

Design & Access Statement

Site Address

Hainault House, High
Street, Blockley,
Moreton-in-Marsh, Gloucs.
GL56 9EX

Feb 2024

1.0 Introduction:

Hainault House is a terraced cottage over two and a half storeys, located on the High street in the Blockley Conservation Area. It is grade II listed, dating from the early 17th century forming part of a group listing that includes The Royal Oak and Bankside cottage. The principal South elevation is faced in ashlar stone with plain clay tile roof and small gable dormer. Proposals within this application for listed building consent seek to carry out minor internal works relating to the existing gas meter.

The applicant seeks to make selective alterations to the frame and boxing-in of the existing gas meter – which is currently positioned in the middle of the ground floor – next to the understairs cupboard and stairs.

1.1 Existing Dwelling

Hainault house is a double fronted village house with bay window situated on a row of properties on the High Street set back from the road itself on an elevated footpath. It has been altered internally and externally over time notably with a two-storey rear extension added in the mid 19th century and a small single storey rear lean to extension dating to the 20th century. The rear part of the house has been altered over time with the addition of modern rooflights and also associated with maintenance and repairs, particularly to the roof areas.

The house sits in an irregular rectilinear plot with a significant level change at the rear, steeply rising from the house northwards up to the lawned areas of the garden and a small outbuilding fronting Bell Bank. Access to the lawned area is via stone steps immediately outside the rear of the property. Internally there is evidence of Georgian remodelling though its original proportions are clearly legible as many of the characterful features are exposed, such as floors, walls and structural timbers. Minor 20th century alterations whilst respectful of the various ages of the historic fabric are now in need of repair and /or replacement.

1.2 Internal Alterations

Ground Floor

The gas meter is currently housed in an unusual and impractical position, high on a partition wall next to the understairs cupboard. This suggestion would relocate the gas meter towards the front door and conceal within a new partition wall being constructed

(granted in planning application (23/02554/LBC)). There would be a small access panel cut into the wall.

As well as relocation of the meter, the low-quality boxing in would be removed to further open up the entrance to the dining room.

1.3 External Alterations

A small hole will be bored to allow for the gas to enter the building. This is in keeping with similar houses on the high street.

The device will be a gas entry T, painted black to remain in keeping with the character of the building and kept as low to the ground as possible.



1.4 Access

The proposals will not result in any additional traffic or congestion or loss of off street parking as there is none. Pedestrian access will not be altered by these proposals.