

22 Gloucester Street, Cirencester GL7 2DJ.

Design, Access & Heritage Statement:

Site Location:

The application site consists of an early 19th century terraced Limestone property located on Gloucester Street in Cirencester.



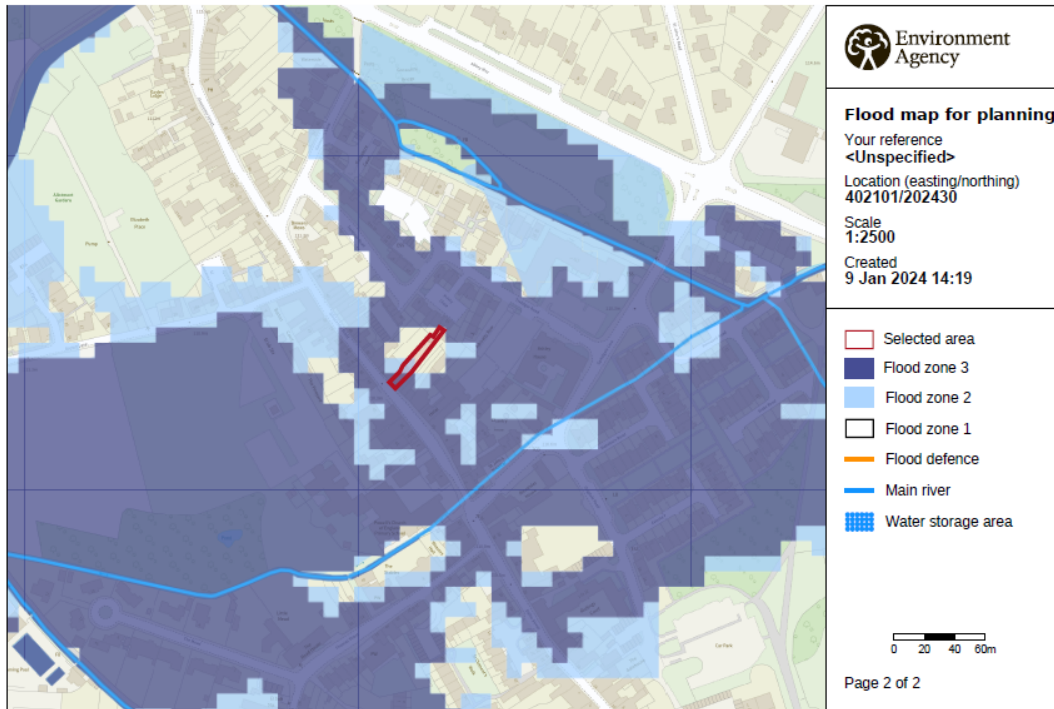
Cirencester Conservation Area:

The site is within the conservation area where the LPA has a statutory duty to protect the special architectural and historic interest.



Flood Maps:

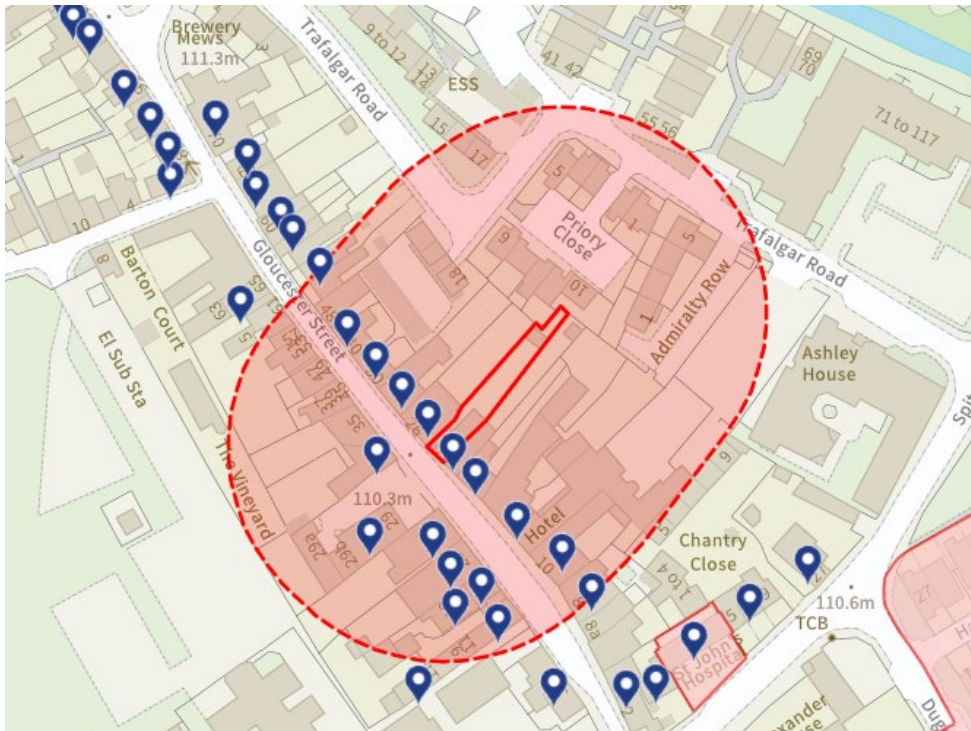
The application site is in Flood Zones 1& 3. The proposal concerns the upper floors of the building and therefore the proposals will have no impact on flooding.



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Historic England Map:

The dwelling itself is a Grade 2 Listed Building, and there are 16 Grade 2 Listed Building within a 50-meter radius of the dwelling. As most of the proposed work is internal or to the rear of the property, the proposals are not considered to have a detrimental impact on the heritage assets or their setting.



Historic England List Entry:

CIRENCESTER

SP0202 GLOUCESTER STREET 578-1/4/161 (North East side) 23/07/71 Nos.20 AND 22

GV II

2 houses. Early C19. Coursed limestone rubble with stucco to front. Stone slate roof; brick ridge stack and brick right-end stack possibly shared with No.18 Gloucester Street (qv). 3-storey 2-window range. First floor has one 8/12-pane sash to left (22), one 6/6-pane sash to right (No.20), both in flat beaded surrounds. One 8/8-pane (No.22) and one 3/6-pane (No.20) sash in similar surrounds to second floor. Ground floor has 8/12-pane (No.22) and 6/6-pane (No.20) sashes in similar surrounds with stone cills. C19 plank door with decorative over light in similar surround to right (No.20); entrance to No.22 at rear via side passage with similar surround to left. Shallow plinth; cill bands to first and second floors. INTERIORS not inspected.

Listing NGR: SP0209302416

Information derived from the listing:

- The property was listed in 1971.
- The interior was not inspected.
- Special interest in the sash windows.

Planning History:

Planning Applications (5)

- [Removal of existing wall between hall and living room. Replacement of existing stairs. Re-level the existing concrete floor to hall and cover with floorboards. Replace existing front elevation sash windows with new timber sash windows](#)
Ref. No: 08/02788/LBC | Status: Application Permitted
- [Erection of single storey extension to rear and erection of outbuilding](#)
Ref. No: 13/01237/FUL | Status: Application Permitted
- [Demolition of garden store and erection of single storey extension to rear](#)
Ref. No: 13/01238/LBC | Status: Application Permitted
- [Demolition of garden store and erection of single storey extension to rear \(amendment to 13/01237/FUL\)](#)
Ref. No: 13/04744/FUL | Status: Application Permitted
- [Demolition of garden store and erection of single storey extension to rear \(amendment to 13/01238/LBC\)](#)
Ref. No: 13/04745/LBC | Status: Application Permitted

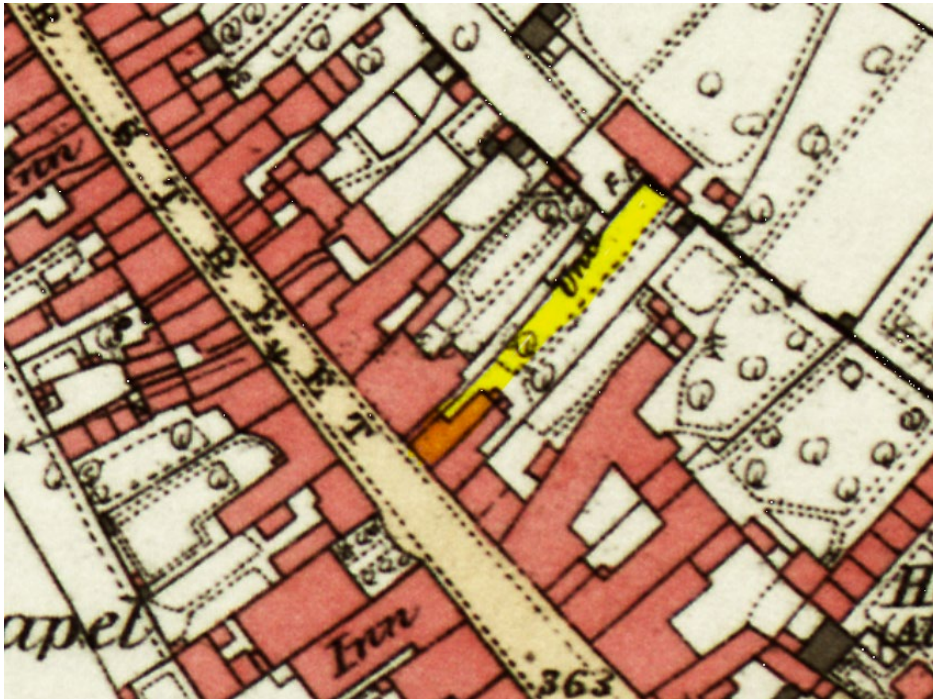
Planning Appeals (0)

Properties (0)

Building Control Applications (3)

- [Replacement Front Elevation Windows And Internal Alterations](#)
Ref. No: 08/00821/OTH | Status: Building Work Complete
- [Single Storey Rear Extension](#)

Building and Site History:



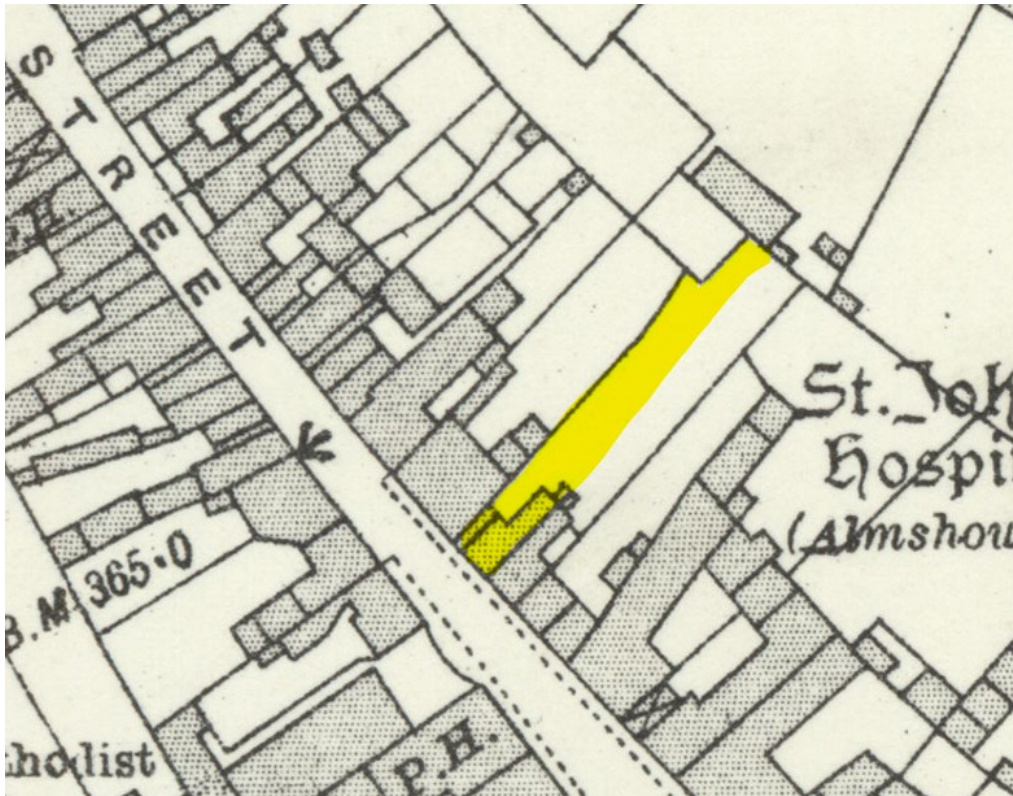
Know Your Place Map: 1844-1888:

Dwelling shows a smaller footprint than existing, and the additional structure in the garden is not shown.



Know Your Place Map: 1879-1888:

Dwelling still appears to be the same, only obvious differences is it appears the garden is shared with the neighbouring property.



*Know Your Place Map: 1898-1939:
The dwelling appears to remain the same.*



*Know Your Place Map: 2019:
The dwelling has a much larger footprint, with the garden extension shown as currently found. The garden has also been separated and an additional structure is shown within the garden.*

Assessment of Significance and Impact:

As shown within the historic map regression, after 1939 there is evidence of the rear range having been demolished, and replaced, which has resulted in significant alterations to the rear. There is a clear separation between the front of the house and the later extension. We would conclude that the dwelling's significance lies in the historic character and architectural interest of the street elevation and its relationship to the surrounding buildings on the street scene. For this reason, the proposal consists of a modest range of alterations which affect only modern fabric or parts of the building that have already been substantially altered.

The later 20th century additions do not offer the same level of significance as the original house. The kitchen now occupies the rear extension and without this it would be cramped in comparison to the overall house footprint. The extension has been built with the intention of mirroring the neighbouring extension creating a sense of unity across the joint facades.

Within the first and second floors, the dwelling has been divided into two rooms by modern timber stud walls and plasterboard. The rear window has been divided by a stud wall which indicates that the layout on these floors is not original.

Proposal:

The application consists of a loft conversion, including the installation of two dormer windows and an access staircase.

The design of the loft conversion is based on a previously approved proposal for the neighbouring dwelling. The application number for this is 11/01715/LBC. This proposal has been designed using the same principles and for the same purpose.

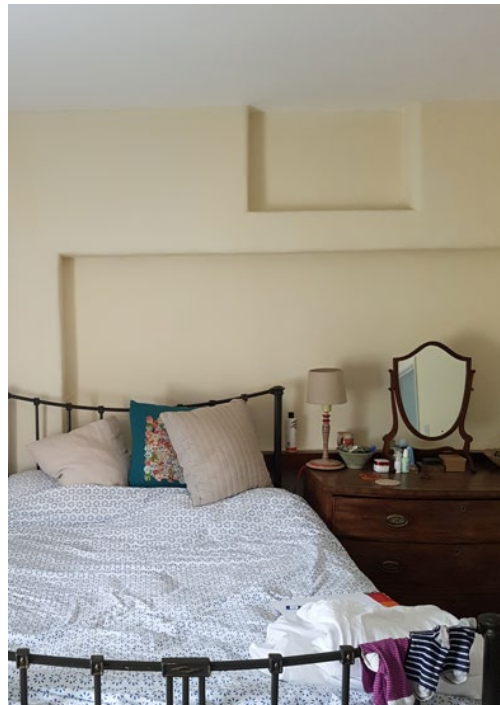
Where this proposal differs is the location of the staircase to access the second floor and the means of providing light and ventilation. The application next door incorporated rooflights whereas this proposal includes dormer windows. Under 11/01715/LBC the stairs ran along an existing partition wall which required a reduction in the width of a principal room to incorporate the stairs.

For 22 Gloucester Street, historic alterations leave no historic partitions in place and there are indications that the ceiling of the second floor has been raised. See photos overleaf. The raised ceiling means that the staircase must be longer than that constructed in the adjacent property and so it cannot sit in the same position. A key aim of the proposal was to remove the modern partition that divides the historic rear window.

With these constraints in mind, the selected approach is to remove the modern partitions that form the smaller bedroom and divide the window, to allow the construction of a stair which wraps up the gable wall and into the roof. This stair acts as a natural continuation from the existing staircase and second floor landing. The remaining space from the former bedroom is used to create a shower room to be used in conjunction with the master bedroom.



Blocked doorway in loft.



Lower part of blocked doorway in room below.

The photos above show an historic doorway in the gable wall. The ceiling appears to have been raised above the level of the original loft space or third floor. This is also supported by the modern timber used in the construction of the loft floor, and the modern ceiling finish in the room below.

In addition to the layout alterations consent is also sought to replace a rotten timber lintel:



The lintel above is located over the side access where the various junctions between the walls and windows above have resulted in rainwater seeping into the timber causing significant and deep-rooted rot.

Over 40% of the timber is very soft and is therefore beyond the scope of a scarf or resin repair. Given the amount of masonry supported above and the level of exposure to the elements, the appropriate solution is to replace the lintel with a new timber of the same species and dimensions.

The thick stone walls are supported by several timber lintels stacked one in front of the other. It is only the facing lintel which has failed but it has also served to protect the historic lintels behind. By replacing the exposed lintel, we will be able to ensure the other lintels behind remain protected and can be retained indefinitely.

Layout:

The second floor will be altered from the current arrangement of two bedrooms, to a master bedroom and shower room, with loft. The original room layout is unknown as the property has undergone significant reorganisation in the past, including the replacement of the original staircase.

The staircase cuts through the current bedroom and turns 90 degrees to rise into the loft space. The stair is largely concealed behind the proposed shower room. Various shower room layouts were considered but the selected approach involves altering the partition which separates the two current bedrooms to create space for the shower. This creates an alcove in the master bedroom which contains a large wardrobe.

Apart from the small bedroom changing to a shower room, the layout of the second floor is in principle the same. There is a large principal room overlooking the street, with an adjacent ancillary room. The proportions of the principal room are not original given the change in ceiling height and the insertion of modern partitions, therefore the alteration to form the shower does not result in the loss of the historic plan form.

On the proposed third floor the space will be a simple bedroom open to the staircase, which is enclosed at second floor level with a fire door. The addition of two dormer windows provides light and ventilation, along with additional headroom. The dormer windows are specifically located on the rear slope which has been recovered with a modern membrane. The rafters do not appear to be original to the building as whilst they are of some age they are machine sawn and not contemporaneous with the historic truss or purlins. The proposed dormer windows are modest in size and require only a single rafter to be trimmed.

The loft space retains its open character and layout as no partitions are proposed. The changes to the partitions proposed on the second floor below are minimal and limited to those necessary to provide a workable layout. In general terms the extant layout is not original to the building but is assumed to be somewhat representative of the original layout and therefore the proposed spaces are similar in location and scale to the existing. The removal of the partition which divides the historic window to the rear elevation is a conservation benefit that weighs in favour of the proposal.

Scale:

Majority of the work included in this proposal does not extend beyond the existing fabric, with the only aspect of exterior work being the introduction of two dormer windows within the loft. The size and proportion of these windows have been designed to reflect the characteristics of traditional dormer windows found within the local area and on adjacent buildings.

Appearance:

The proposal would mostly be enclosed within the existing building, other than the addition of the two dormer windows within the loft. However, these have been located within the private domain of the dwelling but have still been designed to enhance the character of the dwelling by incorporating matching materials and pitches.

Setting:

The setting remains unharmed as the works are largely internal.

Access:

The degree of access to the dwelling will remain as per the existing.

Summary:

The current building is a three-storey dwelling with three bedrooms but only one bathroom. The extant third bedroom is compromised and has poor light and ventilation. The proposal seeks to meet an identified need for improved sleeping accommodation and additional sanitary accommodation by relocating the third bedroom to a new third floor and replacing the extant bedroom with a shower room.

The result is a suitable balance of accommodation for a property of this scale which is achieved without any form of extension. This is achieved whilst maintaining the character of the property, and with minimal impacts on historic fabric. The alterations ensure that the property provides accommodation commensurate with current living standards which secures its optimum viable use as a dwelling and ensures the continued maintenance of the heritage asset.

Site Photos:



Rear bedroom divided window.



Second Floor divided Window.



Master Bedroom showing the former opening in the gable wall.



Attic – the bottom chord of the historic truss is visible in the floor. It appears that the ceiling below was raised up to line through with the truss and create storage space.



Attic – modern timber floor structure and boarding.



Attic – rafters are not contemporaneous with the purlins which may have been salvaged from another building given the notches which do not correlate with the rest of the roof structure.



Attic – brick chimney breast and the roof slope to the street elevation showing modern breather membrane and rafters.



Attic – previous structural works necessary to retain the roof truss.