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**CONSTRUCTION  
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# Design and Access Statement



**Project:**

Applewood, Winchcombe, Glos

**Description:**

Extension to the existing annex, first-floor extension, and rendering of existing bradstone walls.

## 1.0 Introduction

This document has been prepared to support a Householder Planning application for the site outlined above.

The applicant wishes to obtain Planning Permission to extend and improve the existing single-storey ancillary annex and construct a first-floor extension, above.

In addition, the applicant wishes to finish the remaining building with through-coloured render to match the existing northeast elevation

It is supported by the following documentation:

- |                        |                                  |
|------------------------|----------------------------------|
| ○ Drawing AW.W.SU.01   | Existing Ground Floor Layout     |
| ○ Drawing AW.W.SU.02   | Existing First Floor Layout      |
| ○ Drawing AW.W.SU.03   | Existing Site Details            |
| ○ Drawing AW.W.PR.01-C | Proposed Ground Floor Layout     |
| ○ Drawing AW.W.PR.02-C | Proposed First Floor Layout      |
| ○ Drawing AW.W.PR.03-B | Existing and Proposed Elevations |
| ○ Drawing AW.W.PR.04-A | Proposed Sections                |
| ○ Drawing AW.W.PR.05   | Proposed Site Details            |

## 2.0 Site Evaluation

### 2.1 Winchcombe

Winchcombe is a picturesque Cotswold town located approximately 7 miles north of Cheltenham.

The hub of the town is based around High Street and North Street, where most of the towns' shops and amenities are located.

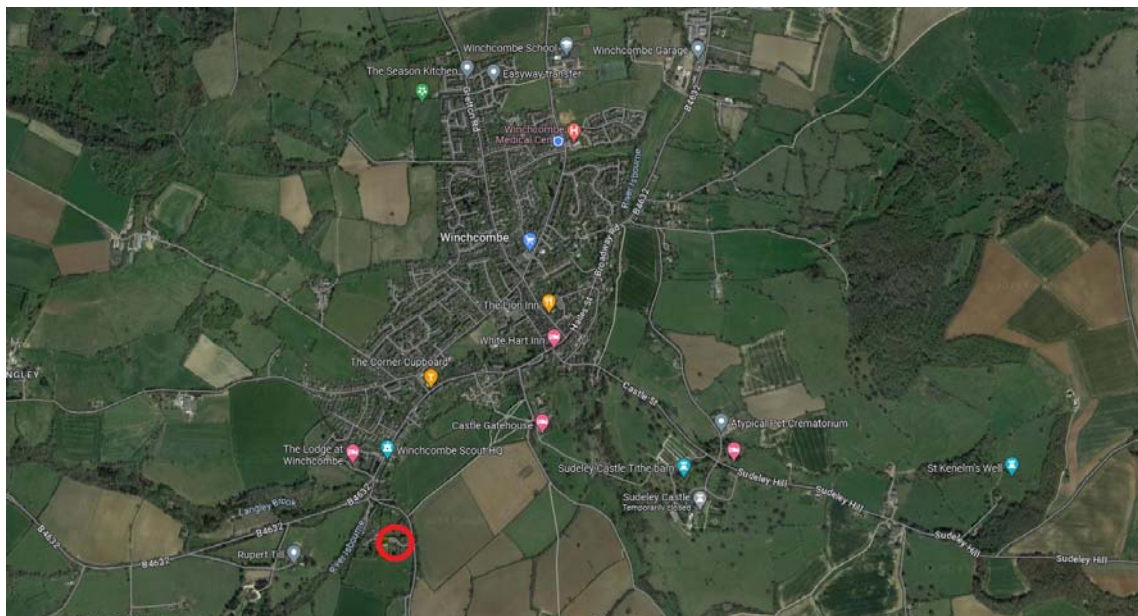
There is a large proportion of Listed Buildings within the town and some areas are classed as areas of outstanding natural beauty.

The town provides the following services to its residents:

Shops, Library, Medical Centre, Schools, Recreational facilities, and easy access to Cheltenham

### 2.2 Local Area

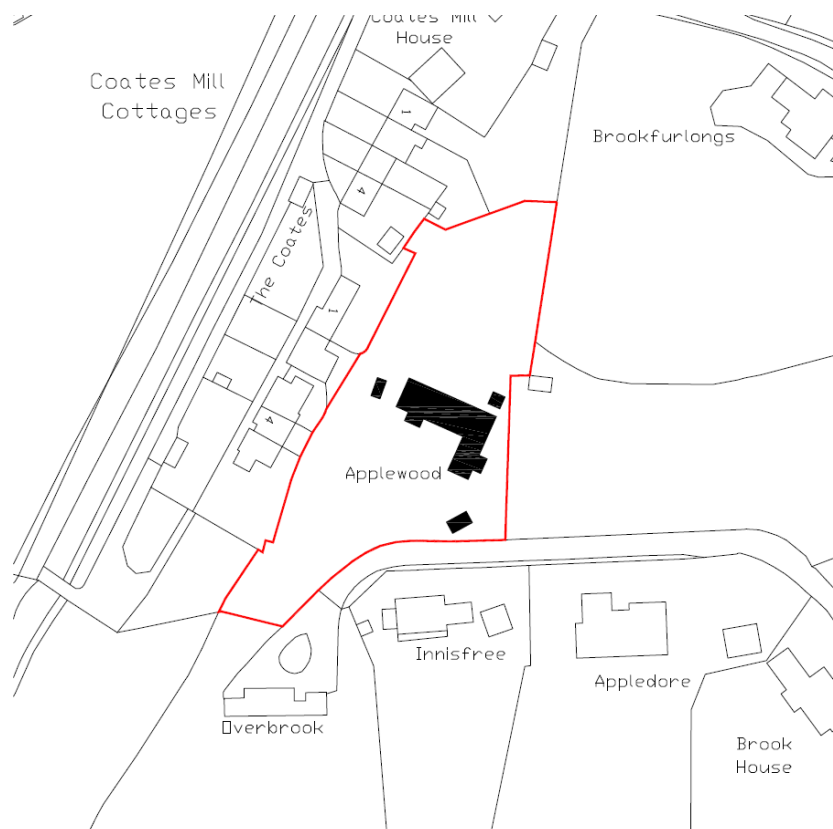
The site is located off Cordean Lane, to the southwest of the town.



This area is characterised by large detached residential properties benefitting from generous plots.

## 2.3 Site – Site Specific

Applewood is located on a private road to the west of Cordean Lane



The proposal site is generous and measures approximately 3771m<sup>2</sup>, with road frontage to the full extent of the south boundary and two operational vehicular access points.

The site is occupied by a detached dwelling that was originally a bungalow. The building is thought to originate from the 1970s, with subsequent additions. It is constructed from Bradstone with plain concrete tiles to pitched roof slopes and bituminous felt to the flat roof over the annex.

The property previously possessed an attached double garage to the west elevation. The garage, and part of the dwelling, were subject to conversion into a two-storey, two-bedroom annex. As part of the works undertaken in at the beginning of the 21<sup>st</sup> century, part of the annex was integrated into the main building, thus creating single-storey, one-bedroom accommodation. The original garage was constructed of single skin masonry with rudimentary levels

of insulation added as part of the conversion. Therefore, the annex suffers somewhat in hot and cold weather.

Later additions to the property consist of a loft conversion, which provides limited first-floor accommodation, and a single-storey kitchen extension that projects from the façade of the building.

The footprint of the current building measures approximately 218.9m<sup>2</sup>.

The building is of no historical significance and no real architectural merit. The later additions provide a slightly disjointed appearance.

The site is not located within a Conservation Area or Special Landscape Area. It is located within the Cotswold Area of Outstanding Natural Beauty.

## 2.4 Planning History

According to Tewkesbury Borough Council's online records, the property has been subject to the following planning applications:

Ref. No: 00/00897/FUL	Alterations and extensions. Alteration to access. Resiting of garage.	Permitted
Ref. No: 03/00624/FUL	Alterations and extensions	Permitted
Ref. No: 11/00928/CLP	Proposed solar PV panels.	Granted
Ref. No: 15/00684/FUL	Timber Cladding to rear elevation and one side elevation. Construction of carport	Permitted
Ref. No: 16/00086/FUL	Erection of garage on eastern side elevation of dwelling	Permitted



Above: The property, viewed from the southeast. The existing annex is in the foreground. The first-floor window will be removed to improve the private amenity of the neighbouring properties



Above: The property, viewed from the south



Above: The existing kitchen. The proposed extension will reflect the form of this element



Above: The west elevation of the annex. The large windows will be removed as part of the proposals, improving the private amenity of the neighbouring properties



Above: The north elevation of the property, currently finished with through-coloured render

### 3.0 Proposals

The alterations proposed within this application consist of the following:

- Removal of the existing conservatory and extension of the annex over the footprint of the conservatory
- Reordering of the annex's internal layout to reinstate the second bedroom on the ground floor. Additional insulation will also be installed to meet modern standards
- First-floor extension over the existing annex to improve the accommodation on the somewhat limited first floor
- Reordering of part of the first floor to relocate the existing bathroom and improve the existing staircase
- Refinishing of the exterior with through-coloured render to match the existing north elevation



## 4.0 Final Design Proposals and Justifications

Whilst the footprint will be increased slightly, the extension will project only 1.8 metres beyond the existing conservatory. In addition, the proposed extension will project approximately 3.7 metres less than the existing kitchen.

As mentioned previously, before 2003, the annex consisted of two bedrooms. The proposed works will reinstate the two bedrooms. This will allow the occupants of the annex (the applicant's parents) to receive visitors.

The ridge and eaves heights are proposed to be higher than the existing building, to improve the proportions and aesthetics of the overall property. Whilst this may be deemed at odds with planning policy, the proposal will greatly improve the appearance to the building. In addition, the proposed extension will replicate the form of an approved extension at nearby Orchard Lea, located approximately 140 metres to the east of the proposal site, where the extension was higher and more prominent than the original building. In fact, the prominence of the extension proposed within this application is of a lesser extent than that approved at Orchard Lea. In addition, Orchard Lea occupies a far more prominent position in the street scene than the proposal site. For information, the reference for the approved application at Orchard Lea is 14/01090/FUL.

The proposed design will alter the plain of the roof to reflect the current kitchen. This will prevent any overlooking issues of the properties to the west of the site. In addition, the proposal will remove the existing first-floor west window which will improve the private amenity of the adjacent properties.

The amount of development can be deemed as minimal as the proposal will increase the footprint by only 25.6 m<sup>2</sup>, or approximately 11%

Regarding the layout, whilst it is proposed to remodel the interior of the annex, the layout of the main house will remain largely unchanged. The family bathroom will be relocated into the existing master bedroom to facilitate the improved staircase. The master bedroom will then be located within the proposed first-floor extension.

The appearance of the extension will reflect the existing building in both style and form. While there is an emphasis on improving the property to benefit the

applicant's needs, consideration has been taken to ensure the design has a positive contribution to the building and surrounding area and respects the distinctive qualities of the town. This has been achieved through careful and considerate design.

Concerning sustainability, the applicants have been particularly mindful of the environmental impact of the dwelling, both in terms of 'embodied' energy and the ongoing running of the house

Using the principle of "Fabric First", it is proposed that all new walls and roofs will be insulated to comply with and potentially exceed Part L1 of the Building Regulations.

All materials proposed will be respectful of the existing building, surrounding area, and wider AONB. The existing and proposed elevations will be finished with through-coloured render to sympathetically splice the various elements of the building together.

As part of the works, no alterations are proposed to the site landscaping or access.