

Design, Access & Heritage Statement

Calder Cottage, Spring Hill, Nailsworth, Stroud

Details relating to the property from Historic England site:

Grade 2 Listed Building

List Entry Number: 1186719

Date first listed: 17/07/1980

‘SPRING HILL 1. 5227 (south side) Calder Cottage ST 8499 6/17 II 2. C17. Rubble with Cotswold stone roof. Two storeys. The front has one range of 3 light casement windows, ground floor retaining hollow chamfer mouldings and drip-stone. Gable lit attic. Gable end to road with C20 porch and stopped ovolo surround to doorway. One and 2 storey building to left, rubble with modern tile roof, stepped down-hill with 3 ridge heights. One blocked window with chamfered surround to left. One range of modern casements. Door with glazed modern weathershield. Gable end has single light window with hollow chamfer surround with drip, modern square bay below and a small chamfered opening to right. Irregular fenestration and floors to rear, one window retains hollow chamfer surround.’

Recent Planning/ Listed Building Approval:

S.23/1336/HHOLD

S.23/1337/LBC

The Brief:

Reconfigure some of the landscape features from the previously approved scheme, extend the width of the outbuilding and reconfigure the glazing.

Reinstate a small North facing window to the Lounge (GFR.02)

Proposal:

The Outbuilding:

The outbuilding will sit within the same footprint as the recently demolished outbuilding, although it is now proposed that the Southery wall sits forward of the original wall by approximately 500mm.

The glazing and doors have been reconfigured to aid access, simplify the structure and open out onto a small, terraced area.

Reinstated window:

In addition to other works proposed to the cottage and approved, the attached plans include the reinstatement of a small North facing window within the existing structural opening. The frame will be of hardwood construction. The unit, if permissible, will be double/ triple glazed.

Driveway and Parking:

The existing entrance is to be retained and made accessible. Timber clad gates will offer some privacy and security to the site. The driveway is overgrown and dilapidated. The extent of the existing driveway is unclear but the proposed looks to make vehicular access and parking available with the ability to turn on site as required by planning policy and highways. The turning space is facilitated by the proposed covered parking bay. The roof of this parking bay is to be fully accessible with the garden extended over to retain amenity and 'green' space.

Landscaping:

The terraced spaces step up gently across the site and aim to create accessible level amenity space across the site. Retaining walls are to be faced with local rubble stone.

The paved terraced area to the South of the cottage is to be simplified with the pool now sitting centrally to the terrace.

The external steps are now proposed to the North of the garage. This is to aid pedestrian access directly from the main entrance gates. The stairs are to be paved with a natural Cotswold stone. A small, terraced area is now proposed to the East gable end of the outbuilding, adjacent to the main entrance. This will provide additional garden/ amenity space. The small trees adjacent to the garden terrace will provide some buffering from road noise and additional habitat as well as providing some natural screening to the site.

Ecological impact/ Biodiversity:

The impact of the development and mitigation/ habitat creation was assessed during the recent planning submission (see Document CALDER COTTAGE ECIA 01.07.023) and has/ is being implemented. As part of this application the recommendation in the report will continue to be followed with the addition of an extra 90m² of land to the North to be used as a wild planting area.

Conclusion:

We do not believe the work will harm the heritage asset of the property or the area. The proposed aims to enhance, improve and maintain this building and the site.