

Design and Access Statement Heritage Asset Statement

In support of:

Construct new single storey extension to the rear with rooflight, remove existing window (take down wall below window) and door to form access from kitchen and new shower room to the ground floor store area.

At

Coniston House
Park Street
Stow on the Wold
CHELTENHAM
GL54 1AQ

For and on behalf of

Rothney Investments Ltd

By

Gooding Chartered Surveyors

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Planning Portal Reference **PP-12770265**



DESIGN AND ACCESS STATEMENT.

Name and address of proposed development site

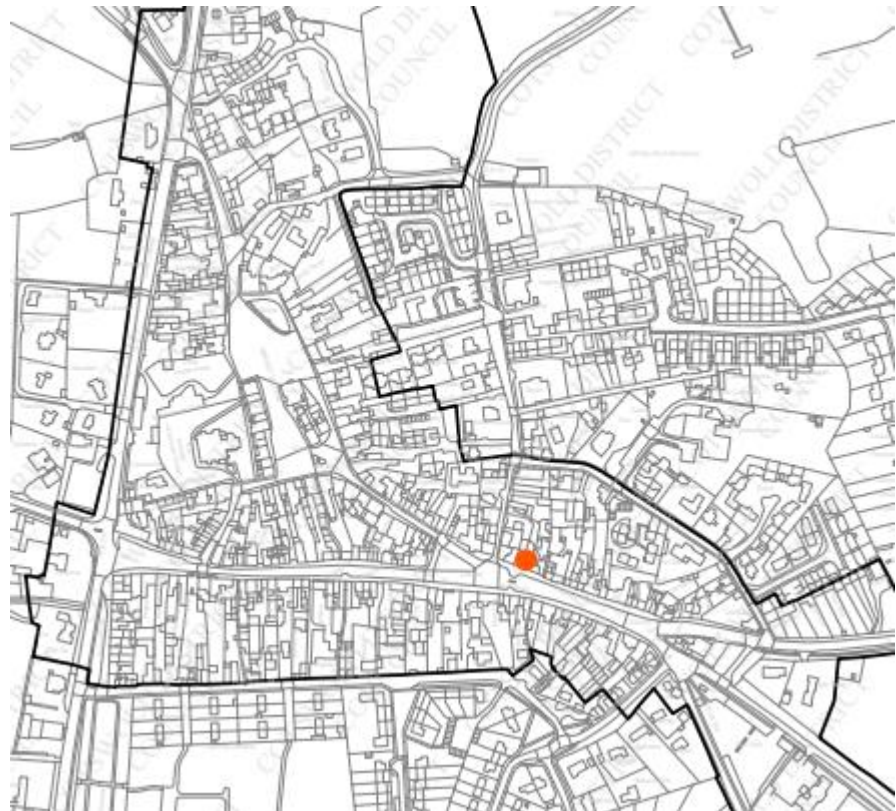
Coniston House
Park Street
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Proposed Development

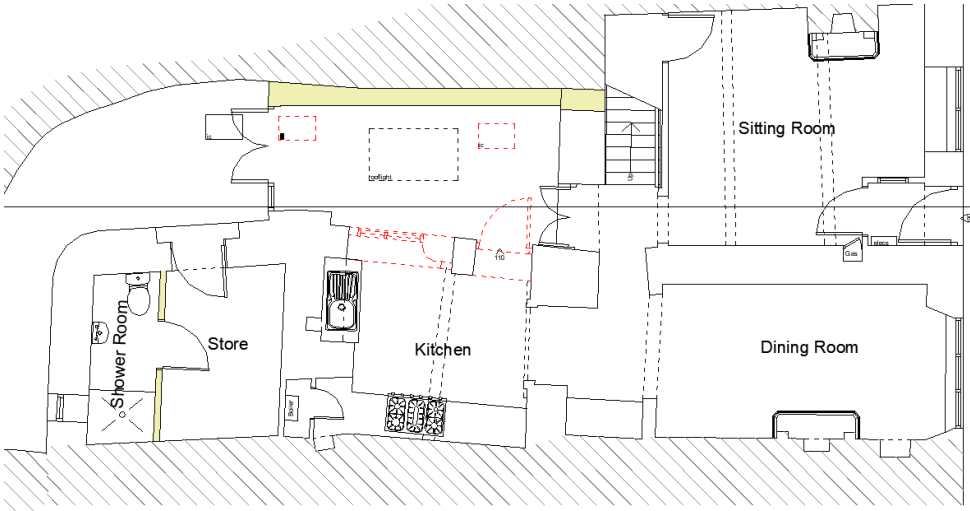
The proposal is to construct a rear single storey flat roof extension with rooflight, remove existing window (take down wall below) and door to form access from the kitchen. Form new shower room in the ground floor store room.

Assessment of the surroundings of the proposed development

Coniston House is a mid-terrace dwelling, constructed in natural stone with timber windows and doors with a natural Welsh slate roof. The property is set on the roadside The dwelling is Listed Grade II and situated in the Stow-on-the-Wold Conversation Area.



Stow-on-the-Wold Conservation Area

<p>Consultation / Application History</p>	<p>We have not been involved in any consultation with the local authority and cannot find any previous applications, on the Cotswold District Council. together with comments from the Case and Conservation Officers.</p>
<p>Evaluation</p>	<p>The proposed works are to construct a single storey flat roof extension to the rear of the property, to infill the area beside the kitchen and form a shower room in the existing Store.</p>  <p>There are no changes to the front (road side elevation)</p>

DESIGN COMPONENTS	
Proposed Use	The existing and proposed use is residential.
Amount and density of development	The single storey extension will provide an additional 10m ² of floor area. The proposed doors will be metal crittall style design.
Layout/Scale -	The footprint of the dwelling remains largely unchanged and the proposed works will infill an area to the side of the kitchen.
Landscaping	Not applicable.
Appearance	<p>The proposed extension will be built from Cotswold stone with crittall glazed doors. The flat roof will be finished with grey GRP.</p> <p>The work will be carried out to a high standard and in sympathy with the existing dwelling and local Cotswold vernacular. We do not consider the proposals to be detrimental to the neighbouring properties or the street scene, rather to compliment it.</p>
Access	Not applicable – access to and from the property will remain changed.
Heritage asset statement	<p>The historic significance of Coniston House lies within the front section of the dwelling the existing rear extension is not mentioned in the listing. The works will not cause any harm to the architectural merit of the main structure building noted in the listing.</p> <p>In line with the Historic England Good Practice Advice Note No 3, full consideration has been given to the curtilage, character and context of Coniston House. The impact of all proposals is therefore considered minimal on the heritage significance of the property and certainly not harmful to any historic element or feature.</p>