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DESIGN & ACCESS STATEMENT (A)

**Re: Proposals to Orchard Cottage, Duglynych Lane, Nr Cheltenham, Glos
GL54 5EX**

To be read in conjunction with Architect's drawing numbered:

- 719.100 (A) Survey Plans and Elevations
- 719.110 (A) Garage Survey
- 719.200 (G) Proposed Plans
- 719.210 (J) Proposed Elevations
- 719.480 (D) Garage Proposals
- 1:500 (-) Site plan, 1:1250 OS Location Map

This application is for amendments to the approved planning and listed building applications: 22/01302/FUL and 22/01303/LBC for proposed works to Orchard Cottage, Duglynych Lane, Nr Cheltenham, Glos to improve the accommodation and carry out repairs to rectify faulty previous works.

Official List Entry from Historic England :

Heritage Category:

Listed Building

Grade: II

List Entry Number: 1340253

Date first listed: 31-Oct-1984

House. C17 and C19. Coursed rubble, some box timber framing to first floor, east front, stone slate roof. Simple rectangular block with gable stacks, that to road gable in cut stone. Two storeys and attic, 2-windowed, 2-light C19 casements and one small gabled dormer, C20 glazed door and gabled porch with stone slates, centrally, west front. The east front framing is stopped to flank walls with large squared yellow limestone blocks; on this front also one small

C19 2-light casement with central mullion. Interior not seen.

SITE HISTORY

An extension was added c.2004. Planning Application 03/8473/1397/FUL and Listed Building Consent 03/8473/1398/LBC.

The latest approved applications: 22/01302/FUL and 22/01303/LBC we wish to amend as follows:

- Add an additional Conservation Rooflight to the rear, north facing elevation.
- Revise the present Proposed Front Elevation from 2no. Windows to the ground floor to 1no. to match the existing kitchen window.
- Revisions to both staircase positions. Neither stairs are original. See attached photos.
- Create a mezzanine area where the ex. shower room is and put a wet room in the attic.

The Mezzanine Area will then become an office. A use that is presently in the attic.

- Take out the existing wall between the kitchen and boot hall (this wall was built in 2004) to make into a large kitchen with an oak beam to support the wall above.
- Remove (modern) brick wall to ground floor adjacent to stairs. See photos.
- Take out the dividing wall in the rear of the garage between the Garden Room and the Utility and change a door to a window.

LAYOUT These proposals improve the accommodation and remove the modern stairs in a manner that is better than the previously approved applications.

SCALE The proposed new building works will respect the scale and design of the existing building.

LANDSCAPING Domestic garden.

APPEARANCE The walls are in coursed random rubble stone with stone tiles to the roof. The new doors and windows will match the existing in painted timber with Conservation style roof lights.