

Heritage Statement (-)

Re: Works to 7 Sydenham Villas Road, Cheltenham, Glos GL52 6EG

This application is for proposed works to no. 7 Sydenham Villas Road, Cheltenham, Glos.

We wish to update the accommodation generally. Add a glazed extension to the kitchen at the rear and form a lower ground floor flat. Note: the Listing refers to no. and 7A).

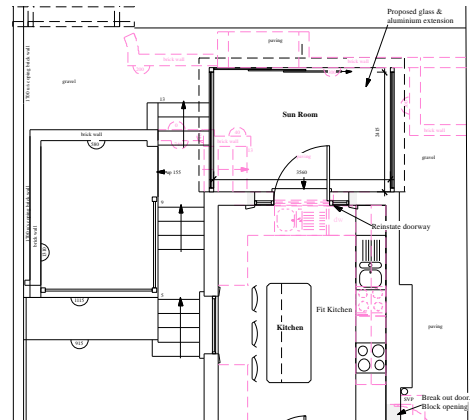


Front Elevation of no. 7 Sydenham Villas Road.



Rear Elevation no. 7 Sydenham Villas Road.

We wish to extend the present kitchen area to form a larger kitchen without distracting from the Listed building and the garden.



Part of the Rear Garden of no. 7 Sydenham Villas Road.

## BRIEF HISTORY

This property is an older style semi detached house which we believe was built sometime between 1836 and 1859: the last date being the first conveyance.

No 7,7A & 9 are Grade II Listed and appear as such in the Cheltenham Borough Council file of 'Listed Buildings' in 1983.

The Listing describes them as:-

'Pair of semi-detached villas and attached railings. c1826-30. Stucco over brick with hipped slate roof and 2 party-wall stucco stacks with cornice on brackets; iron balcony and railings. Double-depth plan with side halls and full-height service range to rear. EXTERIOR: 2 storeys on basement, 6 first-floor windows (3:3). Stucco detailing includes horizontal rustication to ground floor with flat arches over windows; first-floor band; first-floor windows have elliptically-arched tooled architraves with sills on feet; crowning moulded band and wide eaves on brackets and incised panels between. First floor has 2/ 2 horizontal-panel sashes; ground floor has 1/ 1 sashes. End entrances, flights of steps to set-back 3-panel doors (upper panels raised and fielded, lower panels flush) with sidelights and overlight. Rear retains 6/ 6 sashes, No.9 has tripartite ground-floor window with 2/ 2 sashes. Returns have tall 12/ 12 staircase sashes. INTERIOR: retain original joinery including panelled shutters, otherwise not inspected. SUBSIDIARY FEATURES: continuous balcony to ground floor has alternate embellished and wavy rods. Similarly embellished railings to sides of

steps have wreathed handrail. Nos 3-19 (odd) and 4-18 (even) (qqv) form a group.'

## DESIGN PRINCIPLES

We wish to develop a modern extension that reads as an addition to the original property. We have also used this principle to develop an Ensuite and Wardrobe to Bedroom 2.

Using this design principle we wish to ensure the proposed extension doesn't have an adverse effect on the neighbouring properties or the wider Conservation Area.

We wish to improve the functionality of the dwelling with an updated layout.

**LAYOUT** We have sympathetically increased the plan depth respecting the neighbouring properties.

## SCALE

The proposed new building works will respect the scale and design of the existing building and neighbours.



Present day 'snapshot' showing development to the rear of the properties in Sydenham Villas Road.

Note: Conservatories to the rear of no. 11, 15 and 19. All Listed buildings near to no. 7.

## CONCLUSION

The Streetscape of Sydenham Villas Road has the Listed Buildings and more modern infills that all respect the scale and character of this road.

To the rear of these properties several have more personal extensions ranging from general kitchen extensions to Conservatories. Our proposal is a very low level glazed extension which will be very modern in style so will contrast with the Listed Building providing new life to this area of the garden.