

Design and Access Statement

**13 Cherington,
Nr Tetbury, Glos
GL8 8SW**

January 2024

**Proposed minor internal and
external alterations**

Abberley Design
Limited

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- 1 / 10 / 2023 - D1** **Proposed Staircase Detail**
- 1 / 10 / 2023 - D2 & D3** **Conservation Roof Light & Casement Window Detail**
- 1 / 10 / 2023 - D4** **Boarded Door Detail**

1:500 Existing & Proposed Block Plan

Document Reference: 1 / 10 / 2023 - DAS

1. Introduction & Brief Description of Development

The objective of this development is to produce a scheme that will enhance the listed building for continued use by creating a safer, more modern layout. This is similar to one already undertaken to No. 11 Cherington.

The proposal is to create a "safe" and useable kitchen and staircase layout, by the provision of an amended kitchen space and replacement ground to first floor staircase of the late 20th century staircase. Other minor alterations are also proposed to increase the natural light into the rear of the building.

This statement will provide a brief description of the proposal. The site and surrounding area will also be discussed. Design principals will also be discussed in assessing the layout form, design, access and landscaping issues within the proposal.

The building is owned by a charitable trust, Cox & Stephens Foundation.

2. Assessment / Site Location Context / Site Analysis

The building is situated in the centre of Cherington and has a pedestrian access to the front and rear of the property.

The building dates from the 18th century with a rebuild in 1829. Subsequent changes have occurred throughout the intervening years, particularly in the late 20th century. This has resulted in a series of alterations, primarily internally to the rear elevation.

The building is in an AONB, Conservation Area and is Grade II listed, and forms part of the terrace No. 9, No.11 and No.13. The terrace forms an important part of this area of Cherington.

It is situated within its own domestic plot and forms an end building, to a terrace of 3 cottages that are of a similar design form. The south-east elevation faces onto a small public footpath that in turn abuts the highway. A path is situated to the rear of the property, which allows access to each of the three domestic gardens.

The site location plan is attached as Appendix 1.

The modern front" doors are set under large stone lintels, more typical of the Stroud Valleys.

3. Local Character

Cherington is a typical Cotswold village set on the edge of a hill leading down into a heavily wooded valley.

The dwellings in the village are generally Cotswold vernacular buildings built mostly from natural stone with natural stone tiled and other roofing materials. There are also more modern examples of buildings in render. The village also has larger detached dwellings set in their own grounds intermixed with other dwellings throughout the village.

4. Planning Context

PLANNING POLICY

There are several planning considerations raised in this application including the effect of the proposal on the AONB, Conservation Area and the Grade II listed building. We have also carefully considered the local planning policies as follows:

Policy 7 – Cotswold Areas of Outstanding Natural Beauty

Policy 13 – Development Affecting a Listed Building or its Setting

Policy 15 – Conservation Areas

Policy 19 – Development Outside Development Boundaries

Policy 42 – Cotswold District Design Code

REVISED NATIONAL PLANNING POLICY FRAMEWORK

- The Glossary of the National Planning Policy Framework identifies both listed buildings, and conservation areas as *designated heritage assets*; it also identifies the category of *non-designated heritage assets*.
- Section 16 of the revised National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to *substantial* harm, total loss or *less-than-substantial* harm to its significance. Paragraph 200 clarifies that significance can be harmed through alteration or development within the setting. Paragraph 201 states that where a proposed development will lead to *substantial* harm applications should be refused unless it is demonstrated that the harm is necessary to achieve substantial public benefits. Paragraph 202 states that where a development proposal will cause harm to the significance of a designated heritage asset that is *less-than-substantial* harm, that harm is weighed against the public benefits of those works. Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.
- Section 12 of the revised National Planning Policy Framework reiterates that achieving a high quality of design for places and buildings is fundamental to the planning process.
- Paragraph 130 advises that, amongst other things, development should be: '*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*'.

5. Heritage Statement

The building, No 13, is Grade II listed and forms an end building to a small terrace of three listed buildings. The central building No. 11 has already received listed building consent under CT.8046/B for a very similar scheme as proposed for No. 13.

The terrace of three cottages are situated to the north west of the primary village street with several listed properties near to No. 13.

The alterations proposed are similar to a previously approved scheme to No. 11 (the central cottage) and continues the minor alterations to the rear (north west) side of the property. No alterations are proposed to the south east side (public facing).

The alterations have no adverse affect on the Conservation Area or surrounding listed buildings. Therefore creating a neutral impact.

6. Consultation

During the assessment and development of the scheme a number of consultations were undertaken to establish the constraints of the site, including understanding the site's history and the local plan requirement which were to assist in the initial evaluation and then the preparation of the final scheme.

Consultations included a site survey and included a measured building survey along with a photographic survey internally and externally.

7. Evaluation and Design Principles

The evaluation of the site and identification of the various constraints and opportunities, led to the compilation of a list of design principals as shown. It also takes into account the previous listed building consent for No. 11 Cherington CT.8046/B.

1 – To take the opportunity of resolving the very poorly designed and potentially unsafe late 20th century staircase and kitchen juxtaposition to the ground floor, by the provision of a new separated kitchen layout and a replacement staircase from the ground to first floor. The design of the existing kitchen area is mostly unusable as the kitchen units are situated alongside the staircase and not even accessible at some points.

2 – To create a part new layout to the existing bathroom area, where the replacement of the ground to first floor staircase has occurred.

3 – To provide small single light purpose painted softwood window to the bathroom.

4 – To provide a roof light to the attic space.

5 – To replace the late 20th century “off the peg” windows to the ground and first floor of the north-west elevation with new purpose made painted softwood windows to match No. 11 Cherington.

7. The Proposed Scheme

HEIGHT

This remains unaffected by the proposal.

ACCESS

This remains unaffected by the proposal.

PROPOSED FORM & DESIGN APPROACH

The design to the internal works are accompanied by a detail staircase drawing, where a simple stick bannister dog leg staircase has been formed via a door access from the sitting room. The proposed replacement windows to the north-west elevation are purpose made single glazed painted softwood. The roof lights are conversation type roof lights.

8. Summary / Justification Statement

The proposed scheme creates a useable kitchen area to the ground floor that is separated from the new staircase with a separating studwork wall. The new staircase is designed in a traditional simplistic form suitable for a cottage of this type. The externally joinery and roof light details are suitable for the listed building and enhance the rear elevation and therefore the setting of the building within the terrace of 3 cottages.

The materials and design form chosen are appropriate for the listed building and therefore enhance the relevant areas proposed to be altered.

SITE LOCATION PLAN

Ref: 1 / 10 / 2023 – SLP



PHOTOMONTAGE

Photograph 1 – View looking towards late 20th century staircase and showing the juxtaposition of kitchen units, lack of access to units and staircase discharging straight into kitchen units in the foreground.



Photograph 2 – View looking down existing late 20th century staircase from first to ground floor kitchen area and showing bathroom door to right.



Photograph 3 – View showing rear elevation No. 13.



Photograph 4 – View showing rear elevation No. 11 with purpose made windows and conservation rooflight.



Photograph 5 – View showing existing front elevation which is unaffected by this planning application.



HISTORIC LISTING

9, 11 and 13 Cherington

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1341594**

Date first listed: **21-Mar-1985**

List Entry Name: **9, 11 and 13 Cherington**

Statutory Address 1: **9, 11 and 13 Cherington, Tetbury, Gloucestershire, GL8 8SW**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **9, 11 and 13 Cherington, Tetbury, Gloucestershire, GL8 8SW**

The building or site itself may lie within the boundary of more than one authority.

County: **Gloucestershire**

District: **Cotswold (District Authority)**

Parish: **Cherington**

National Grid Reference: **ST9034098681**

Details

This list entry was subject to a Minor Amendment on 16 September 2022 to amend the name and address, update and reformat the text to current standards

ST 99 NW 4/67

CHERINGTON CHERINGTON VILLAGE Nos. 9, 11 and 13

II

Three cottages forming one building. Inscription: "Driver's Charity Houses, rebuilt 1829", on shield-shaped plaque at second floor level right of centre. Rubble stone with flush long and short quoins Cotswold stone slate roof and three ridge stacks. Three storeys, single range. Three windows, two-light stone-mullions with square hoodmoulds on ground and first floor, no hoodmoulds to second floor. First and second floor windows very closely spaced and second floor windows are immediately below eaves. Three C20 doors have large stone lintels and quoins.

Listing NGR: ST9034098681

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **128343**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

