

# Heritage & Design Statement

Hils Land, Box

Reference: 2329-VAL-XX-XX-RP-A-0001



Project:

**Hils Land, Box**

Reference:

**2329-VAL-XX-XX-RP-A-0001**

Uniclass

**PM\_40\_50\_63**

Date:

**02/02/2024**

Revision:

Version:	Date:	Comment:
P01	02/02/2024	First Issue

**View Architects Ltd**

19A St Mary Street, Thornbury  
Bristol, BS35 2AB

t: 01454 418 966

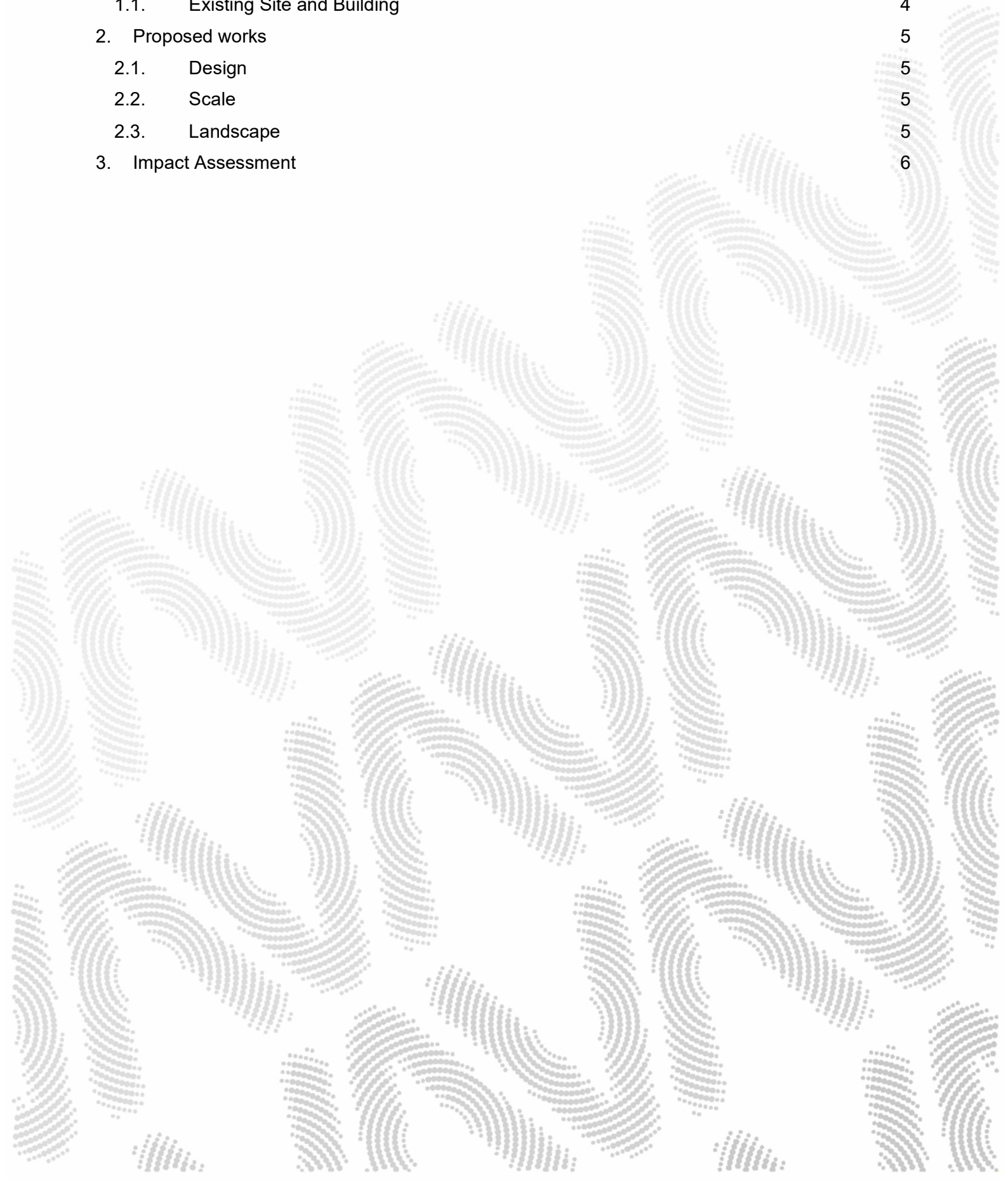
e: [admin@viewarchitects.com](mailto:admin@viewarchitects.com)

**[www.viewarchitects.com](http://www.viewarchitects.com)**

View Architects LTD  
Registered in England and Wales  
Registration number: 6888605

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# Introduction

## 1. Introduction

This statement accompanies a Full Planning application to install a new entrance doorway into the south elevation and French doors into the east elevation of the property.

### 1.1. Existing Site and Building

The site is located within the Cotswold AONB and Box conservation area. This small village is characterised by low scale residential buildings, built from Cotswold stone. Steep plots cut into the landscape are separated by narrow streets and surrounded by natural landscape.

The application site is positioned to the west of the village on the boundary of the conservation area. It is approached via a narrow public footpath which forms the southern and western boundary. The house is semi-detached and adjoins its neighbour to the north. The garden is located to the east.

The house is arranged over three storeys and matches the local vernacular, being built in Cotswold stone, with steeply pitched roofs. constructed with stone slates. The house includes three single-storey extensions, one on each elevation and each with a slightly different character relating to the period of construction. The west facing extension contains a store; the south facing extension is used as the main entrance and the east facing extension is a C20 porch leading to the sitting room.

The existing building being isolated from the main road can only be approached by foot and has no obvious front elevation. The C20 porch may have been used at one time as the main entrance, but the main entrance is now within the south facing extension, but this provides an awkward stepped approach through more private spaces, therefore the side entrance to the kitchen has become the functional main entrance.

# Proposed works

## 2. Proposed works

The proposed works include the creation of two new openings. One will enlarge the existing rear (east facing) window to the sitting room, to increase natural light on the ground floor and to connect the sitting room to the garden. The second will be used to create a new main entrance. This will be located on the southern elevation of the west facing extension. This new entrance will form a more natural point of access, closer to the most frequently used pedestrian access from the north and will eliminate the need to pass through private spaces to connect with the building's vertical circulation. A direct link between the main entrance and the staircase will also improve the means of escape in the event of fire as the building is arranged over three storeys, therefore there is no means of escape from the upper storey.

### 2.1. Design

The new opening to the east will utilise the existing stone lintel. The new jambs and low level will be formed with dressed stone to match existing openings. New timber framed French doors will be installed in a style matching the existing with horizontal glazing beads.

The new opening forming the main entrance will also include dressed stone jambs and lintel to match existing openings. A solid timber door and frame will be installed containing a small vision panel. Alterations to the external surfaces adjacent to the main entrance will be required to install two steps.

### 2.2. Scale

The proposed works will not impact on the scale of the existing building.

### 2.3. Landscape

The proposed works will not impact on any existing landscape or trees.

# Impact Assessment

## **3. Impact Assessment**

The proposed works will match the character of the house and the conservation area and will not detrimentally impact the character of the building, the conservation area or the AONB.

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Registered office: 19A St Mary Street, Thornbury,  
BRISTOL, BS35 2AB

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