



Proposal

The existing home is split over two levels and the main living area is to the rear of the property, stranded from the rest of the house, the house sits on the edge of Selsley common but does not take advantage of its dramatic location. We wish to reconfigure and re sculpt the house to create a cohesive single-family home with contemporary open-planned living areas. Connection to the grounds of the building is paramount.

The main proposal is to reconstruct the garage with a slightly increased footprint, to create an open-plan dining and kitchen which has views over Stroud valley. The single-story addition will be low at the front of the property (roadside) and slope up towards the rear to open the house up to the steep garden. A driver for the whole project is to make the property as thermally efficient as possible by adding sustainable features such as solar panels and rainwater harvesting. The roof will be upgraded to increase thermal performance. The location and design of the structure have been considered carefully to ensure it will not remove light or privacy from any of the neighbouring houses.

Location

The building is on Bell Lane on the edge of the AONB. It sits on the edge of the small hamlet with a large mixture of housing typologies, below Selsley Common.

Scale

The property is a double-fronted stone house with a concrete tile roof. The front part of the house was built in 1958, with an extension added in 1978. The extension is built going up the hill, with an internal staircase. The property has a significantly large garden, one of the largest along the road. This means that even with the proposed extension, the house will remain small in relation to the whole plot.

Design

The property needs to be converted into a legible layout for contemporary living. As it is currently on two levels split from each other and doesn't have a space where the whole family can cook and play together. The existing garage has the best location of the whole plot with access to the front and rear gardens. The proposals will rectify this, linking the house to the garden and view. The main design aspiration is to make the new extension the main heart of the home. By adding this relatively small addition the cohesion of the building will be significantly improved. Also converting the attic will utilize the redundant space to enhance this building as a family home, without increasing the footprint.

Access

Pedestrian access is from Bell Lane across the neighbouring properties drive and so is the main access for vehicles.

Parking

Parking is on the drive and will remain, although the drive will be slightly increased to allow for turning in front of the extension.

Flooding

The development is in a very low-risk zone. This means it has a very low probability of flooding from rivers and the sea.

Sustainability

Our main aim is to increase the thermal properties of the building fabric, by re-roofing, and insulating the existing house and building a very thermally efficient extension. Openings to the West facade are to be kept to a minimum and the North and East facades are increased to reduce temperature peaks and maximise daylight internally. Rainwater will be harvested from the roofs for use to provide water for the garden and remove it from the foul sewers. Construction is planned to be a timber frame and every opportunity to use natural materials will be utilised.

Existing



Materiality and Scale

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Proposed





Address

Primrose Bank (No. 1.)
2 Bell Lane
Selsley
Stroud
GL5 5LA

Introduction

The application site is a detached property with neighbouring properties on the North, East and West elevations. The proposed scheme incorporates the demolition of a lean-to shed and a garage, both in need of structural renovation. Both The Beeches (No. 4) and Primrose Bank (No. 1) were built on land that was previously part of the Cliffordine House estate. Built in 1958, there has been 65 years of greenery growth, including large Silver Birches and Firs, that separate Cliffordine House and Primrose Bank. The uphill nature of the site provides further seclusion. There is no visibility from The Green to Primrose Bank.

Context

The property is situated just within the designated AONB, below Selsley common but is not within a conservation area. However it is in the proximity of Cliffordine house and nearby The Green, which are both listed buildings as detailed below.

CLIFFORDINE HOUSE (No. 2.)

Detached house. c1830; mid C19 porch. Ashlar limestone front elevation; coursed rubble to sides and rear; ashlar chimneys; concrete tile roof. Three-storey; 2-storey rear outshut. Front: 3-window fenestration, 16-pane sashes to ground and middle floors, 8-pane to upper floor. Central doorway with panelled double doors; rectangular light over with marginal glazing bars. Lean-to porch with door on side; 3 shouldered-arched fixed lights on front wall. Scattered casement fenestration to side elevations. Gable end chimneys. Rear elevation and interior not inspected.

Listing NGR: SO8335603932

List Entry Number: 1171388

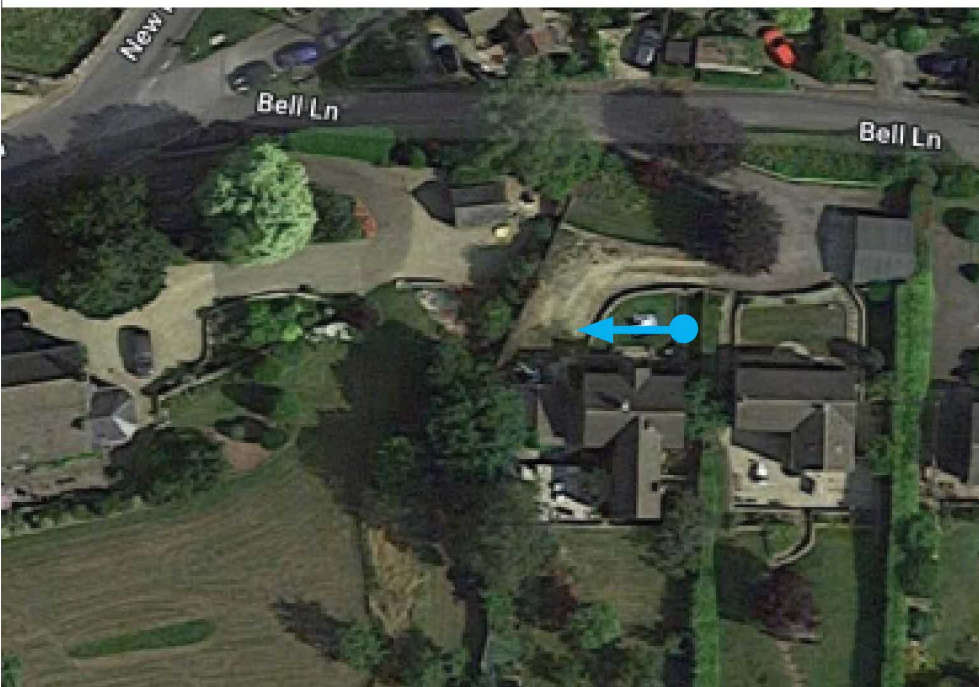
THE GREEN (No. 3)

Detached house. Dated 1696; late C18, mid C19 and late C20 additions. Random and coursed rubble limestone; ashlar and rebuilt brick and artificial stone chimneys; stone slate roof. Two-storey with attic and cellar; L-plan with addition in angle. East front: 3-window fenestration. Central doorway has chamfer with pyramid stops; architrave decorated with floral drops, rosettes and carved heads. C20 gabled porch. Chamfered mullioned casements, 3-light to left with hood-mould and carved heads on lintel, 2-light with hoodmould above; 2-light to each floor to right. Single light over doorway with oval to right having date 1696 and initials J W. North side: single-window fenestration to gable end of front range to left; off-centre cellar doorway under long hoodmould; 3-light casement to ground and upper floors, 2-light to attic. Two-window fenestration to wing to right, all C20 mullioned casements. South side: gable end of front range to right with brick-rebuilt gable-mounted chimney; off-centre 2-light ground floor casement; off-centre attic casement. Gable end of C19 addition to left has mullioned fenestration. Ashlar gable-mounted chimney. Interior: some panelling. Room in north east corner has beams with stepped chamfer stops. Much C19 rebuilding.

Listing NGR: SO8335603932

List Entry Number: 1340664





The view between the houses is obscured by mature greenery and the gradient of the hill.

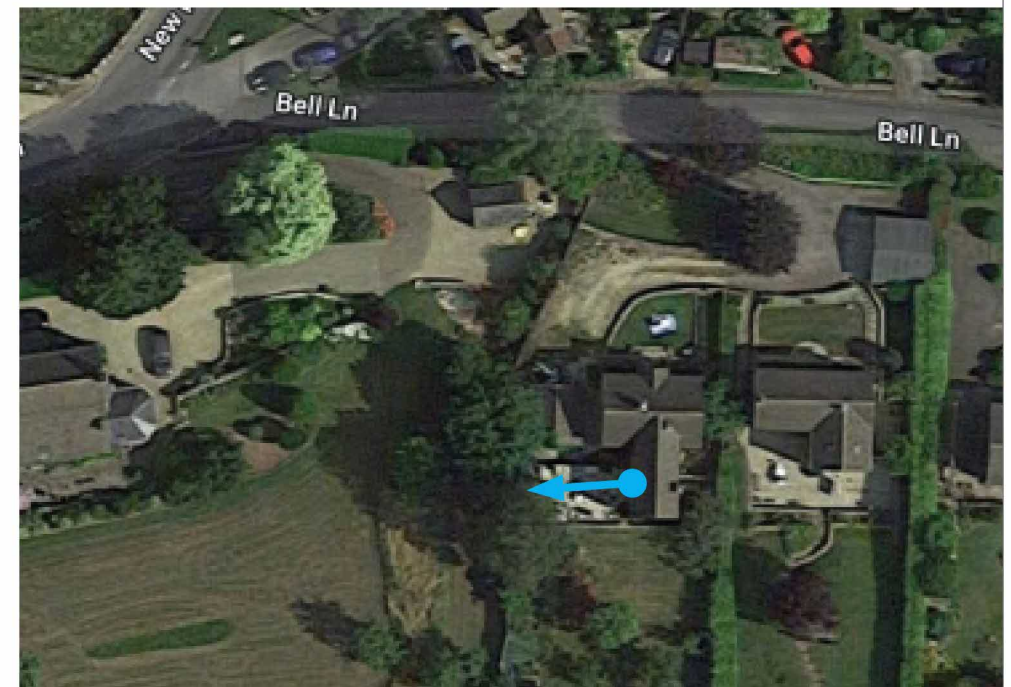
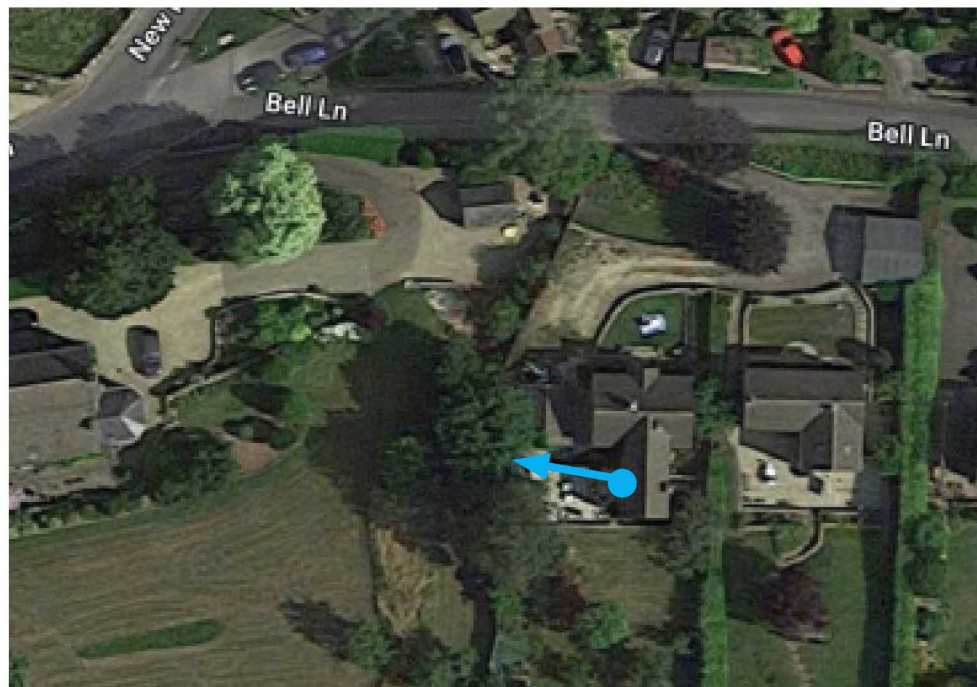
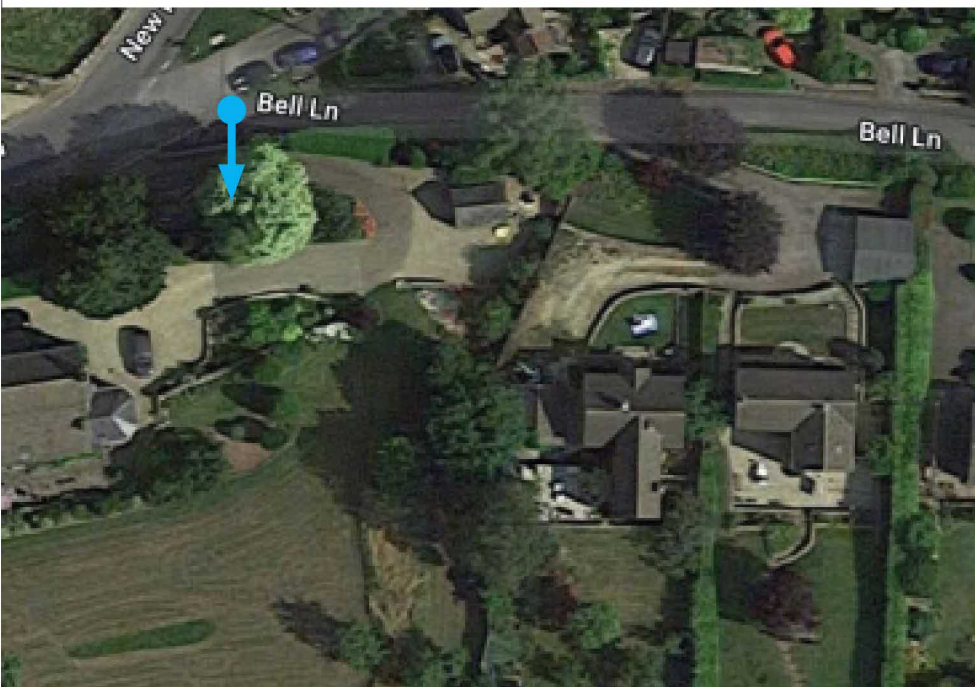
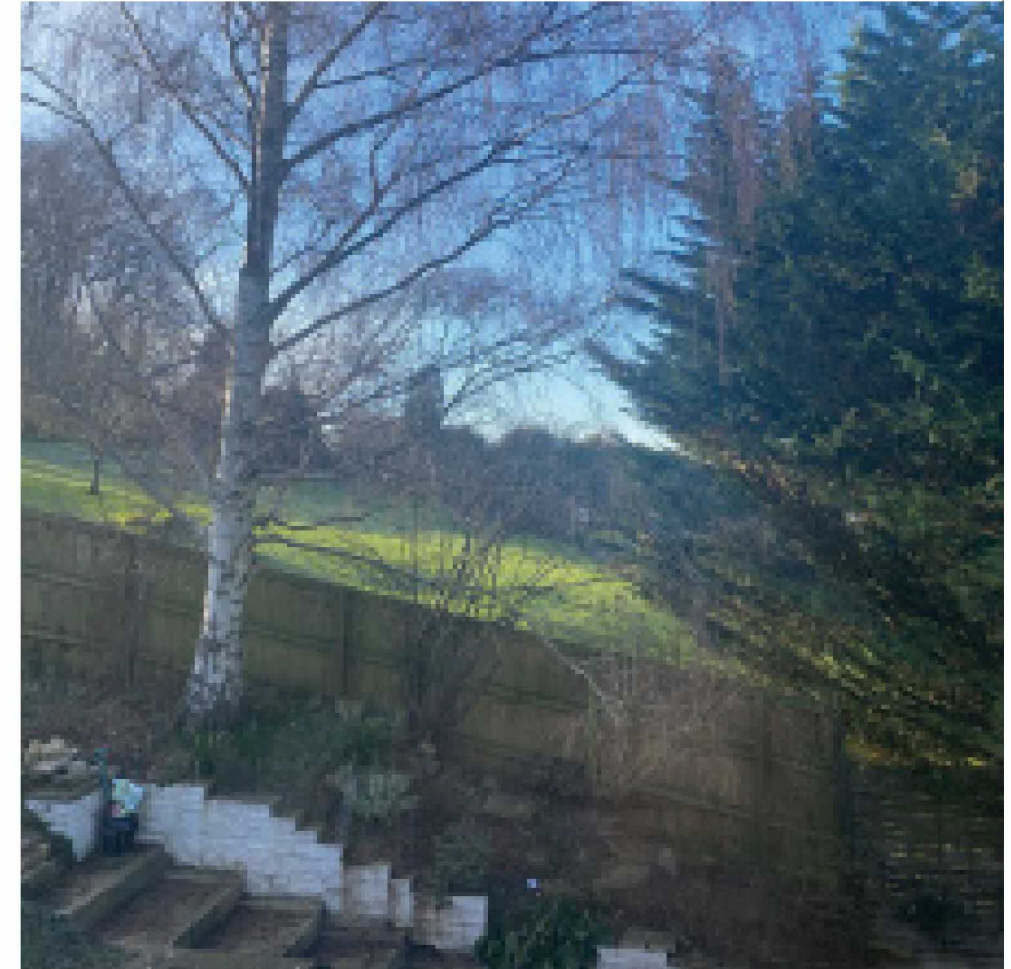
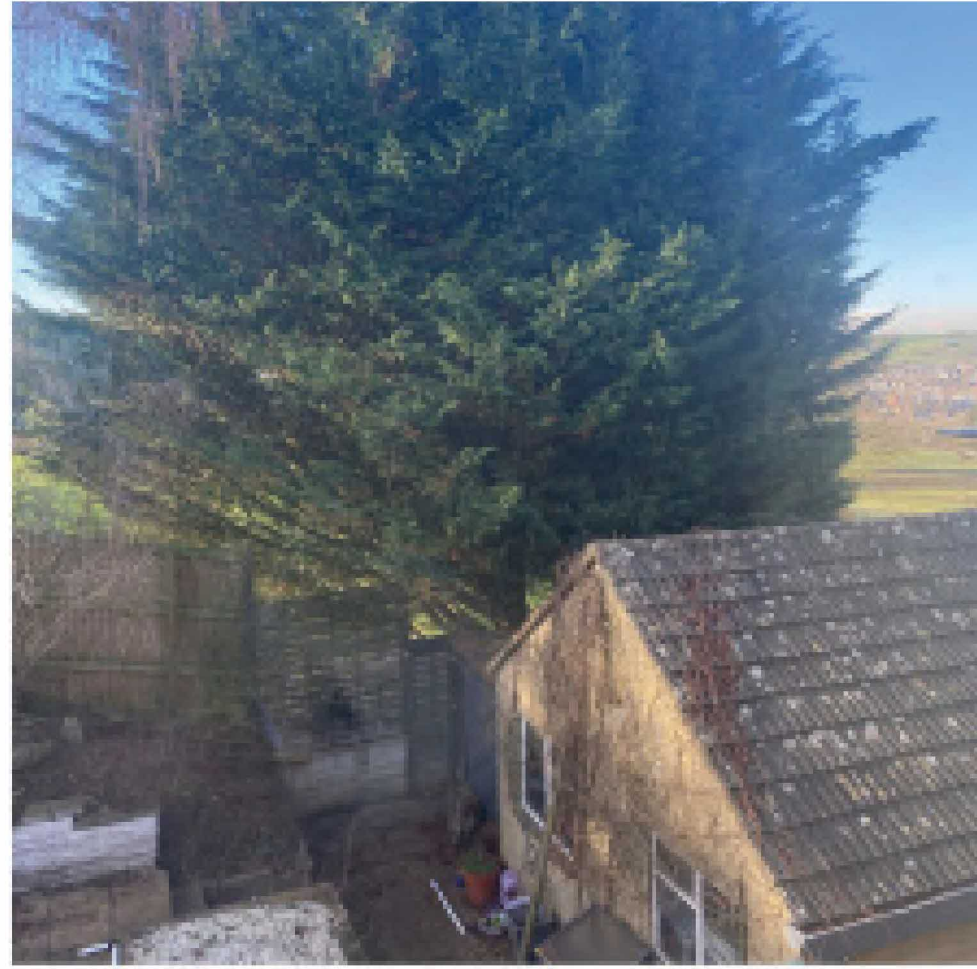
Image taken from Primrose Bank front garden

From lower down on the bank, the top of Cliffordine House can be seen. With greenery and the fence the current garage, where the extension will be, cannot be seen.

Image taken from halfway down shared driveway

From Bell Lane you can see the gradient of the hill hides much of the current garage and the shrubbery creates privacy between Primrose Bank and Cliffordine House

Image taken from Bell Lane



From the bottom of Cliffordine House's driveway you can see some of Primrose Bank. Cliffordine House is set much further to the right

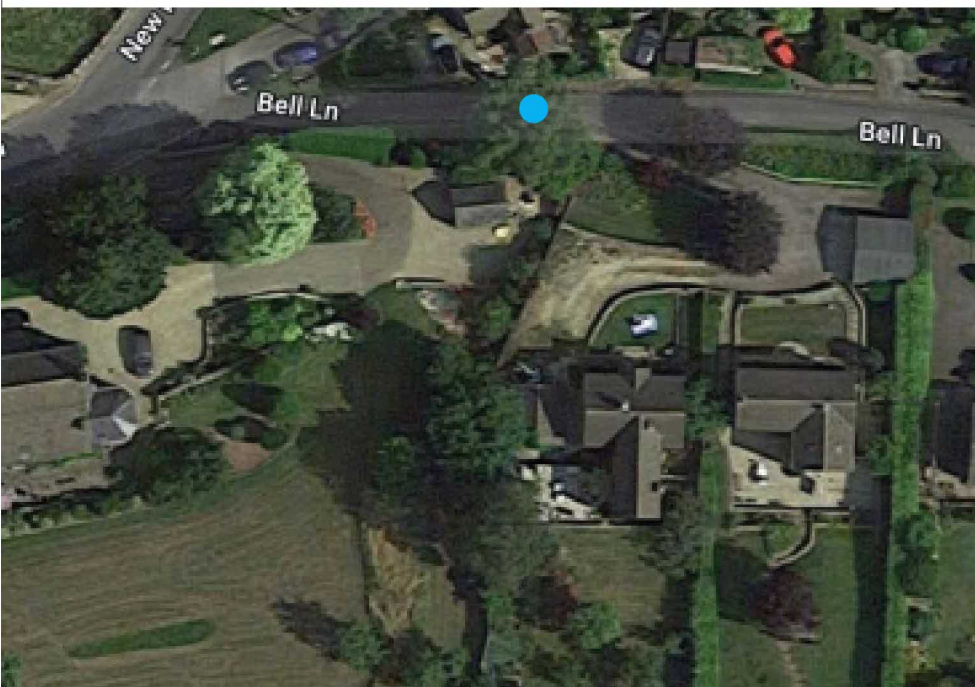
Mature trees and the uphill nature of the site obscures visibility between houses

Visibility of existing garage is completely obscured for Cliffordine House by large fir tree

Photo taken from entrance to Bell Lane

Photo taken from Primrose Bank bedroom

Photo taken from Primrose Bank bedroom



Visibility from The Green (far right) and Primrose Bank (far left) is non-existent

Photo taken on panoramic setting from Bell Lane

Summary

The proposed new side extension, which is a kitchen diner, is essentially a replacement of the existing outbuilding and will only marginally extend beyond the current building line towards the main house. The low profile of the roof will keep most of the proposal below the fence line.

The new main windows to the converted garage on the front elevation, providing natural daylight, the new habitable room, will not be directly visible from the neighbouring property and will help to visually improve the elevation in replacing the existing timber panel garage doors.

The proposed extension is set within the hill on the lower level and is recessed into the banked site, and also the tree cover is very substantial. This position allows for the extension to be unseen from the neighbouring listed buildings.

Conclusion

Although positioned within the proximity of the above-listed buildings, the proposed scheme in relation to the existing building would have no impact on the visual or heritage integrity of the neighbouring listed buildings