

## Stockelm Cottage Design and Access Statement

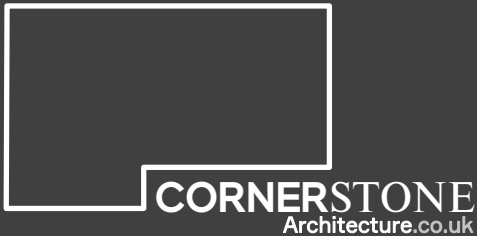


### Site and Access

The site is located on the south west end of The Green in Frampton on Severn. The site entrance is to the south east of the site off The Green and is accessible via secure gates. The site area is approximately 260msq.

### Appearance

The footprint of the cottage is approximately 96msq. Externally the cottage is of mixed brick with north and east elevations painted white. There are a number of different roof finishes, the main cottage is of clay tile whilst the garage is of concrete tile and a flat roof finish over the kitchen. Dark green swept head windows to the main cottage, a black swept head false door in the original dilapidated timber porch. The newer glazed timber porch and main entrance is of a duck egg green finish and garage doors to match. Timber back door and garage side window both finished in white.



## Proposal

Rebuild existing kitchen and utility. Remove existing dilapidated porch and false door to replace with window matching existing. In place of window a new glazed timber porch. A second story extension to create a bedroom over kitchen. New obscure high level windows to ground floor bathroom and kitchen.

## Design

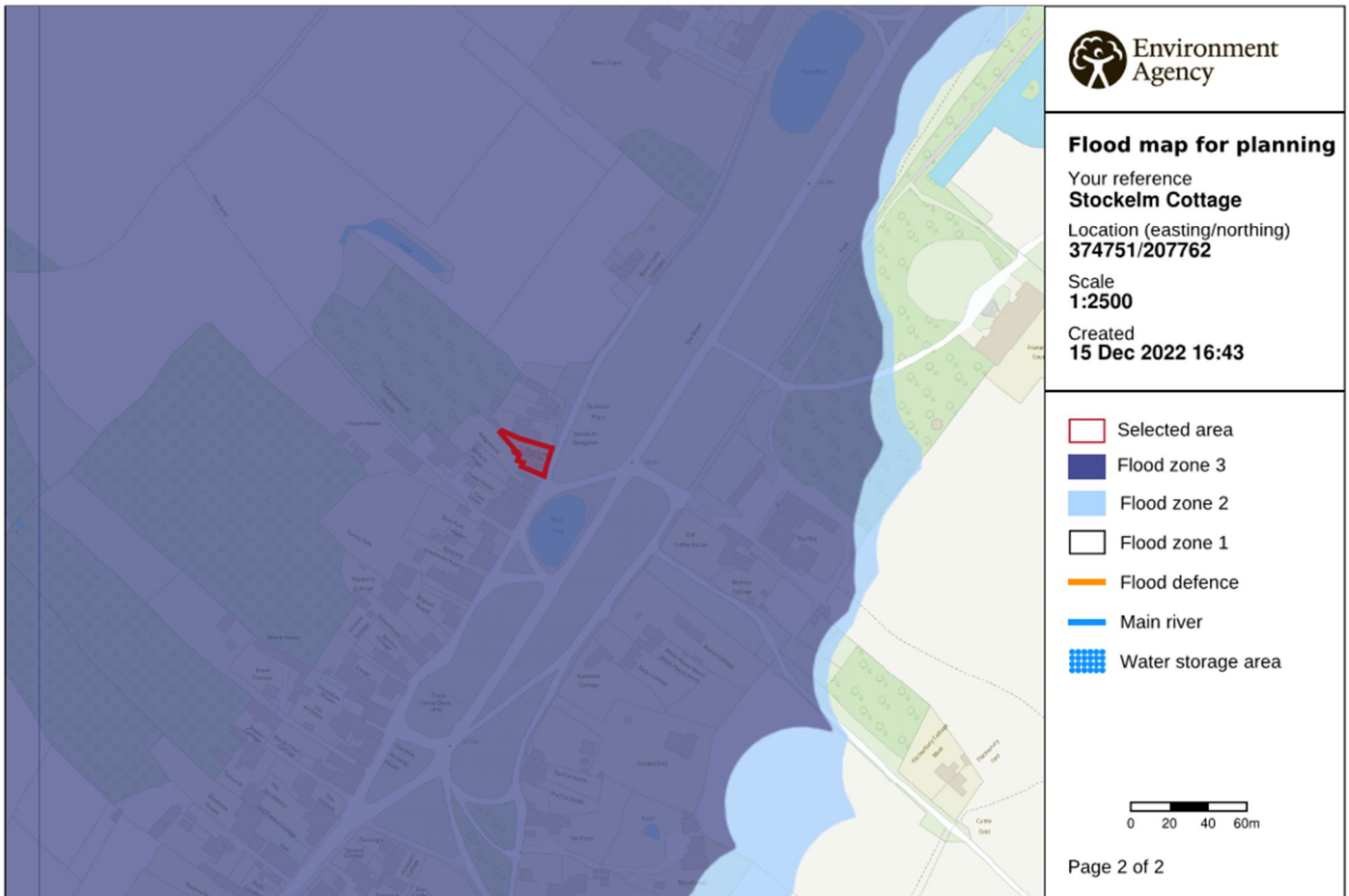


The form and appearance of the proposal was re-designed in a way to be subservient to the host property and blend in to its surroundings as well as considering the conservation area, all proposed materials are what you would expect to see in this area. Glazed timber porch under clay tile roof to match existing. Reuse window if possible or alternatively replace with one to match existing. The double story extension is of mixed brick finish under a clay tile roof to match existing. Modern double glazing to today's building standards in white finish. Conservation veluxes to provide natural daylight.

On the ground floor, it's proposed to remove and replace the existing porch and make it functional rather than decorative, as that's the only purpose of the current porch, this will be achieved by changing positions with the window closer to the main road. A new high-level obscure window is proposed to the existing ground floor bathroom as the bathroom has no existing fenestration. Ground floor kitchen and garage to be removed and rebuilt to today's building standards, creating an open plan kitchen and dining area.

On the second floor a reconfiguration, a new position for the shower and an enlargement to a bedroom with an addition of an en-suite.

## Flood Risk Assessment



**Flood Zone:** The site falls within Flood Zone 3 – an area with a high probability of flooding. This land is assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

**Proposed Flood Mitigation Measures:** Flood proofing of the proposed development has been considered and incorporated where appropriate i.e. raising electrical power points, drainage, water-butts, attenuation and materials minimally affected by flooding.

**The following details of flood proofing/resilience and resistance techniques have been considered:**

### Floor:

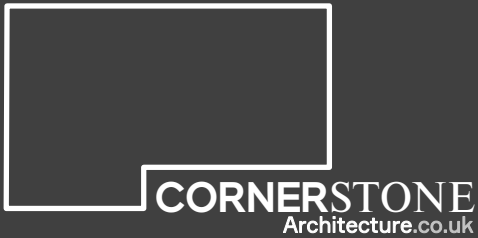
Floor level is to be no lower than existing.

The concrete base for the platform will be treated with a suitable damp proof membrane.

Floor insulation will be of the closed-cell type to minimise the impact of flood water.

### Walls:

The wall structure will be treated with a suitable damp proof membrane 1.00m above floor level.



Wall insulation should be of the closed-cell type to minimise the impact of flood water.

The internal lining to the existing structure will be lined with sacrificial insulated plasterboard.

**Doors/Windows:**

Doors and windows will be double glazed and conforming to the relevant standards.

Doors and windows will be sealed with silicone sealant to the fabric of the unit.

**Services:**

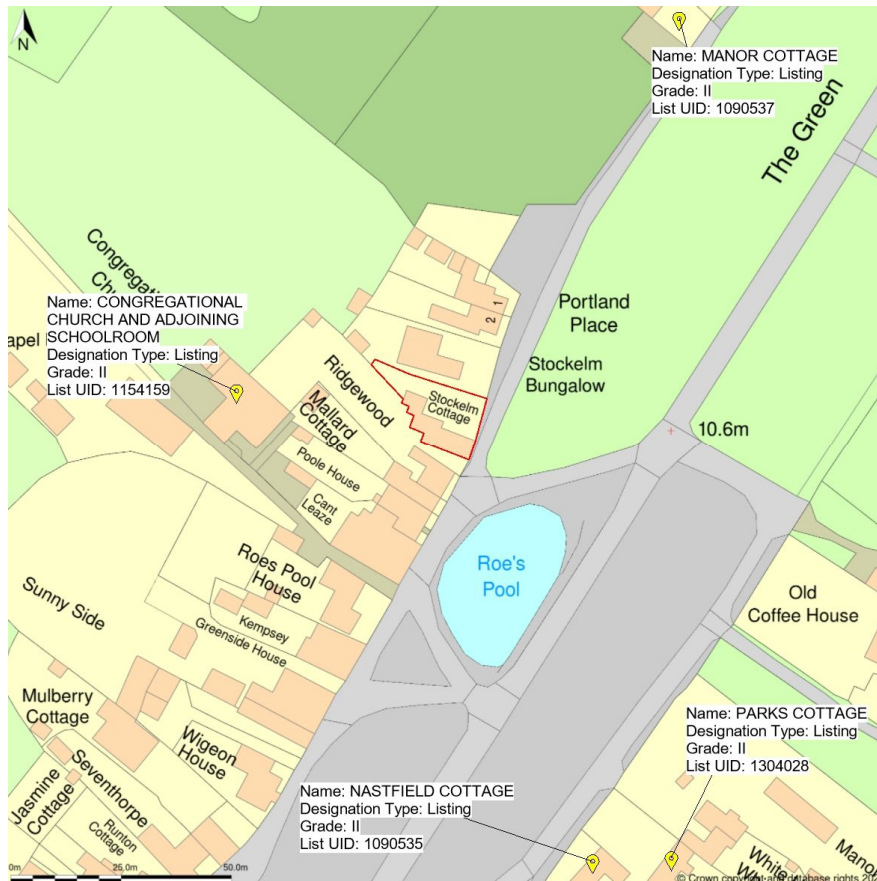
Electrical services will be fitted at 1.00m above existing floor level.

**CONCLUSIONS:**

It is considered unlikely that the proposed development would have a direct or adverse impact on surrounding watercourses, floodplain or flood defences given the small size of the development. Given the proposed flood mitigation measures it is considered that the proposed development poses no greater risk of flooding than the existing site.



## Heritage Statement



The village of Frampton on Severn is mostly in a conservation area and there are approximately 75 listed assets in Frampton. The development is located within Frampton's conservation area, the property itself is not listed or immediately situated next to a listed asset although there are some Grade II assets close by, four of the closest assets are displayed on the map above.

When designing the proposed development, the sensitive location of the site was considered and designed in a way to blend into its surroundings by using finishing materials and forms found in and around the Frampton Green, making sure to abide by the general street scene.

Considering the small scale of the development and its position, it is unlikely to have a negative visual impact on any listed buildings close by. There will be a slight change to the street scene by the addition of the second story, however, with its subservient form and the cottage style design, its expected to blend well into its surroundings without negative impacts onto the wider street scene or the conservation area.



## Conclusion

Based on the above assessment, we believe that no adverse affects are predicted from the proposed development considering its location, scale and design. The design principles are based on a 21st century design standards whilst taking inspiration from the local area and street scene with the aim to produce a distinctive and unique look whilst improving the living conditions for the client by better utilising the existing space and bringing value to the property, as well as the village.