

# YIANGOU

## DESIGN AND ACCESS & HERITAGE STATEMENT

PROPOSED ALTERATIONS AND EXTENSIONS AT  
HAZLETON GRANGE, HAZLETON, CHELTENHAM, GL54 4EB



Ms T Wolcough and Mr N Judge

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## **Application Site**

Hazleton Grange is a two and a half storey detached property located in the village of Hazleton, East of Bourton on the Water in Gloucestershire. The application site is located in an area characterised by traditional, vernacular buildings. The site is located within the Hazleton Conservation Area and is surrounded by the Cotswold Area of Outstanding Natural Beauty (AONB). The site itself consists of a converted barn, a former windmill and an ancillary garage and barn.

## **Proposals**

The application seeks full planning permission for a two-storey extension to the rear of the property as well as an additional single storey rear extension following demolition of both an existing conservatory and single storey extension. The application proposes alterations to the existing property including replacing the existing windows and a remodelling of the front entrance. The proposed additions and alterations will provide improved living space in the property and improved proportions of the front elevation and are illustrated on the following drawings submitted as part of this application:

- 2828-0001-Location Plan
- 2828-1001-Site Plan as Existing
- 2828-1006-Main House Floor and Roof Plans as Existing
- 2828-1051-Main House Elevations as Existing
- 2828-1101-Site Plan as Proposed
- 2828-1105-Main House Floor and Roof Plans as Proposed
- 2828-1150-Main House Elevations as Proposed

## **Design**

The proposed extensions seek to remove and replace two existing extensions to the property. The removal of the existing poorly constructed single storey extension and replacing with a modest single storey extension with flat roof not only allows for additional floor space to the ground floor of the building but will also be built using traditional materials to match the existing property which will both complement and enhance the site.

In addition, the existing conservatory extension will be removed and a two storey extension will stand in its place, providing space for a dining room downstairs and a bedroom on the first floor. The new dining room will feature double doors on two sides which open onto the garden terrace.

Within the property, adjustments to the internal layout will improve the functionality of the living space and maximise the use of the space. The scale and design of the new extensions will be subservient to the main house and due to the use of traditional vernacular materials, will be in keeping with the character of the conservation area.

The front entrance which currently features a later addition of an arched, timber glazed screen will be replaced with a set of double wooden shutters with a stone lintel creating an open porch which will be more in keeping with the barn-like elevation. The front door will be replaced with a glazed single door and matching side lights that will allow the natural light to enter the entrance hall as existing. The existing metal windows will be upgraded to higher performance metal casements within the current stone surrounds. This will increase the energy efficiency of the property.

## **Visual Impact**

The house is slightly set back from the road through the village. The boundary consists of a stone wall and a number of trees and bushes which provides screening of the property to the surrounding areas. Due to the position of the property in relation to the neighbours, the side and rear elevations are not visible from the neighbouring properties. The nature of the proposals mean that the front elevation is hardly affected. The remodelling of the front entrance and changes to existing windows will be the only noticeable changes from the neighbouring properties. Despite this, the work will be complementary to traditional Cotswold houses and suit the nature of the Conservation Area.

## **Highways and Access**

Hazleton Grange is currently serviced via a road which leads to the front of the property. The site is accessed via both a pedestrian gate and vehicular access which leads to off road parking and garaging. This access and parking will remain unchanged following the proposals.

## **Areas**

The existing building has a gross internal area of 360m<sup>2</sup>. The proposed extensions will increase the gross internal area to 431m<sup>2</sup>. The increase is relatively small; 71m<sup>2</sup>. The areas to be demolished have an area of 33m<sup>2</sup> which will then be replaced with the new extensions.

## **Summary**

The application seeks full planning permission for both a single storey extension and a two storey extension following removal of two existing extensions. Additionally, alterations to the existing house provide an improved layout of living spaces whilst retaining character of building. Improvements to the internal layout of the property as well as changes to the windows and entrance will further enhance the visual appearance and energy performance of the house.