

22043/RE/gh

2nd February 2024

**PROPOSED EXTENSION & ROOF ALTERATIONS – THE LITTLE HOUSE,
EASTCOMBE, GLOUCESTERSHIRE, GL6 7ED**

HERITAGE STATEMENT:

1.00 BACKGROUND:

This is a two storey, stone built, semi-detached cottage with narrow single storey structure spanning to the road frontage. This structure is built into the hillside, has a diverse mix of finishes to the front elevation and a roof which is in poor condition and needs attention. It has a small entrance porch tucked in the corner of the two storey and single storey structures.

The plot straddles the Wells Road at Eastcombe, with the dwelling to the east side and parking / garden to the west side, and benefits from far reaching views to the west over the valley and towards Toadsmoor Woods.

This site sits within the Eastcombe Conservation Area and the Cotswolds Area of Outstanding Natural Beauty.

Within approximately 100m of this site, as the crow flies, there are only two historic buildings of listed status, which include:-

- Grade II listed, Brotherstones, is located approximately 29m to the north which dates to the late 17th & early 18th Centuries, with later additions.
- Grade II listed, Eastcombe Baptist Church and The Manse, which is approximately 68m to the northeast. The church is dated 1860 and The Manse early 19th Century.

2.00 PROPOSALS:

It is proposed to extend the existing single storey structure to the front elevation, to replace/repair the roof and generally update the property to current insulation standards. The entrance porch will be relocated and existing window / door units will be replaced with designs more sympathetic to the area than the existing white UPVC designs. For more information refer to drawing set 22043/1C - 22043/4C showing existing & proposed plans & elevations.

3.00 IMPACT:

Given the topography of the surrounding environment, it is considered that this scheme is unlikely to have any negative visual impact on the near and more distant views of the area.

Definite positive impacts of this project include, enabling more practical household space for everyday family living, greater eco efficiency and much improved aesthetics, with the introduction of traditional metal framed windows, conservation grade rooflights and natural stone finished walls to the extension.