

DESIGN + ACCESS STATEMENT

Application for proposed Change of Use (Commercial to Residential)
and two storey rear extension at 'The Meeting Place', Willersey.
(Class E to Class C3)



The Meeting Place
Church Street
Willersey
Gloucestershire
WR12 7PN

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1.0 Introduction

1.1 This Design and Access Statement is submitted to Cotswold District Council to provide details of the proposed development (change of use and two storey extension), in accordance with the necessary documents required to accompany a full planning application. The application relates to the site area shown in red on the proposed block plan, located at the site known as and referred to as 'The Meeting Place'. The application is made on behalf of Mrs S Taylor, who owns the property.

1.2 The Meeting Place, a former café, is a commercial premises, that for many years was historically used as a Hairdressers until 2020, when the then tenant chose not to renew her lease. After that a considerable refurbishment took place and the premises was opened as a café called The Meeting Place, which ran for approximately 12 months before closing in November 2022, due to a lack of demand and passing trade.

1.3 Over time, it has become evident that due to the position of the property, i.e. on a no through road, and the change in economic climate, that the need for a commercial premises on Church Street is no longer required, leaving the building redundant. There is however, an ever-increasing demand for housing, especially less expensive smaller houses that are more affordable for young families or individuals. The lack of availability of 2-bedroom homes restricts the next generation from remaining in Cotswold villages such as Willersey, deeming them exclusive in every sense of the word.

2.0 Proposed Development

2.1 The proposal is for the Change of Use from Commercial, into Residential use, to include a very modest two storey extension to the rear. The extra footprint would only see a gain of approximately 1m added to the rear of the building, yet this would be enough to greatly enhance the internal layout and usable space without causing a detriment to the adjacent dwellings and courtyard parking and turning area.

2.2 At present the internal layout comprises an open plan café area at the entrance with modest kitchen and WC to the rear. At first floor there are two rooms, either side of the staircase which were used as seating areas. The proposed internal layout would have a kitchen/dining area to the rear and sitting room at the front of the property with two bedrooms and a family bathroom upstairs.

3.0 Site Location

3.1 'The Meeting Place' is located off Church Street in Willersey, nr Broadway, WR12 7PN. Vehicular access is available alongside the premises with parking available to the rear.

- 3.2 The site is located within the Cotswold AONB and Willersey Conservation Area, however the building is not Listed, nor is it a scheduled monument or within a SSSI. The site does not fall within a flood risk zone, according to the Environment Agency flood maps. The property is not impacted by any public right of way within the proposed development area, as can be seen on the map below.



Plan showing site location of 'The Meeting Place', in the village of Willersey.

- 4.0 Design
- 4.1 The existing building is largely to be retained with a rear two storey extension proposed. As can be seen by the difference in appearance and materials (bricks) used, the property has been extended once in more recent years. The proposed extension would not impact the original, more attractive frontage in any way, simply add a modest area to the rear and improve the overall appearance by replacing the flat roof with a pitched roof, which would be more in-keeping with the surroundings.

Layout

- 4.2 The current gross internal area comprises 66sqm, with two rooms and a bathroom at ground floor and two rooms at first floor. The proposed layout would see an increase in the floor area for 8sqm, creating an overall gross internal area of 74sqm. Internally the proposed new dwelling would comprise a kitchen/dining area to the rear and sitting room at the front of the property with two bedrooms and a family bathroom upstairs attached/integrated flat roof garage.

Scale

- 4.3 The proposal would see the change of use of an existing building, familiar in form and massing within the built environment. The proposed extension is extremely modest and being to the rear of the premises would be very discreet. The proposed roof would not have a ridge line greater than the existing form that fronts Church Street, that already sits a lower height than the adjacent Ashwin House.

Landscaping

- 4.4 Due to the existing hardscaping, and parking and turning that surrounds 'The Meeting Place' and the nature of this premises and its surroundings the proposal unfortunately can not include lawns and landscaping of a planted nature.

Appearance

- 4.5 The proposed extension provides an opportunity to greatly enhance the external appearance of this property. The existing extension is constructed (West elevation) from a modern style Cotswold Stone, unnatural in appearance, and rendering to the rear. The proposed new extension would see a natural Cotswold Stone finish throughout and a more attractive pitched roof, in place of the existing flat roof.
- 4.6 The frontage would remain unchanged, with the West elevation to have new window fenestrations to allow for natural light, as well as windows to the rear at ground and first floor (dormer windows). Again, to allow for natural light within principle rooms, without creating any issues of privacy and over-looking. The roof covering of Cotswold grey slates would be retained, with the new roof finish to match the existing, to remain in keeping with the area. Rainwater goods (PVCU guttering on brackets) will be black.
- 4.7 As part of the development a suitable, energy efficient heating system would be installed with the property well insulated to meet Buildings Regulations.
- 5.0 Access
- 5.1 The property is currently accessible via an existing vehicular access owned by the applicant, leading from Church Street, which will remain unaltered. The parking and turning area will be (as existing) to the rear of the property, with pedestrian access available at the side (West elevation) and at the front of the property (South elevation). This layout can be seen on the proposed block plan provided.
- 5.2 The plan extract below, shows the nearest footpath (pink line) and confirms that The Meeting Place and its curtilage is not impacted by any Public Rights of Way.

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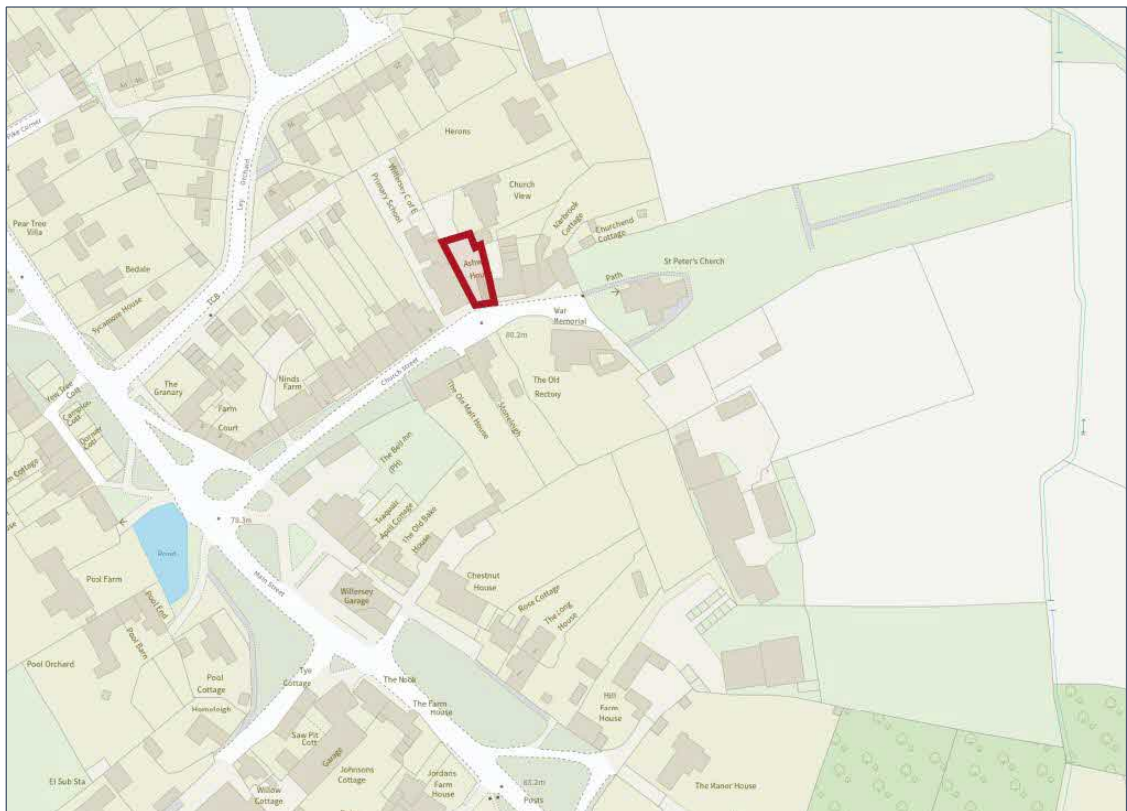
Plan showing existing access and footpaths (pink line) (not to scale; for indicative purposes).

6.0 Water Management Statement

6.1 The proposed development addresses the points set out below in Policy INF8 - WATER MANAGEMENT INFRASTRUCTURE, which states that proposals will be permitted that:

- a. take into account the capacity of existing off-site water and wastewater infrastructure and the impact of development on it, and make satisfactory provision for improvement where a need is identified that is related to the proposal. In addition, proposals should not result in a deterioration in water quality. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development;
- b. address sustainable water supply through the implementation of demand management measures, particularly to reduce the use of water and to prevent leakages, and are complimented by management initiatives that make efficient use of water, for example, through rainwater harvesting and grey water collection;
- c. incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate; and
- d. do not result in pollution of groundwater sources.

- 6.2 As the proposal is for the change of use of an existing premises, already benefitting from a water supply and surface water and foul sewerage utilities, connected to the mains, the proposal will not cause a negative impact to the existing infrastructure.
- 6.3 The proposed building has gutters with downpipes, leading to the existing drainage system, as will the proposed extension.
- 6.4 The site is not liable to flooding, as shown on the map below (Environment Agency Mapping FZ1).



7.0 Photographs

7.1 Building frontage as seen from Church Street and existing vehicular access to be retained.



7.2 Rear of the building looking towards the access and Church Street



7.3 Courtyard area and access to adjacent properties garaging, to remain unaffected by proposed change of use and 1m extension.



7.4 Flat roof to the rear to be replaced with pitched roof.

