

Design and Access Statement

**The Old School House
Frampton Mansell
Nr Stroud
Glos
GL6 8JF**

**Amendments to Garage and
Store for ancillary
accommodation to include
Heritage Statement**

January 2024

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Existing Block Plan 1:500

Proposed Block Plan 1:500

1. Introduction & Brief Description of Development

This Planning, Design and Access Statement has been prepared on behalf of Mr & Mrs T Pennell in relation to amendments to an existing garage and store building for ancillary accommodation.

The objective of this document is to illustrate the contextual assessment of the site and its surroundings, setting out the design principles that have been adopted in the development of the scheme.

2. Site Location Context / Site Analysis/ Local Character

Site Location and Context

The application site is situated on the western side of Frampton Mansell and is principally accessed by both vehicle and pedestrians from the north of an existing highway. The site slopes in a north to south direction and is enclosed by various boundaries including planting, natural stone walling and fencing.

Site Analysis

A site analysis was undertaken at the beginning of the design process to identify the site's constraints and opportunities.

Constraints

- The site is situated within the Conservation Area
- The site is situated within an of Area Of Outstanding Natural Beauty

Opportunities

- To form ancillary accommodation to an existing detached garage and store in association with the existing domestic dwelling.

3. Planning Context

This section examines the most relevant planning policy considerations for the proposed development.

3.1 Development Plan Policy

The Development Plan policy context for the site and the surrounding area is provided by the adopted Cotswold District Local Plan. 2011 – 2031, adopted 3rd August 2018

- Policy EN2 - Design of the Built and Natural Environment
- Policy EN5 – Cotswold Area Of Outstanding Natural Beauty
- Policy EN11– Historic Environment: Designated Heritage Assets – Conservation Area
- Policy EN112– Historic Environment: Non-Designated heritage Assets

3.2 National Planning Policy Framework

The National Planning Policy was overhauled with the introduction of the National Planning Policy Framework (NPPF) in March 2012.

The NPPF covers the range of policy topics previously set out by the PPGs, including issues of sustainability, design, development in rural areas, energy and protection and enhancement of the natural and historic environment.

At the outset, with regard to policy making and development control decisions, the NPPF provides for a presumption in favour of sustainable development.

3.3 Planning History

- CT.9016/A – Replacement garage
- 18/00787/NONMAT – Proposed New Window to garden room and addition of door to rear of garage

4. Heritage Statement

The building subject of this application is an existing modern building dating from 2018 which replaced a marley concrete garage.

The existing building is set within a Conservation Area.

There are several listed buildings set away from the building, the Manor House to the west, Church View Cottages to the north west. St Luke's Church is set to the north east with Church Cottage set behind it.

A garage and store was given permission in 2022 which is set to the east of the application building.

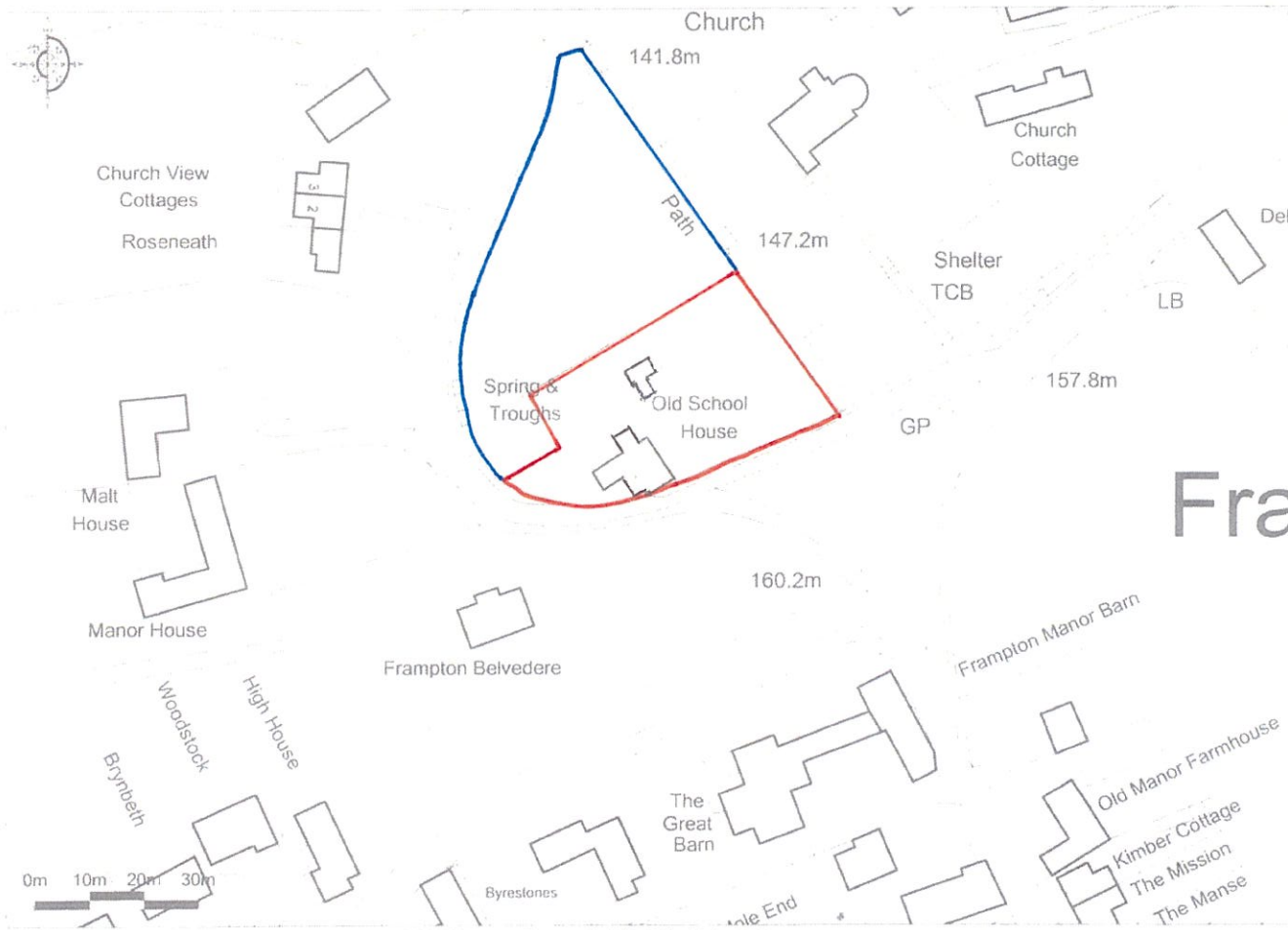
In this case, the application building is existing and therefore the existing situation is unchanged.

5. Evaluation and Design Principles, Design and Scale Approach

5.1 Design and Scale Approach including Access and Parking

- ✓ The vehicular and pedestrian access to the site remain unchanged and the existing ability to park and turn and leave the site in a forward gear is also retained.
- ✓ The existing buildings footprint remains unaltered.
- ✓ The existing garage and store opening sizes are retained with screens set into the existing openings.
- ✓ The existing window to the north west elevation is formed into a doorway.
- ✓ A wood burner flue is proposed.
- ✓ There is no change proposed to wall or roof materials.
- ✓ There is already a separate garage and parking area on site.

SITE LOCATION PLAN
Ref: 1 / 3 / 2019 – SLP



Promap

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SITE LOCATION PLAN
THE OLD SCHOOLHOUSE
FRAMPTON MANOR, GLOS. GL6 8JF.

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