

## **Design and Access Statement – The Old School House – For Listed Building Consent**

**Proposed by :**Andrea Fielder

**Address** The Old School House, Ampney Crucis, Cirencester, GL7 5SD

**List Description** Grade II

### **Proposed Development or Works– Please provide a brief description of the proposed development or works**

- Pointing to all sides of the building where needed in lime, where required
- Pointing and replacement of cornices to school side of building - where repairs required
- Removal of grey UPVC horizontal gutters/downpipes and replace with black UPVC gutter for betterment around all of the the property, to match neighbouring property that is Grade II listed next door. Leaving original cast iron cutter in situ, to paint in black to match
- -Replace window to front (dining room) as doesn't open and we need ventilation to avoid damp. Due to secondary double glazing fitted to this window we are unable to use the period shutters, if we got a wooden double glazed (slimline) window put in here, we could use the shutters, making it more energy efficient. Replace with like for like design n bespoke hand-crafted wood, with thin double glazing as per neighbouring cottage has had installed, also Grade II listed. Please note number of panes will be like for like. This would improve the street view of the window as it doesn't look in keeping with other neighbouring listed buildings
- Replace 3 possibly 4 sides of of window of bathroom frame as totally rotten, unable to close properly and looks unsightly, like for like in wood. Main hexagonal metal window to remain in tack. Where we can we will salvage what is left of the subframe.
- Removal of 1970's brick fire surround in sitting room. We may look to remove open fireplace and add in a woodburner, whichever is most appropriate. A stone or timber surround to be added, or fireproof lintel. Re-plaster wall in lime and insert wood surround that is in keeping with the property.
- Re-plaster sitting room in places (currently a mix of gypsum and lime), after repointing exterior walls in lime

**DESIGN COMPONENTS** Layout - How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ? N/A

**Scale – How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building ? N/A**

**Appearance – Explain and justify the external appearance of the development and the choice of materials/finishes.** We will be using lime plaster for plastering, lime mortar for pointing and wood for the window as this would have been what was there originally, we would like to have the window in d. We can't afford cast iron gutter, but we thought to match neighbouring good quality UPVC waste pipe/gutter

in black will compliment the buildings of a similar listing in the neighbourhood (next door – Kate's Cottage).

- **HISTORIC BUILDING CONSERVATION ISSUES** It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement. **Historic and special architectural importance of the building – Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance? if there are any impacts, how will these be minimised or mitigated ? We do not believe there will be any adverse impacts to the building - the works are minimal**
- **Setting – Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.** The house, was previously the village school, it is set between Kate's Cottage and attached to the village school, which we believe was built in the 1960's. It is set in an AONB and Conservation area.

**ACCESS COMPONENTS – NB: There are no Access implications Technical advice - Have you taken any technical advice on access issues ? If so, please give details. N/A**

**Degree of access Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access. N/A**

**Future access requirements Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details. N/A**

**Emergency access Is there sufficient access for the emergency services ?  
N/A**

**Further design and access information that you feel may be relevant to your application.** The changes are relatively small and will be in keeping with the house and its surroundings.