

Design & Access Statement

Beechcroft, Harley Wood, Nailsworth, GL6 0LD

The Brief:

Create additional amenity space, improve access to the garden, create some storage and improve access to the existing drive by means of a dropped kerb.

Existing arrangement:

Beechcroft is a single storey dwelling, accessed from Bath Road, sitting in a very generous plot with Westerly views over Ruskin Mill. Built on a hill side below Bath Road, the large sloping garden drops away to the West and is only accessed via steep steps adjacent to the South Gable end of the building.

Proposal:

New Deck:

The proposed veranda sits on the Westerly side of the house giving direct, level access to external amenity space. The new deck will also allow direct access to the garden from the main living area. The new steps adjacent to the drive will allow access from the North side of the building to the gardens and storage areas below the new deck.

As well as improving access, the new structure breaks up the large façade of Bradstone, softening the impact of the building within the landscape.

Driveway:

The driveway has been in use following planning approval in 1977. Planning ref: S/ED/1806/H. This replaced a substandard vehicular access to the South of the property. This enabled improved visibility and the means of turning on site.

At the time of the opening of the new driveway, for unknown reasons the kerb was never dropped. We now seek permission to allow the works to be finished and the kerb to be dropped allowing safer access to and from the site.

Photo - dated 1981:



Photo - undated



Photo - dated 2014:



Conclusion:

The proposal improves the access, creates accessible level amenity space, connects the house to the garden, and drastically improves the impact of the building within the setting of the AONB.