

GOLDINGS

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Design & Access Statement

in respect of

**The Demolition of Existing Lawful Accommodation and the
Erection of a Replacement Dwelling**

at

**Tallet Yard, Duntisbourne Leer, Cirencester,
Gloucestershire, GL7 7AS**



Planning Application to be read in conjunction with the following drawings:

- Drawing No. 0991/19/03 - Survey of Existing – Plan & Elevations
- Drawing No. 0991/19/04/A - Topographical Survey & Location Plan
- Drawing No. 0991/19/05 - Proposals – Floor Plans & Elevations
- Drawing No. 0991/19/06/B - Proposals – Block Plan



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1. Introduction

Tallet Yard is an unconventional dwelling, formed from the conversion of a steel portal framed building into a rudimentary dwelling. The building's walls are concrete blockwork which has generally been rendered and painted white, the roofs are covered with corrugated sheeting. The south east elevation is devoid of openings but the three other elevations have a mixture of windows and doors to provide natural light and access. A small PVC conservatory is attached to the north west elevation. Within the grounds of the site there are a number of outbuildings used for garaging and storage.

The site is located within the Cotswold Area of Outstanding Natural Beauty and a strip to the south east of the site (equating to approximately a third of the plot) is located within the Duntisbourne Abbots and Leer Conservation Area.

The applicant would like to replace the existing dwelling with a more aesthetically pleasing vernacular dwelling and details of the proposed dwelling are given below.

2. Use

The use of the site will remain the same, providing a single residential property.

3. Amount

The new design proposes a replacement dwelling comprising of a kitchen/dining room, lounge and utility on the ground floor, with three bedrooms, a bathroom and an en suite shower room on the first floor. The proposed dwelling has a modest internal floor area of 116m² spread over the two floors and will sit comfortably on a site of 0.17 hectares.

4. Layout

The proposed dwelling has been sited to take advantage of natural light by moving it to the centre of the plot away from the trees, it will be outside of the root protection areas and shadow paths of the trees that exist along the north western boundary. This will equally allow the applicant to remain in residence whilst the proposed dwelling is constructed. Once complete the existing dwelling will be demolished and the area grassed as indicated on the proposed block plan.

The proposed dwelling's position will be approximately 33m from the nearest neighbouring dwelling of Tallet House to the south east. This will mean it is sufficiently separate to protect

the residential amenity of both properties and furthermore the internal layout of the proposed dwelling means there are no windows on the south east elevation.

5. Scale

The scale of the proposed dwelling will be one-and-a-half storeys, with an eaves height of 4.5 metres and ridge height of just over 8.0 metres above ground level, with a pitch of 47.5°. The proposed dwelling's principal gable is 6.4 metres wide and 11 metres long, with gabled dormer windows front and back.

The proposed dwelling will be sited on ground at the same level to the existing, meaning the proposed dwelling's ridge will be higher than the existing but this is not out of keeping with its surroundings. Duntisbourne Leer is built on a hillside with a mix of eaves and ridge heights throughout the village.

6. Appearance

The proposed dwelling has been designed to accord with the local Cotswold vernacular, constructed in natural stone with imitation stone tiles to the roofs and a gable-end ridge chimney-stack. The dwelling will be one-and-a-half-storeys and exhibit a traditional roof pitch. The design and the use of natural materials will make a positive contribution and allow the dwelling to harmonise with its surroundings. The windows will be painted timber flush casements with matching timber doors. The guttering and downpipes will be black, probably cast-iron or equivalent. Given the simple modest nature of the dwelling no quoins are proposed to the external angles, the only cut stone being plain lintels and cills to the openings. The scheme includes a bat brick as suggested by the ecologist to provide enhancement for bats.

7. Access

The existing vehicular and pedestrian access to the site will remain the same.

8. Landscaping

The boundaries to the site are generally well established and will be retained. There is plenty of potential for future planting on site but none is currently planned. The existing outbuildings will be overhauled and repaired.