



Design & Access Statement

HDAS 2220 17 January 2024

Heritage statement for erection of entrance porch and amendments to fenestration at Gardeners Cottage, Hazelton, Cheltenham, Gloucestershire, GL54 4DX.

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1.0 Introduction

- 1.1 This Supporting Statement accompanies a planning application for a householder application to erect a new entrance porch and also form new conservation rooflights in a converted natural stone barn at Hazelton Cheltenham, Gloucestershire.
- 1.2 This statement has been prepared by Ralph Guilor Architects Ltd in line with the planning submission requirements set out by Governmental Bodies, the Local Authority and CABE.

2.0 Context of site

- 2.1 The subject site is located on the periphery of Hazelton, a small rural cottage approximately 7 miles from Cheltenham
- 2.2 In circa 2004, planning approval was granted for the conversion of a group of barns and outbuildings within the setting of a listed farmhouse known as Priory House. None of the buildings or outbuildings were listed in their own right, but the grouping was considered to be an important part of the setting of the listed asset brackets farmhouse.
- 2.2 It is assumed that at that point in time given there was no public access onto the land to within the barn complex, the viewpoints of the listed farmhouse from public access roads/ paths were the main consideration in the conservation area consent that was granted.

Certainly the original elevations to the adjacent lane (from Cheltenham to Hazelton) have remained an altered. The main alterations to enable the development to take place took place within the central area of the group of outbuildings.

3.0 Use of the Site as Existing

- 3.1 The complete site now has residential use.

4. Reason for Proposed Development

4.1 The proposals are being applied for because the applicant wishes to improve the quality of the accommodation that has been approved, and it is our view that the scale and proportion, traditional vernacular, style, and pallet of materials, complement the existing barn conversion comprising gardeners cottage.

5.0 Planning context and policy

The proposals for a small entrance porch and additional roof lights all follow the same principal as the original planning consent in that they cannot be seen from public viewpoints along the country Lane. Furthermore, since the proposed porch and roof lights do not require the removal of any of the original barn fabrics, they cannot be considered harmful to the building themselves.

Planning Policies

Cotswold District Council's planning policies require that –

- The dwelling respects the scale and character of existing characteristic property in the area and has no adverse impact on the landscape
- Normal development control standards in relation to aspects such as design, materials, environmental impact, parking and relationship to adjoining uses are satisfied.
A high-quality design is required.

It is considered that the proposals meet these requirements

6.0 Summary

Given that the setting of the listed farmhouse is not compromised by these proposals and neither is it visible from public viewpoints. We believe the council should approve these proposals.