



APEX

ARCHITECTURE

DESIGN, ACCESS & HISTORICAL JUSTIFICATION STATEMENT

FOR

'Single storey extension to garage and extension of the northern boundary wall, extension of current use class as a garage/annex to include holiday let accommodation.'

At

Well house,
Gretton,
Cheltenham,
GL54 5EP

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Design and Access Statement:



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Well House, Gretton, Cheltenham, GL54 5EP**

1. Introduction

This Design & Access Statement has been prepared by Apex Architecture Limited and is intended to support the full planning application for the single storey extension to the garage, extension of Northern boundary wall and extension of use class as an annex to include holiday let at Well House.

The Design & Access Statement has been prepared in line with government guidance which advises that such statements be submitted with the planning application. It requires proposed developments to be considered in relation to the wider context, and not just the development site and its immediately adjacent buildings.

The report should be read in conjunction with the other material submitted:-

- The full planning application forms
- The application drawings

2. Background of Site and Overview of Proposal:

Well House is a Grade II listed two storey detached house constructed out of squared and coursed limestone with a stone slate roof to coped gables.

The site has benefitted from numerous planning applications over the last 15 years or so. Former stores and outbuildings to the rear of the site, has already been demolished and replaced with an open fronted garage with ancillary accommodation above.

The current garage and ancillary accommodation above was granted consent via application no's 12/00392/CAC and 12/00391/FUL in June 2012 and included the demolition of an existing workshop in its place.

Further applications were submitted in 2014 as per reference no's 14/00227/FUL & 14/00602/CAC for the proposed demolition of a further existing ancillary building and erection of a self-contained guest accommodation/holiday let and the erection of a new boundary wall, which was to linked back to the open fronted garage. This received consent in August 2014. The development has been implemented on site with the demolition of the two storey cement rendered building and construction of part of the slab of the extension link back to the garage and the Northern boundary wall.

The applicants have no desire to continue with the two storey development and the single storey link back to the garage as per application reference no's 14/00227/FUL and 14/00602/CAC to create a holiday let, due to the restriction it would bring in parking on site to serve the main dwelling, annex and holiday accommodation, together with the dominant nature of the building proposed.

The applicant would like to retain the proposed holiday let usage on site however. Therefore this application seeks to provide a small single storey extension to the existing garage, (similar to the link as per the previous application) contained on the footprint of the existing concrete slab on site, to improve the kitchen facilities to the annex. The annex can then have a dual purpose as a holiday let

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3. Usage

Well House will remain unchanged as a private residence. The proposed building will be let out on a short terms basis to form a holiday let, and used by the owner's family members when not occupied by paying guests.

4. Amount of Development:

The proposed additional accommodation is 12m² GEA and is all formed at ground floor level. It is considerably less than the approved proposed holiday let accommodation building under application reference no's 14/00227/FUL & 14/00602/CAC. It's been kept at a very similar scale and appearance to the already approved lean to open fronted log store which was to link the proposed holiday let building to the garage. The scale of the extension is in keeping with the listed building, outbuildings and surrounding properties.

The proposed extension to the new boundary wall will be less dominating than that of the already approved two storey accommodation which had the gable wall built up to and forming part of the northern boundary. The wall height will match that of the existing concrete post and timber panel fence from Well House side.

5. Layout and Design

On the ground floor access into the annex will be via a side timber stable door, which will bring you directly into the kitchen. The existing small kitchen will then be turned into additional storage and utility facilities. The design reflects the already approved log store link between the garage and holiday let which will also form part of the boundary wall. The scheme follows the previously approved fenestration which was open in its form with enclosed glazing to limit the visual change.

6. Appearance

The design and appearance is based upon the pre-existing consent for the open fronted log store which is vernacular in style and designed to be subservient to the main house whilst respecting the local materials and Gretton conservation area.

The Southern elevation will consist of Oak posts and staddle stones with fully height infill glazing and horizontal timber cladding under a lean to natural slate roof. The Western elevation consists of a painted timber stable door to match the colour of the existing garage/annex and horizontal timber cladding. The rain water goods will be painted cast iron. The Northern elevation is to consist of rendered blockwork to match the existing garage.

7. Landscaping

Minimal changes. Evergreen pleached trees are proposed to be planted in front of the Northern Garden wall. No other changes are being put forward.

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8. Access

There is level car parking on the site, which will remain unchanged with our proposals. The current pedestrian access in to the annex will be moved to the new extension. Vehicle parking will be improved as a result of the previously approved development not being undertaken.

9. Heritage Justification

The single storey extension has largely already been approved as per application reference no's 14/00227/FUL & 14/00602/CAC where it was detailed as an open log store which lean to roof.

The proposal is significantly less in terms of scale and massing when compared with the previous application for two storey holiday let. The proposals will not alter the house itself and does not have a negative impact on the appearance of the curtilage, with the design and material choices, traditional and in a vernacular style to respect the surrounding properties and conservation area as a whole.

10. Conclusion

Sympathetic scheme which has been significantly scaled back from the previously approved larger scheme which we believe the overall impacts on the surrounding areas are negligible.