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Annex Conversion of  
Barn  
Silver Street House,  
Silver Street, Coaley,  
GL11 5AX

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## Heritage Statement

By

Elevation One  
Building Design Ltd  
25 Uley Road,  
Dursley, Glos  
GL11 4NJ  
Tel 01453 549253



*Elevation One*  
*Building Design Ltd*

May 23

## 1.0 Introduction

This statement has been prepared by **Elevation One Building Design Ltd** to support proposals for the existing barn and rear staple to be converted into living accommodation for use as an annex to the main dwelling.

This statement demonstrates that the proposal is compliant with the Development Plan and Government Guidance and explains the key design and access principles that will be used to develop future details of the scheme.



## 2.0 Listed Building and Conservation Area

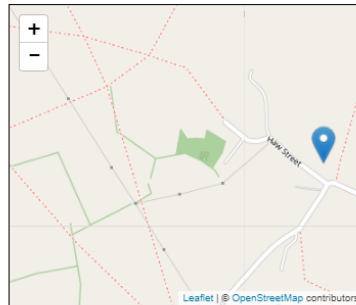
There is no conservation area, but the main dwelling is a grade ii listed building.

### Silver Street House

A Grade II Listed Building in Coaley, Gloucestershire

We don't have any photos of this building yet. Why don't you be the first to send us one?

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#### Coordinates

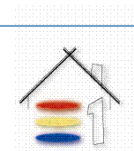
Latitude: 51.7109 / 51°42'39"N  
Longitude: -2.3218 / 2°19'18"W

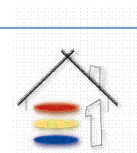
OS Eastings: 377862  
OS Northings: 201402  
OS Grid: S0778014

Mapcode National: GBR0LH.MTT  
Mapcode Global: VH952.P8X7  
Plus Code: 9C3VPM6H+97

<p><b>Entry Name:</b> Silver Street House <b>Listing Date:</b> 26 April 1984 <b>Grade:</b> II <b>Source:</b> Historic England <b>Source ID:</b> 1090925 <b>English Heritage Legacy ID:</b> 131472  <b>ID on this website:</b> 101090925</p>	<p><b>Location:</b> Silver Street, Stroud, Gloucestershire, GL11 <b>County:</b> Gloucestershire <b>District:</b> Stroud <b>Civil Parish:</b> Coaley <b>Traditional County:</b> Gloucestershire <b>Lieutenancy Area (Ceremonial County):</b> Gloucestershire <b>Church of England Parish:</b> Coaley St Bartholomew <b>Church of England Diocese:</b> Gloucester</p> <p><b>Tagged with:</b> <a href="#">House</a></p>
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The external appearance will be kept to look like a traditional agricultural building but will have conservation windows and doors to the sides and a new gable window that will be oak framed.







### 3.0 Planning Policy

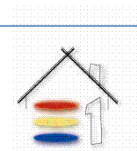
We have examined the heritage policy requirements under the Local Plan (2015), policy ES10. The policy clearly states that any proposals should protect and where appropriate enhance the architecture and visual impact of the heritage asset.

The policies purpose of ensuring historical features of value are protected has been considered in this proposal. A privacy screen will be installed on the south side of the balcony to shield from any one walking past. But still give views of Cam Peak.

### 4.0 Assessment

The application property is located in Silver Street, Coaley. The building itself is in dire need of repair and the government are promoting the reuse of older barn and traditional buildings within the countryside, otherwise they will be lost.

The main walls need to be supported and strapped and there are various cracks and openings where they have settled over the years.



To invest in something like this to preserve it, the applicant would like to be able to use it for their family use. They are happy to condition or legally agree to the use being of family members.

The materials proposed are sympathetic to the area and will be of high quality.

The site is located within Coaley, which is a village on the outskirts of Dursley, and contains many amenities. There are bus stops within walking distance of the site where buses take you to Dursley and Stroud.

NPPF paragraph 193 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

It’s considered that the proposals result in less than substantial harm but will rather provide a measure of balance and will enhance and positively contribute to this area of the local area. Along the street there have been many balconies installed and these do not affect anyone and enhance the property.

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