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## DESIGN AND ACCESS STATEMENT

Proposed Development at  
Springfield Lodge  
Slad  
22.1524

Prepared by  
Verity & Beverley Ltd  
Architects and Designers

### SITE

Springfield Lodge is situated just outside the village of Slad, in Stroud District. The property is in the AONB but is not in a Conservation Area and is a comparatively modern detached property built from reconstituted stone, concrete roof tiles, upvc windows & doors with concrete lintels & quoins. It is single storey with rooms in some of the larger roof spaces and is on a steeply sloping site with a large surrounding garden and private parking. It has a smaller single storey extension to the north east which provides a small Rear Entrance, Gym, Utility and Kitchen extension but the spaces are cramped and it is too small to accommodate rooms in the roof. A catslide roof extends over the main entrance door to form a porch with oak posts.

### RECENT PLANNING HISTORY

Erection of an open oak framed porch, dormer window and work to the chimney stack, ref: S.09/1398/HHOLD (permitted in September 2009)  
Proposed greenhouse and retaining wall, ref:S.20/0083/HHOLD (permitted in March 2020)

### SCHEME DESIGN PROPOSALS

The proposals are to remove the existing rear north-east single storey extension and to build a new larger single-storey extension in its place. This extension will provide a decent size Kitchen/Dinning area, a much-needed Boots room as well as increased Utility and Gym spaces. The larger extension provides adequate room in the roof for a new Master Bedroom with its own Ensuite and Dressing Room which will maximise the views and enjoyment of the surroundings. An additional Bedroom with Ensuite will also be a much-needed addition to this property.

The existing small gable on the east elevation of the property is to be raised, with a new window to bring light into the Master Dressing Room. The new extension roof will join with the existing at the same ridge level. A new rooflight for the existing stairs is proposed on the west elevation roof to allow natural light for this area. On the east elevation of the property, the existing ground floor window to the Bathroom is to be reduced to allow for the new extension. A new retaining wall towards the north of the proposed extension will allow rear access to the property and a designated space for logs, bins, and storage.

The proposal is for the walls of the new extension to be natural timber – the existing reconstituted stone is not a traditional material and is not aesthetically pleasing. It has mellowed slightly with age and the applicants have encouraged climbing plants to cover large areas to make it less unsightly, but it is felt that using a more sustainable and visually attractive contrasting material, such as timber for the walls of the new extension, would be preferable to trying to match the existing reconstituted stone. The oak framing and glazing to the south and west gable ends have been designed to echo the existing oak porch structure.

The existing doors and windows are white UPVC and it is proposed and it is proposed to replace them with high efficiency aluminium windows in a darker colour and for the windows and doors in the new extension to match. The roof material will match the existing roof.

## **CONCLUSION**

In summary, the proposed extension will replace an existing extension using more sympathetic and sustainable materials. It will provide an improved internal layout with much needed additional accommodation. The new extension will be tucked into the hillside so that a large part of it will be mainly underground and barely visible from the lane. The new extension will be built to current Building Regulations and will be far more sustainable and energy efficient than the existing extension which is to be replaced.

## **ACCESS**

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

Verity & Beverley Ltd  
January 2024