



**TEMPLATE:
DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT
(no planning application required)**

Name and address of proposed development site – Thrift Cottage, High Street, South Cerney, Glos. GL7 5UG

List Description
Grade II

Proposed Development or Works–
Replace a broken front doorstep with like for like Cotswold stone.

Consultation -
No community consultation

DESIGN COMPONENTS

Layout -
The layout pre-dates the necessity to replace the broken step. The house was built on the high street approx. 150-200 years ago, nothing has changed in that time, the high street, the wide grass verge and the pavement adjacent to the cottage, are the same proportions and distances as available historical photos show.

Scale –
Exact replacement for existing step, same scale

Appearance –
As above – same local stone, same colour as original step

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –
The building has limited special architectural importance. The front doorstep is entirely typical for a Cotswold stone cottage in the village and on this street.

Setting –
Set on the village high street, neither neighbouring property in the terrace is listed and neither are the buildings opposite Thrift Cottage (a Coop supermarket)

ACCESS COMPONENTS

Technical advice -
No

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ?

The new step will be exactly the same as the original, which in a Grade II listed building cannot be altered in height or scale. Access will remain as it was originally designed.

Future access requirements

Grade II listed building, no alterations possible now or in future.

Emergency access

Yes

Please feel free to add any further design and access information that you feel may be relevant to your application.