



Your Ref

Our Ref

Date

5581/IMM

17 January 2024

## **HERITAGE STATEMENT FOR PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS AT BEECH COTTAGE, 42 BIBURY ROAD, COLN ST ALDWYNS, CIRENCESTER, GLOS, GL7 5AW**

### **1. Property Description**

Beech Cottage, 42 Coln St Aldwyns is charming two bedroom cottage set well back from the street in a terrace of three properties constructed in stone with a reconstructed stone roof.

The property is in a conservation area and benefits from a very large front garden with a rear courtyard garden.

The adjacent properties both have rear single storey buildings at both sides. Number 41 has an annexe building that wraps around the rear of number 42. Number 43 has added a single storey lean-to extension to the rear of the property under planning reference 11/02872/FUL approved on 05.08.11.

### **2. Proposed Works**

This application seeks to extend to the rear courtyard which is seen as 'dead space' due to the large front garden in line with the adjacent property number 43.

Number 41 has two windows overlooking our clients courtyard, the low level window has obscure glazing and the small high level window is onto a staircase. The proposed extension has been set back away from number 41 to allow sufficient space for maintenance and repair.

The external French doors from the lounge will be removed and a window formed to give borrowed light from the kitchen rooflights.

We feel the proposed works enhance the properties standing and contributes greatly to affirming its position as a lovely home. No substantial harm is caused by the proposed works to the house.

### **3. Amount and Scale**

The additional ground floor area created is some 16 square metres. With this additional space it makes the cottage much more of a family home than a weekend rental property, which is has previously been used for.

### **4. Layout**

The proposed layout can be seen from the submitted floor plans.

Currently there is a sitting out area at the front of the property which will remain.

## **5. Materials and Appearance**

The extension will be constructed in natural stone to match number 43, with the roof being finished in traditional lead and windows and doors being timber with balanced casements.