

Project Name – Saffron Hill

Project No - 23/10/018 A

Date - 21st November

Site Address – Saffron Hill, Middle Chedworth, Chedworth, GL54 4AL

## Saffron Hill, Chedworth Design Heritage and Access Statement

Prepared by Coombes Everitt Architect Ltd



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**Introduction**

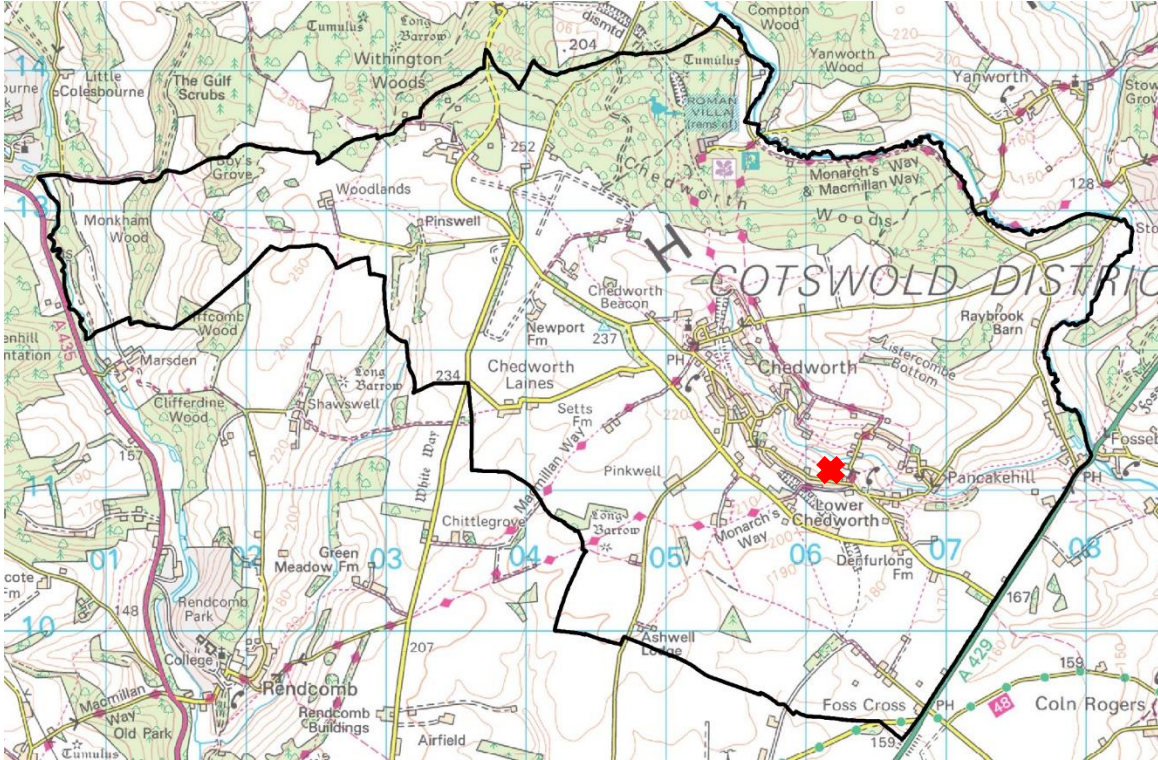
Our clients have purchased Saffron Hill. The property was constructed in 1970 and whilst the property is in good order it is in need of some updating. At the same time our clients wish to future proof the property by installing a new staircase and a small passenger lift to the first floor.

**Site Analysis**

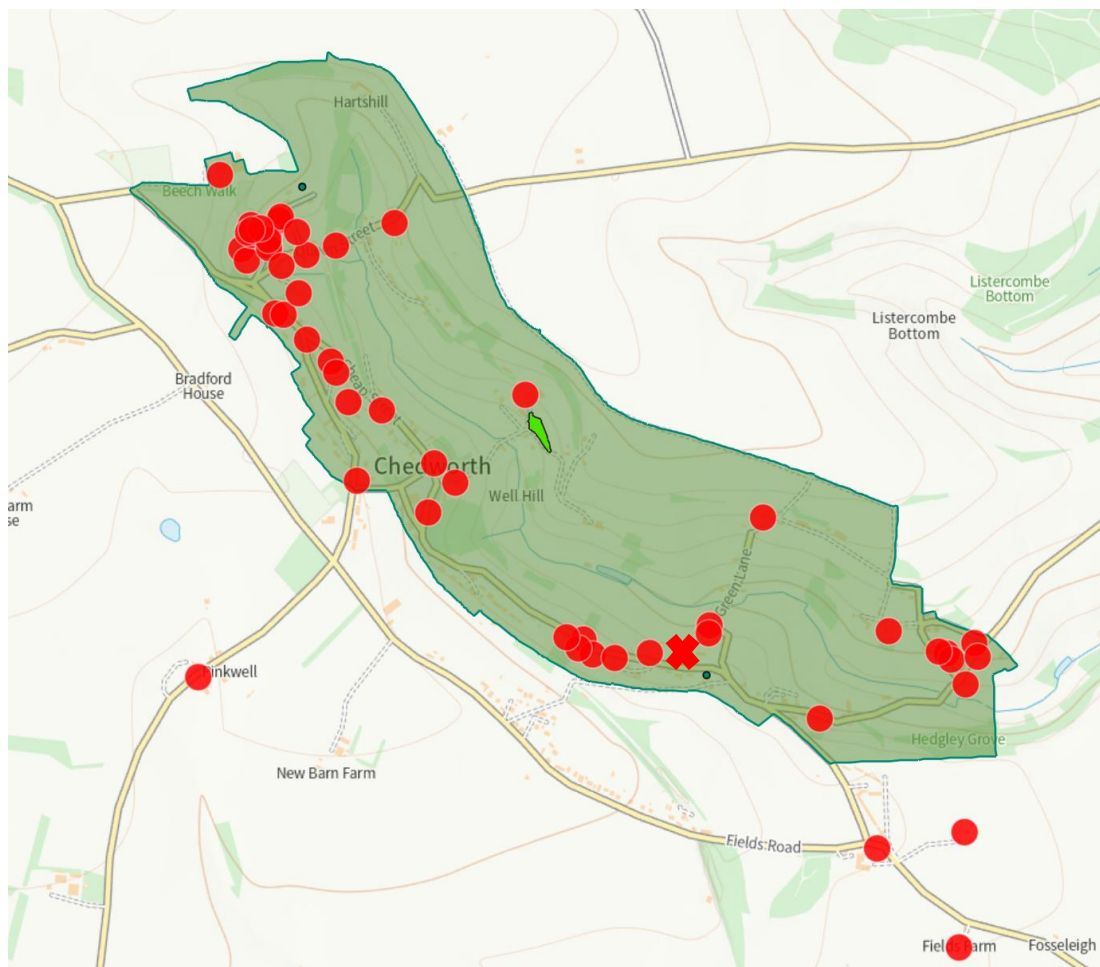
The property is located in Middle Chedworth on the northern side of the road. The property sits below the level of the road and its main outlook is to the north. The dwelling sits centrally within its plot and the ground level continues to drop to the north of the property.

The property is not listed but the property to the north of the site and the west of the site are listed however due to the topography of the land and the existing hedgerows and trees neither property are overlooked by Saffron Hill.

The site is located within the village settlement boundary and is within the village conservation area.



Settlement boundary



Conservation Area Map

A public right of way passes down the first 100m of the western boundary of the property.

There are a number of mature trees on the site.

### Proposed Works

The proposed works will involve the following;

- The replacement of the existing oil fired heating system with an LPG fired system.
- A buried LPG tank will be installed in the front garden.
- A back up generator, also powered by LPG, will be installed.
- The existing septic tank will be replaced with a klargester biodisc.
- The front driveway will be remodelled to make it easier for vehicles to turn within the site.
- The property will be rewired to bring it in line with modern buildings regulations.

- The existing kitchen will be removed and the wall between the kitchen and the dining room will be removed to provide a larger open plan kitchen diner prior to a new kitchen being installed.
- The existing first floor bathrooms are to be removed before a new ensuite and master ensuite are installed.
- A two storey extension is proposed to the Western gable of the property. This extension will house the new staircase and small passenger lift to provide improved access to the first floor.

### **Heritage Impact**

The proposed works will create a two-storey extension to the western gable of the existing property. The extension will be slightly narrower than the existing dwelling and will have a lower ridge height than the existing property as such it will appear subservient to the existing dwelling.

The wall and roof materials and window style of the proposed elevations will match those of the existing property as such the extension will be in keeping with the character of the conservation area.

The distance, topography and existing trees and hedgerows between the property and the surrounding dwellings means that the proposed works will have no impact on the adjacent properties.

### **Access**

Our clients primary motivation for the proposed works is to improve the accessibility to and within the property hence the reconfiguration of the driveway and the development of a new staircase and personnel lift to the first floor.

Our clients hope to make Saffron Hill their forever home and as such are keen to ensure that the whole property remains fully accessible to them in their later years.

### **Summary**

Planning approval has been sought for the works which required planning approval.

We believe the proposed extension is proportionate to the size of the existing dwelling and the plot within which it sits. We are proposing to use the same materials as the existing structure as such we believe the proposed works will not have a negative impact on the existing property or the conservation area in which it sits.