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Dear Sir/Madam

Design & Access Statement

Name and address of proposed development site –

**3 Riverside Cottage
Gloucester Road
Andoversford
GL54 4HR**

The following Design and Access Statement is provided to accompany application for planning consent to construct:

- A rear, single- story extension.
- Re- render rear extension with a traditional render finish.
- Repair damaged stone fascia.
- Reconfiguration of window positions and replacing with more traditional and better- quality frames.
- Relocation of the entrance to the property.
- Internal reconfiguration to make better use of footprint and ensuring the property is a usable home.

Description of Existing

Andoversford is located within the Cotswold Area of Outstanding Natural Beauty in Gloucestershire. No.3 Riverside Cottage is situated within an established residential neighbourhood on the A436 Gloucester Road in which most surrounding properties have had alterations and/or extensions. Within the village, the property is set between the Royal Oak public house car park and the adjoining homes (No. 1 & 2 Riverside). The rear garden boundary is fenced with mature hedges and shrubs apart from the south boundary in which the River Coln flows, approx. 25 meters from the dwelling at the bottom of the garden.

The original cottage is one of three terraced workers cottages dating back to the 19th century. It is faced with coursed natural Cotswold stone to the north and west elevation (Fig 1&3). The south elevation predominantly consists of a 2- story render extension that is around 30 years old. It has a roof that is tiled with a gabled end and is constructed of artificial reconstituted concrete block, clad in a concrete white render (Fig 2).

The north elevation has been significantly eroded due to vehicle emission coming from the adjacent Gloucester Road (Fig 4). Weathered render, in the form of staining, cracking and attempts to repair the fascia upon the south elevation of the extension are also present (Fig 5). The recent additions could be more in keeping with the Cotswold vernacular. Overall, the property needs proper repair and maintenance externally.

The A436 (Gloucester Road) is situated 0.90 meters away from the main entrance to the cottage which makes for restricted movement when entering the property (Figure 6). Entering the property from this point is difficult and potentially hazardous. There is already an entrance to the rear of the property, through the pub carpark which allows for easier, safer access.

The cottage consists of 3 bedrooms with 1 bathroom which is within bedroom 3 (Fig 7). The current internal configuration of the cottage on both storeys has not been rationalised to its full potential which leads the spaces not working efficiently for both present and future use.

Proposed

The proposals show a modest single-story extension as part of a general programme of improvements and repairs works to the property. The works are intended to improve the external aesthetics of the property, to be more locally appropriate and sympathetic.

Due to its modest size, height and good quality of materials, the proposed extension will not impose on the neighbouring properties. Due to the shape of the site, the improvements will sit comfortably in the proposed location.

Walls

Proposed external wall finishes are to match the original existing Cotswold stone, replacing weathered render with a traditional style mottled finish render on the existing south extension. The works also include traditional render on the east and west elevations. It is proposed that the stonework on the north elevation of the original dwelling is to be replaced and repointed to repair the pollution erosion, ensuring the architectural distinctiveness of the cottages is maintained.

Roof

The roof of the proposed extension uses quality materials and locally appropriate design - a flat parapet roof with Portland stone copings (E.g.,1).

Windows & Doors

It is proposed to replace the existing UVPC and brown painted 80's style windows with traditional painted hardwood frames, using a Cotswold District Council approved colour.



E.g.,1 Portland stone coping example

Entrance & Layout

The proposal provides disabled access into the cottage, to future proof it for the owners; ensures functional spaces within; and uses high-quality materials and finishes. The more recently added door at the front of the dwelling is to be relocated to the rear of the property for safety reasons and to make better use of space internally. The internal reconfiguration makes for a more efficient layout, making the best use of the existing footprint and ensuring the extension is as modest as possible.

Relevant planning policies

The following policies from the Cotswolds Local Plan are considered in support of the application.

Policy EN2

DESIGN OF THE BUILT AND NATURAL ENVIRONMENT

Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

Policy EN10

HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS

1. 'In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.

2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations: the importance of the asset; the scale of harm; and the nature and level of the public benefit of the proposal.'

The proposed site is situated along side 'The Royal Oak' pub which is a Grade 2 listed building. Riverside cottages are separated from the pub by the pub car park. By making aesthetic improvements to No. 3 Riverside, the property will become more sympathetic and improve the surroundings of the listed building. The proposed extension will be visible by a traditional mottled render on the west elevation to match the improved render of the existing extension, improving the immediate historic landscape and its surroundings. Materials are to match existing with the use of natural Cotswold stone upon the façade of the extension.

Policy EN14

MANAGING FLOOD RISK

1. 'Having regard to the hierarchy, an effective way of dealing with surface water is through Sustainable Drainage Systems (SuDS). These aim to mimic natural drainage processes and remove pollutants from urban run-off at source. SuDS encompass a wide range of techniques, including: Green roofs. Planning applications will be determined in accordance with relevant policies in this Local Plan, which should be considered together, unless material considerations indicate otherwise. COTSWOLD DISTRICT LOCAL PLAN 2011-2031 159 Built, Natural and Historic Environment 10 Permeable paving Rainwater harvesting Swales Detention basins Ponds Wetlands Tree planting'

The river Coln flows 25 meters from the proposed extension. Within the proposed works, existing trees and vegetation have been left to grow within the site. The proposals show increased planting onsite and permeable hardstanding to alleviate run-off from the site.

Policy EN5

COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

1 'In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.'

The proposed extension and improvement to the dwelling is to be kept in line with the existing character of the AONB. The modest proposals intend to be in keeping with the cottages original form, both internally and externally and aim to represent an improvement to the site and for the areas immediately surrounding it.

Cotswold Design Code

D.02 'It encourages high quality and inclusive design that establishes a strong sense of place and responds to local character.'

D.06 'All good design is informed both by the needs of the current and future users, and by a proper understanding of the site and its setting. These considerations are of particular importance where there is an existing high quality built and natural environment, as in Cotswold District.'

The modest extension to the rear of the cottage allows for efficient internal reconfiguration in order to make use of the internal footprint along the sites boundary that doesn't dominate the existing dwelling. Works to allow for ease of movement within and around the cottage creates the opportunity for a larger demographic of individuals to make use of the dwelling in the future.

D.09 'Careful study should be made of the context of any new development. Each site will have its own characteristics, and a specific landscape or townscape setting. Any proposed development should respond to this.'

The context of the site has been given careful consideration on an immediate and local scale. The proposed works to the façades of the building are to ensure the sites appearance is improved for local residents and those driving on the busy A436. The proposed actions are to maintain the architectural distinctiveness of the cottages.

D.13 'Traditional Cotswold Street scenes contain buildings of a variety of scales and architectural styles. Together, however, there is a sense of rhythm, harmony and balance, and this should be continued in any new development. The particular character of existing streets should be respected, including gaps between buildings, which can often be important. New additions might add interest but should not appear out-of-keeping.'

D.14 'In designing new development, close attention to the site and its setting should work at all levels, from the overall principle, density and grain to the scale, form, roofscapes, elevations and detailed features of the buildings, and then to the landscaping surrounding them.'

While maintaining the distinctiveness of the cottages and its surroundings, the proposed works allow for the north façade to be restored to its original configuration through the movement of the front door to the rear of the site. This improves the façade of all 3 Riverside cottages and allows a more sympathetic approach to be displayed along Gloucester Road. The implementation of traditional timber sash window frames creates an appearance which is more in keeping with the Cotswold vernacular.

D.19 'Extensions to existing buildings should be in scale and character with the parent building. Additions should not dominate the original building, individually or cumulatively. Subservience in mass and height is often important, leaving the building's evolution apparent.'

D.33 'In some instances the use of modern, non-local materials may contribute towards a successful contemporary design. This might include the use of more extensive areas of glazing, zinc or copper roofs, or timber cladding. However, obvious local references should still be made.'

Intended works to relocate the front door and replace UPVC window frames upon the north elevation of the cottage are to be filled to display suggestions of the building's evolution. It is apparent from the west elevation that the buildings have been developed within the past, however a mottled plaster neighbouring the original dwelling 's west elevation allows for the extension to be sympathetic to the local surroundings of Andoversford and the Cotswold architectural language. The modest extension displays a sympathetic addition to the dwelling while being in keeping with the variety of scales seen within a traditional Cotswold Street scene. The use of a flat parapet roof with natural Portland stone copings are to contribute towards a contemporary suggestion while maintaining local references.

D(h) GI and landscape provision on individual plots

'The landscape design of individual plots and the areas immediately surrounding them should be of high quality and should reflect the landscape, ecological and built character of the area. Private spaces such as gardens should be of an appropriate size for the dwelling provided and should be designed to ensure privacy and adequate daylight. Private spaces should be clearly recognisable as such, through the use of suitable boundary treatments.'

Within the gated garden boundary wall at the rear of the site, a series of 3 bi-fold doors and glazed a front door are proposed within the south elevation to enable the internal space within the extension to be opened onto the south facing private garden. The use of 3 rooflights within the proposed flat roof allow for optimal natural light conditions to be dispersed internally while maintaining privacy for both the residents and the neighbouring property.

Conclusion

The proposals although minor represent a vast improvement to the property, through functionality, futureproofing and using style and materials that are appropriate to Andoversford and the Cotswolds AONB.



Figure 1- Existing North Elevation



Figure 2- Existing South Elevation



Figure 3 - Existing West Elevation



Figure 4 - Damage to north elevation stonework



Figure 5 – Weathered render upon existing south elevation



Figure 6 – Distance between threshold and A436



Figure 7 – Existing bathroom in bedroom 3