



The Coach House | 4 The Chipping | Tetbury | Gloucestershire | GL8 8ET  
Telephone 01666 503516 | [www.verity-beverley.co.uk](http://www.verity-beverley.co.uk)

## **DESIGN AND ACCESS STATEMENT**

Proposed Development at  
38 & 39 Eastleach  
Cirencester  
23.1559

Prepared by  
Verity & Beverley Ltd  
Architects and Designers

To be read in conjunction with Edgars Heritage Statement.

### **SITE**

38 & 39 Eastleach are early-mid 19<sup>th</sup> century grade II listed semi-detached cottages situated within the village of Eastleach, near Cirencester. The properties are set back from the road with good sized front gardens accompanied with larger back gardens. Both cottages are built from Cotswold stone, Cotswold stone slate tiles, timber windows & doors and red brick chimneys. On the site is an outbuilding/garages, which face out on to the road. The outbuilding/garages have been built using Cotswold stone, Cotswold stone slate tiles and Concrete roof tiles.

### **SCHEME DESIGN PROPOSALS**

The application is to form a single ground floor opening between the two properties to create one dwelling. Further works to the property will be sympathetic internal and external alterations, which will restore and improve no. 38, such as new timber windows & doors, reinstating the original fireplace, new stone flooring and improving the existing modern staircase.

The proposals to the Outbuilding/Garage of no.38 are to replace the deteriorating timber garage doors with new timber boarded door which match no.39, this will give the overall building a coherent appearance. Secondly, on the west elevation the proposed plans will be to reinstate an existing door opening where the current existing window is, with this new door matching the timber glazed doors of the Cottages.

### **CONCLUSION**

In summary, the proposals would be a sympathetic restoration and decoration which will enhance the overall appearance of no.38. The single opening between the two properties will have a no impact on the external fabric of the property and the minor impact internally is outweighed by the restoration/decoration of the proposed works to no.38.

### **ACCESS**

Vehicular and pedestrian access will not be affected by the proposals.

Verity & Beverley Ltd  
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