

**TEMPLATE:
DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS
(no listed building consent required)**

Name and address of proposed development site –

78 Gloucester Street, Winchcombe, Gloucestershire, GL54 5LX

Proposed Development –

Replacement windows to the front elevation and re-pointing of the stone façade with lime mortar.

Assessment of the surroundings of the proposed development –

78 Gloucester Street is an un-listed building in a row of terraced cottages built of Cotswold Stone with a tiled roof. Built in the early 19th century, although it is not listed, it lies within the Winchcombe Conservation Area, the articles of which have removed planning regulations 4a regarding 'Permitted Development'

Consultation -

Having consulted with Tewkesbury Borough Council Planning Department, it became apparent that planning permission will be required to replace the front windows and repair the pointing of the façade.

Evaluation –

There will be no change to the appearance of the front elevation.

DESIGN COMPONENTS

Proposed Use(s) -

There is no change of use to the existing property which is domestic residential. The application complies with the requirements of the planning authority in that 'Permitted Development' is not allowed under the articles of the Winchcombe Conservation Area.

Amount and density of development –

There is no change to the existing number of residences, namely one. This is appropriate as there is no space for an extension. The property appearance will remain in keeping with the surrounding area, however, it will appear neater and tidier.

Layout –

There is no proposed change to the layout of the existing building.

Scale –

The property's size and dimensions will remain unchanged.

Landscaping –

There are no changes to the landscaping.

Appearance –

Background

The property was purchased on 15.09.2023. The existing front windows are single glazed, steel framed, white painted with leaded glass and as such have deteriorated with age and are thermally inefficient. The property being built of Cotswold Stone has undergone several repairs in the past, however, this has been done with grey cement based mortar which is not in keeping with the original style.

Proposal

A local supplier of low-profile powder coated aluminium double glazed windows in a white finish with leaded glass has been found. Using these windows will not alter the external appearance of the building.

A local contractor will remove all existing pointing in the façade and will re-point the entire area with lime-based mortar with gold sand. This will restore the external appearance of the stone close to the original and in keeping with several other properties in the row which have received similar treatment.

ACCESS COMPONENTS

Technical advice –

There is currently one front door facilitating access to the building and this will not be changed, therefore, technical advice has not been necessary.

Relevant Policies –

Being in a conservation area, the proposals will not alter the external appearance of the building.

Degree of access –

There is no development 'site' as such and access arrangements will not be required.

Future access requirements –

There will be no changes to access arrangements required in the future.

Emergency access –

It will remain the same as there is currently.

The proposal will provide thermally efficient windows to the main living room, two bedrooms and the hall. They will be white as existing, will not rust or deteriorate and will not require frequent painting and maintenance. The appearance of the front of the building will be improved with a uniform colour of pointing mortar across the entire façade in keeping with the Cotswold Stone appearance and that of the neighbouring buildings.