

## HERITAGE, DESIGN AND ACCESS STATEMENT

Proposed Development at  
Bentley Cottage  
Painswick  
23.1557

Prepared by  
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Architects and Designers

### SITE

Bentley Cottage is a traditional stone semi-detached cottage located just off Vicarage Street in the Painswick Conservation Area. Very little of the cottage can be seen from the road because it is set back behind the neighbouring house and is accessed via a narrow alley. It has a parking area by the roadside and a solid timber gate gives access from the parking area into the narrow alley.

It is not listed and the applicant's sought confirmation of this prior to purchasing the property. In an email dated 13<sup>th</sup> September 2017, [REDACTED] of Historic England confirmed as follows:

*'Bentley Cottage is not listed as far as I understand. When the original listing was undertaken in 1955 No.3 Vicarage Street was erroneously given the name Bentley Cottage, probably due to the way the name was depicted on the OS map in this densely built-up area. In 2011, at the request of the local planning authority, we amended the list entry to correct the building name and update the list description.'*

It has two small bedrooms on the first floor and an unsightly, poorly built single storey flat roofed 1960's/70's side extension which provides a small kitchen and bathroom off the living room on the ground floor.

The applicants have a [REDACTED] daughter and both work from home so the house is far too small for them, and it is also in a poor state of repair, but they love their home and do not want to move. They are both local country people, brought up in the nearby valleys and this is their primary and only home.

They have been priced out of the larger houses in the village and surrounding area by second/multi home-owners/City COVID movers and whilst they have looked further afield for the last few years, their hearts are in Painswick and they would like to bring their family up in the country near to where they grew up.

### RECENT PLANNING HISTORY

An application for pre-application advice was submitted by Austin Design Works in 2018. A meeting was held on site to discuss Austin Design Works' proposals for extending the property, but no written advice was received by the applicant. However, the applicant's understanding as a result of the meeting was that extending to the side and front of the house would be acceptable in principle.

### SCHEME DESIGN PROPOSALS

As previously stated, the applicants both work from home and they need a bedroom for themselves and one for their [REDACTED] daughter. They also need at least one room to double as home office and guest bedroom. The proposals are to alter and extend the house to provide three bedrooms, a small utility and a living area/entrance hall on the ground floor and a kitchen/dining/sitting area on the first floor. This would involve demolishing the existing flat roofed side extension and building a new two-storey extension in its place with an extended gable along the southern boundary and single-storey extension to the front of the house. The projecting gable is subservient in height and has been designed to avoid creating loss of light issues with the attached neighbouring property.

High level windows on the west elevation have been introduced to replace the existing window which overlooks the neighbouring property.

Internally, the ceiling on the first floor will be removed to open the space up to the underside of the roof and create one open-plan space with just a small area sectioned off to form a small WC. This upside-down living arrangement has the benefit of creating enough space for the required amount of bedroom accommodation on the ground floor and an open plan kitchen dining area with a fully exposed open roof structure without subdivisions on the first floor. As the main living space will be on the first floor, it will need direct access to the garden, and this will be provided via an external staircase.

The bedroom/bathroom/living space on the ground floor will provide easily accessible accommodation on the ground floor for elderly or disabled friends and relatives.

The proposed materials are natural stone to match the existing cottage on the front (east) elevation and vertical sustainable timber cladding to the side and rear (south and west) of the extension.

The existing roof is in a very poor state of repair, and it is proposed to re-roof the cottage including the two-storey extension with natural slate roof tiles and to incorporate solar panels on the south and west elevations to blend in with the colour of the natural slate and provide sustainable electricity.

The doors and windows will be simple high quality, slim frame powder-coated aluminium.

The proposals are also for the altered and extended house to be as sustainable as possible with solar panels on the roof, air source heat pump, high performance glazing, high levels of natural insulation, possible grey water recycling/rainwater harvesting and electric vehicle charging point. Also, biophilic and eco conscious interior design principles and materials to be applied where appropriate.

## **PLANNING POLICY**

In terms of planning policy, the development plan is the Stroud District Local Plan adopted in November 2015. Whilst this plan is out of date, the examination of its review is stalled, therefore, for the purposes of this application, reference is made to the relevant adopted Local Plan policies, with reference back to the review plan policy and NPPF, where necessary.

As set out in the site description, the application site lies within the built-up area of Painswick; the Painswick Conservation Area and Cotswolds AONB. Therefore, the following adopted Local Plan policies are considered to be relevant and discussed in order:

Policy ES7 Landscape character;  
Policy ES10 Valuing our historic environment and assets; and  
Policy HC8 Extensions to dwellings

**Policy ES7** seeks to conserve and enhance the natural and scenic beauty of the landscape.

Comment: The proposal does not harm the character of the landscape as it is contained within the domestic curtilage and will not appear as an intrusion into the countryside. Furthermore, the site is located within a built-up part of the AONB.

Therefore, the proposals are compliant with Policy ES7. There are no changes proposed in the review Local Plan or contained in the December 2023 NPPF that would result in a different conclusion.

**Policy ES10** seeks to preserve, enhance or protect the district's historic environment.

Comment: The Painswick Conservation Area was first designated in December 1977. It was extended in June 1990. The conservation area does not have an adopted Conservation Area Statement. Notwithstanding, the size and design of the extension along with the use of appropriate materials will ensure the development has no detrimental impact on the character and appearance of the Conservation Area.

Therefore, the proposals are compliant with Policy ES10. There are no changes proposed in the review Local Plan or contained in the December 2023 NPPF that would result in a different conclusion.

**Policy HC8** is permissive towards the extension of residential properties, subject to four criteria. Criterion 1 requires that the plot size is sufficient to accommodate the extension without resulting in an overdeveloped site. Criterion 2 requires the height, scale, form and design of the extension to be in keeping with the scale and character of the original building and the site's wider setting and location. Criterion 3 requires sufficient space for the parking of cars and Criterion 4 requires the construction to meet sustainability requirements.

Comment: The majority of the extension is provided as an additional upper floor and whilst there is an increase in floorspace to the original this is in part as the new single storey element. Notwithstanding, the plot size is more than large enough to accommodate the development, without appearing cramped as following the construction of the extension an adequate area of garden will remain. The height, size, and design are in keeping with the scale and character of the dwelling and those in the area. The extension is double and single storey and proposes an additional bedroom, with bedrooms on the ground floor and an enhanced kitchen/living/dining room on the first floor. The location of the cottage results in the front elevation being well screened from public view, although glimpses from Vicarage Street are possible. The existing parking provision and vehicular access are unaffected by this proposal and all construction will be to the latest standards required by Building Control.

In addition, there will be no impact on the privacy of neighbouring occupiers as the fenestration is proposed in the front (east) elevation which faces toward the applicant's own garden area and south elevation, where that land falls steeply and the nearest dwellings are over 30 metres away.

**Therefore, the proposals are compliant with Policy HC8 and the development plan as a whole. There are no changes proposed in the review Local Plan or contained in the December 2023 NPPF that would result in a different conclusion.**

## **CONCLUSION**

In summary, the proposed extension will partly replace an existing poorly built unsightly extension using more sympathetic and sustainable materials. It will provide an improved internal layout with much needed additional accommodation. Bentley Cottage is set back from the road and barely visible from the Vicarage Lane. The new extensions and the alterations to the existing cottage will be built to current Building Regulations and will be far more sustainable and energy efficient and fit for 21<sup>st</sup> century living.

## **ACCESS**

Vehicular and pedestrian access will not be affected by the proposals.

Verity & Beverley Ltd  
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