building as well as its surrounding and to mitigate any effect on the local biodiversity, it is proposed to install on the west gable wall a bat box and a bird nesting box.



Universal Bat Box 1FFH

APPEARANCE / MATERIALS

APPEARANCE

The proposal seeks to erect the new structure to match the existing building in terms of its external appearance. This is the approach which gained previously the planning approval and will be implemented currently.

The minimal changes introduced to the exterior would involve the followings;

- The proposed walls to be constructed using reclaimed from the existing building and brick to match the existing
- Widening the current store doorway located on the sought elevation, to the east of the building. It is believed that this doorway was originally wider than what could be seen from the difference in brick work around that doorway
- Heritage roof lights are to be installed flush with roof surface on the north roof pitch.
- Use of natural grey slates and solar slates to both pitches of the new roof cover.
- New timber windows and doors to be of the similar size as the existing. The treatment to windows and doors openings will be repeated.
- New timber French doors to be installed behind the double gate doors to the west of the frontage.

The resulting appearance will be the same as if the building had been converted.

PROPOSED WINDOWS AND DOORS

Examples of the proposed new doors and windows to match existing.



SUMMARY

As retention of the existing structure and conversion of the existing building is not feasible due to its condition, the applicant is seeking the approval to demolish the existing building and replace it with a new one to match in size and appearance the Old Blacksmith building.

The possibility of the building retention were explored in the period before previous applications and deemed as not achievable. The decision to demolish the existing Listing Building and replace it with the identical structure with conversion to holiday let unit gained approval in 2014 ;(Ref. No14/02976/LBC and 14/02975/FUL). This Statement supports applications which follow the same approach.

It is the applicant's intention to conform with the Statutory Conservation Area Duty by replacing the existing structure with the proposed building which preserves the character and appearance of the Area, benefits the local community and local businesses as well as to stop the state of disrepair of the building and neighbouring church wall

THANK YOU