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## **DESIGN & ACCESS STATEMENT**

**RENOVATION & CONVERSION OF EXISTING RESIDENTIAL PROPERTY  
@ 48 LOWER STREET, STROUD. GL5 2HS**

**FOR MRS [REDACTED] HYNDMAN**

**EMMAUS, CHEQUERS ROAD,  
GLOUCESTER**

**REVISION A**

**06 NOVEMBER 2023**

**PROJECT REF: 2662**



## Design & Access Statement

### Renovations & Conversion of existing residential property @ 48 lower street, Stroud. GL5 2HS

For Mrs J [REDACTED] Hyndman, Emmaus, Chequers Road, Gloucester

#### Context

Historically the property in question (number 48) was formally and also traditionally known as part of a group of houses adjoining the 'New Inn Public House' on the south side of Lower Street in Stroud, Gloucestershire. The building is currently grouped into a Grade 2 Listing (List Entry Number 1267687) by Historic England. These buildings are grouped together with the neighbouring properties in Lower Street, namely numbers 48, 49 and 50, with number 50 being known locally as the 'New Inn Public House'. The only picture on the listing is of number 50 although clearly all three properties were built in the same period in history and in the same materials & architectural style.

Interestingly according to research by [REDACTED] of the Stroud Local History Society in nearly all known historical census of Lower Street in Stroud, and all property deeds and records the 'New Inn' name was never officially recorded as the business name or recognised as an official 'Public House'. Apparently through several changes of ownership of number 50, the business of Inn keeping was always a secondary enterprise to supplement the main income from the recognised 'trade' of the head of the household.

Number 48 itself although modest in stature, the building in question has had an interesting and complex life, and delving deeper while surveying the property myself and taking into account the properties most original architectural stone features, would all suggest in my opinion the building in question and its immediate neighbour was originally built as part of a row of simple two storey, two bed 'workers' cottages in the early 1800s.



View of existing Front elevation showing the segmented arched headers to the windows, and deep lintel over the entrance all in hammered Cotswold stone.

At another date in history (perhaps 1900s) I would suggest the property was renovated together with its neighbour number 49 while being further extended at the rear with a stone built protrusion to the facing south. This time with more modern cut and dressed stone was used with slightly more elaborate details to the major openings, such as ornate stone lintels, mullions, cills & window surrounds. This work was completed and topped with two secondary dual pitch slate roofs that are twinned over the party wall line with a shared valley gutter detail.



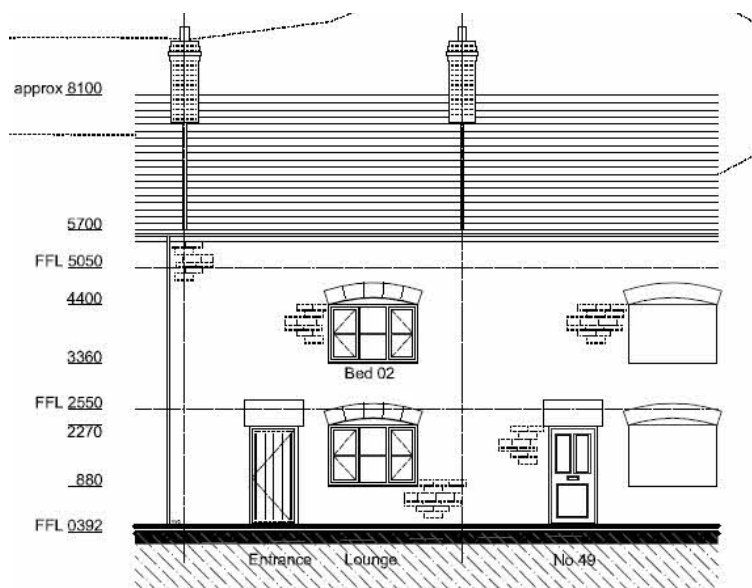
This work obviously increased both of the properties capacities to three bedrooms from the previous two and allowed for separate ground floor kitchens set at a lower floor level at the rear rather than the previous cottage single room for living & cooking, dining.



View of rear elevation showing historic stone built rear extension with shared valley gutter at the party wall line.

### Concept

At Ground floor level nearly all of the existing internal architectural features will remain, such as the cast iron cooking range fireplace, the deep reveals to the windows, the oak beams overhead, and the semi-circular step down into the kitchen. Stone cills, mullions & surrounds to the south facing kitchen window & door will also be kept. The small single pitched side extension will become a much needed ground floor cloakroom with a wet room style floor with walk in shower, together with a WC and a washbasin.



Proposed North Elevation showing revised glazing and reroofed main roof.



At First floor level, again many existing internal architectural features will remain or will be restored to the proportions of the original cottage, such as the dimensions & central chimney breast, the deep stone reveals to the window, and the main oak beam overhead all located within in the existing Bedroom 02.

The stone cill, mullions & surround to Bedroom 01 will also be retained & restored. The existing overly large bathroom with separate shower WC and Bidet room will be reduced in size by half. The opening through the original Cotswold stone wall will be blocked up once again allowing Bedroom 02 to be much larger in dimension and on the other side of the wall a new compact family bathroom will be created within the floor zone of existing first floor rear extension.

At Second floor level again many prominent existing internal architectural features will remain and will be restored, such as the twin oak purlins running North to South, and the exposed main oak truss at the mid span which is placed central to the room. The quirky small dormer window set off centre to the room and looking south, will be re-glazed with a side hung slim profile uPVC framed casement window with double glazed units.

Externally the front elevation will remain largely and visually pretty much unchanged. The existing timber and steel single glazed windows will be updated with slim profile white uPVC casement frames with two side hung opening lights and a central fixed light all with inset double glazed sealed units, keeping the 3 module look of the original. It is also proposed to renovate and keep the dark coloured solid timber front door including the chunky timber profile weather bar at its base.

At the rear, the kitchen door will be updated to a modern double glazed uPVC framed security door in an architectural style more sympathetic to the rear elevation as shown. Both the ground floor kitchen window and the first floor bedroom window above will be re-glazed with modern white powder coated slim framed steel windows placed between the existing stone mullions. These will have side hung opening lights within the thin frames including adequately deep double glazed sealed units.

The main roof overhead and also the secondary extension roof together with small single pitch lean to roof over the cloakroom, will all be stripped of the existing potentially harmful asbestos slates. It is proposed that these three roofs will be re-covered with a modern breathable roof membrane in place of traditional sarking felt and finished with interlocking grey slate tiles with a similar texture and colour to the existing slates.



Proposed South Elevation showing revised inset glazing, and re-tiling of the two roofs and new solar panels.



## Amount

The proposals are for very small layout changes, reallocation of rooms & basic renovations to the GF & FF all of which are internal. No new volumes or floor space will be added to the existing property.

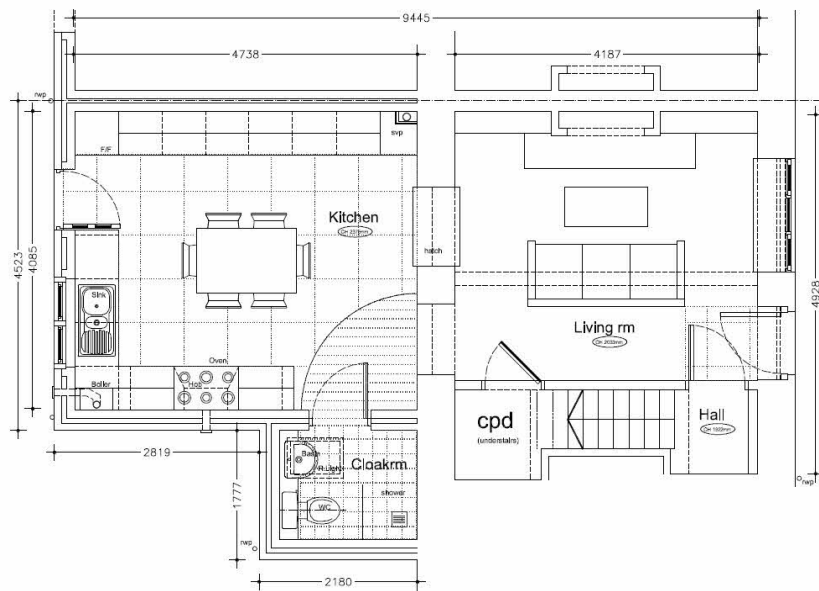
The plot of land the building sits on amounts to some 110.10sq.m of total land area. The ground floor external footprint of the proposed building covers only 55.75sq.m of this area at ground level leaving an area of 54.35sq.m of existing amenity space all of which is at the rear of the property.

There is no front setback of the plot, as the main entrance door opens inwards with direct access onto the narrow street pavement, and the single track road beyond. At the rear a small private garden provides 55.35sq.m of soft and hard landscape enclosed on three sides by a 1.8m high close boarded timber fence.

The proposed changes will provide the same gross internal living accommodation of 102.27sq.m spread over three floors as was enjoyed before the changes. This amounts to approximately 43.74sq.m on the ground floor, 38.87sq.m on the first floor, 19.66sq.m on the second floor held within the roof space.

## Layout

You approach the property from a narrow single lane street (lower street) at ground level, and you immediately notice the original architectural stone features of the property such as hammered Cotswold stone walls, segmented arched lintels of two casement windows set one above the other and the deep set heavy stone lintel over the solid front entrance door. Looking upwards two stories towards roof level, grey slate roof tiles sit over a simple dual pitch roof with brick built chimneys marking the party walls of each property at either end.



Proposed GF Plan showing new downstairs Cloakroom & WC and modernised kitchen.

Once through the solid front entrance door and stepping down from pavement level onto a flagstone floor inside, you are greeted by an impressive central feature of a stone fireplace within the living room. There is a combined cast iron fireplace and cooking hearth set within it, and the whole assembly takes up a third of the wall to the west. To the south the back wall of the living space is punctuated by two openings, one an open doorway that leads beyond to the kitchen and another large opening (perhaps originally a cottage window) set within exposed Cotswold stone walls. Both openings have thick and deep oak timber lintels overhead and stone cills. Looking back to the north wall, the deep set stone cill underneath



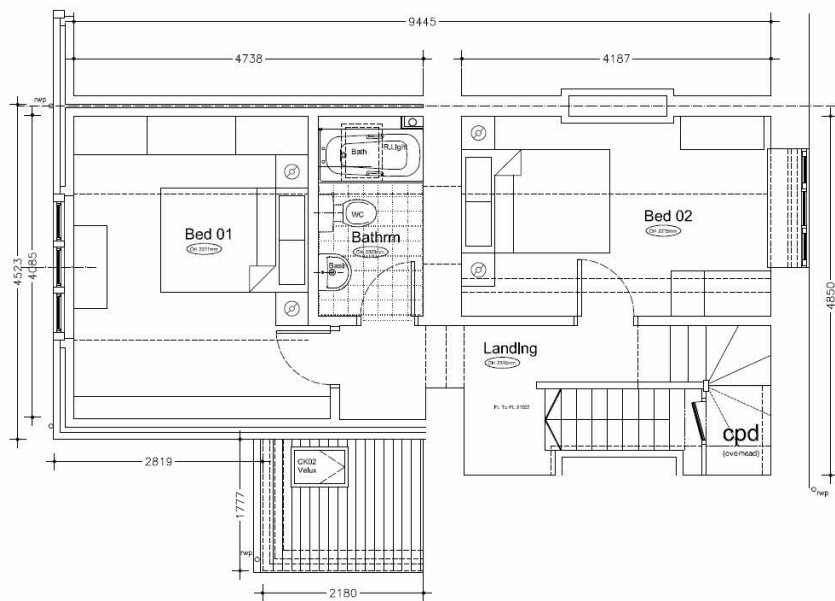
the north facing casement window provides an informal window seat to the room. Overhead a deep set oak beam provides essential support at mid span to the floor joists and low set ceiling directly above it.

Passing further south through the stone doorway you are greeted via a large semi-circular shaped timber step, and beyond another step down into the lower floor level of the kitchen area. This room is located within the historic stone rear extension (early C19). A farmhouse style layout greets you with units located on all three sides of the perimeter walls with a centrally located large dining table. On the west wall a run of units provides a long length of worktop with two tall cupboard units bookending both ends of the wall. On the east wall a run of units is broken centrally to locate a new range style 6 ring cooker with a new combi boiler located above the worktop in the corner at the end. In the south wall, the existing large two section window with exposed stone vertical mullions provides a perfect location for the double sink drainer underneath. The window has been re-glazed with steel thin framed opening casement windows providing energy efficiency and natural daylight. Further along the south wall a half glazed rear uPVC kitchen door provides secure access to a small external concrete paved patio area and gravelled garden beyond.

Further along the east wall an outward opening legged and braced timber door leads from the large kitchen timber step level into a new wet room style, fully tiled cloakroom set under a single simple lean to roof. To the north is a walk in shower with a fixed glazed screen and floor drain, while on the south wall is a new WC with boxed in cistern. Next to this a new semi recessed washbasin that has a small Velux style opening roof window set above it within the roof plane for extra daylight and ventilation.

Once back in the living room, on the east wall an existing legged and braced timber door leads to a hidden enclosed stairway, with a narrow straight run of timber treads facing south that takes you up to the first floor level. Once you arrive at the first floor landing you are greeted by another open doorway in an exposed stone wall to the south, while a short corridor facing northwards leads to another narrow 6 kite winder staircase heading to the second floor. Parallel to the east wall a short run of solid balustrade is topped with a timber handrail at waist height and opposite this a timber door leads west into the south facing double bedroom 02.

Once inside you are greeted by a shallow chimney breast which sits central to the west wall, along the south wall ample space allows for a double bed and side tables, while on the north facing wall another deep set stone cill sits underneath a north facing casement window upgraded to thin uPVC frames and double glazed units. At the mid-point of the ceiling another oak beam provides mid span support to the floor joists and low set ceiling above.

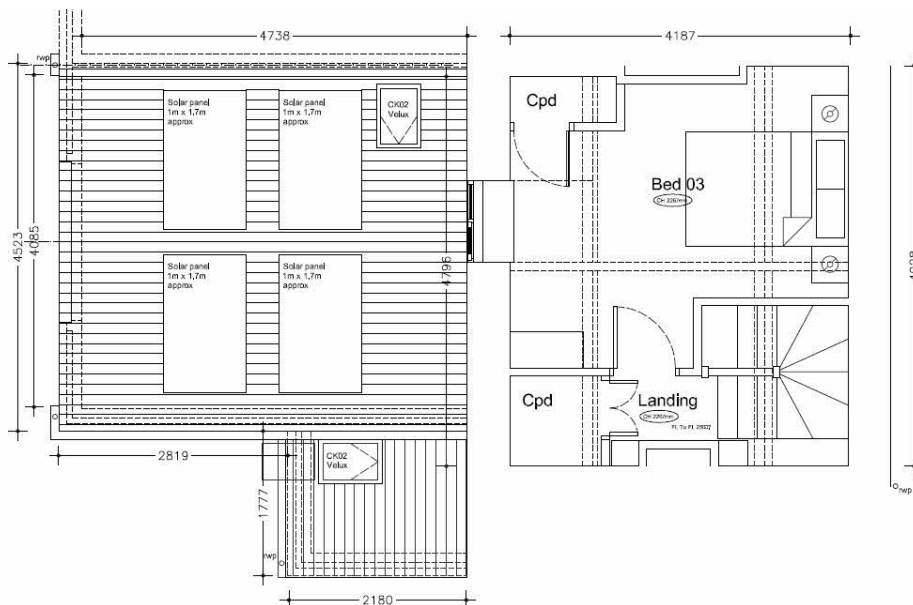


Proposed FF Plan showing larger restored Bedroom 02 & new family Bathroom.



Heading south at the other end of the landing a door west heads into a new family sized compact bathroom. Once inside you are greeted with a built in wall hung WC and generously sized wall hung washbasin. A short linear bath with shower screen runs across the entire back wall underneath another small Velux style opening roof light set within the roof plane, again providing extra daylight and additional ventilation.

Heading south to the end of the corridor, once through the timber door you are greeted by the larger Bedroom 01. Built as part of the later historic stone rear extension, this room enjoys a light and airy feel thanks to the ceiling height being built into the shallow roof slope of a close couple timber roof overhead. The large central three section stone mullioned window at the south end has been re-glazed with steel thin framed opening casement windows and provides lots of natural daylight into the room. Ample space is provided along the North wall for a double bed and side tables, meanwhile along the west wall built in wardrobes provide ample storage and on the east wall a run full height of shelving units provides additional storage.



Proposed SF Plan showing 4 no solar panels on secondary roof, while Bed 03 is unchanged.

After navigating the six winder timber staircase which wraps around a supporting wall, you arrive at a very short second floor landing located next to the neighbouring properties chimney breast. This landing is located under the slope of the main dual pitch roof of the original cottage. Immediately to the south a full height built in storage cupboard with double doors and shelves provides space for laundry and general house items. Heading west through another ledged and braced timber door you find yourself within the final bedroom 03.

This 'attic style' room within the roof space has prominent existing features such as twin exposed timber oak purlins running east to west at head height. Between and below these timber purlins, a central semi exposed timber roof truss sits at the mid span point. To the south but to the right side of the main roof truss, a small square shaped timber framed dormer window is constructed at low level directly above the stone external wall. A replacement thin framed double glazed uPVC casement window is installed within the existing restored dormer timber frame and is finished by deep stone cill again at low level.

### Scale

The front north facing elevation of the property is not set back from the pavement line in any way, with access via the front door being achieved directly via the narrow side pavement and a small step down via an inward opening solid timber door. The principle building line of the

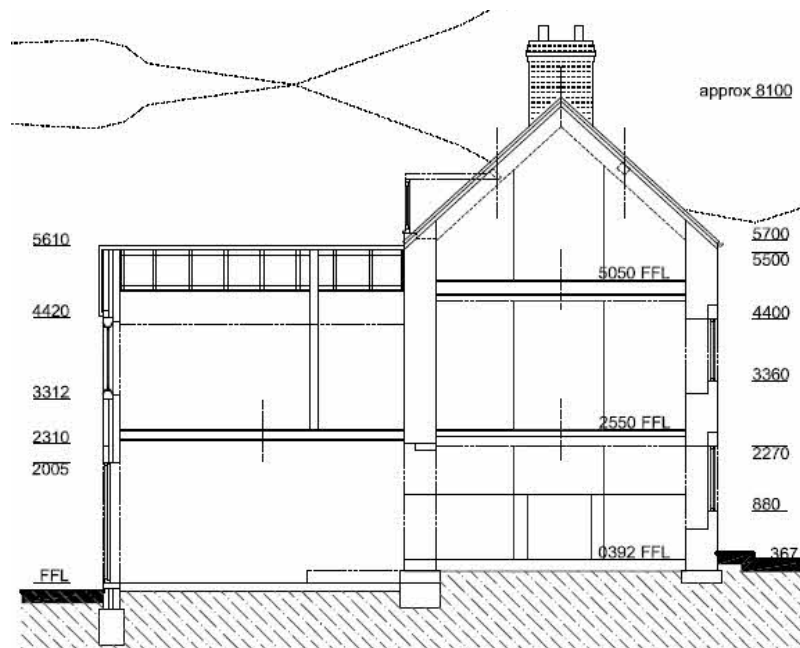


front of the property is therefore immediately 'at' the front elevation. The primary bulk and mass of the existing two storey cottage is set here at street level.

No new protrusions or additions are proposed in the plane of the street view with the only changes being the upgrading of the glazing to white slim uPVC frames in the same modular three section pattern as before, and some repointing of the brick chimney on the roof. The major punched openings in the stone work, the simple rafter fixed gutter line and the main roof ridge line will all remain unchanged from the original.

At the rear south facing elevation, the later C20 stone built two storey extension with dressed stone openings and a dual pitch slate roof over remains unchanged in terms of its built volume. Thus this 'later' C19 extension has a lowered floor ground floor level, short low pitch slate roofs, and valley gutter detail at the party wall line, all of which is deliberately formed under the main roof gutter line. This built form could be considered a good historic example of secondary and subservient mass element.

The proposed changes here are again the upgrading of the existing glazing but this time to powder coated steel framed windows at ground floor and first floor simply because of the size restrictions of the stone mullions and stone surround. A replacement single rear uPVC door is also proposed at ground level. At roof level the only new protrusions proposed are the addition of four number photovoltaic solar panels with a nominal depth of circa 100mm fixed on top the new interlocking slate tiles. Thus the proposed changes in this area are minimal and again not really effecting the essential character of the building in a significant way.



Cross Section AA showing historic rear extension to the original cottage.

### Appearance

The materials selected are chosen to match closely the traditional materials already used on the existing building.

These are mainly grey composite interlocking slate tiles with Tyvek breather roof membrane underneath to both the main and secondary roofs.

Window will include slim frame white uPVC side hung casement windows with double glazed sealed units at the front elevation and white powder coated steel framed windows with inset double glazed sealed units at the rear elevation.





The timber framed roof dormer will be stripped back, treated and weather sealed with new lead details. The dormer window itself will be replaced with a white uPVC framed casement window with double glazed inserts.

The existing solid timber front door and frame is to be stripped back treated and re-stained while the rear kitchen door is to be upgraded to a new half glazed security door with white uPVC frame and double glazed inserts.

The two new roof windows above the cloakroom and bathroom at high level will be Velux GGL conservation roof windows or equivalent with a middle glazing rail and will have powder coated frame colours selected to blend in with the existing grey roof slate colours and / or grey lead details. Note that all window and door heights, frame proportions and head and cill heights will be considered in sympathy with those proportions typical of the existing.

### **Landscaping**

At the front of the property with the existing elevation being set right on the back of the thin pavement line there is little opportunity, in any, for soft landscaping other than perhaps black painted small scale steel caged window boxes.

At the rear of the property a medium sized garden is currently enclosed on three sides by a close boarded timber fence. Although currently extensively overgrown this small garden space provides some much needed outdoor amenity space. This will be enhanced with the reinstatement of a small paved patio area that will be provided in front of the existing single pitched lean to cloakroom extension and wrapping around the rear of the building, connecting the patio to the kitchen door.

The rest of the proposed landscape will be set lower down with gravel contained within a plastic grass grid to provide an even non slip surface and the protection of adding additional drainage. This will be softened with the addition of some simple wooden planters to at the perimeters to add interest.

### **Access**

There is currently no existing vehicular parking to the property at present and no real opportunity to create any provision while remaining within the constraints of the Grade 2 listing and the wider conservation area of Lower Street. The only parking available is severely restricted on street parking and it is proposed this will remain and continue as the existing arrangement with the local authority and highways.

The main front pedestrian access is a solid timber door with a 100mm step down from pavement level to flagstone floor upon entering the property, which is not ideal for modern DDA requirements for level access. However the solid timber door will be fully renovated, but the current change in levels will remain as existing. As such it is expected to continue not to comply with DDA legislation as it is part of the essential architectural character of the building's north elevation and to abide with any overriding requirements of the current grade 2 listing.

### **Sustainability**

The proposed renovation works is intended to be built to a very high standard of construction and any upgrading to the energy requirements of the existing building including additional insulation, heating and lighting will be carried out if required. Any new soil and waste pipes will connect to the existing sanitary drainage system. Any new roof drainage will connect to the existing rainwater systems, and any excess storm water will be collected via the provision of a semi-interrupted down pipe connection taking storm water from the rear plane of the main roof via a new covered rain butt style container suitable for long term water storage.