

## INTRODUCTION

This Statement accompanies an application for the erection of a new shed including an EV charging point at 12 City Bank Road, Cirencester, GL7 1LG

The property is thought to be what remains of Langley's mill buildings and is grade II listed. The listing is as follows:

*Formerly known as: Rose Cottage and Georgina Cottage (Also known as The Old Mills) WATERMOOR ROAD. House. Late C17. Coursed squared limestone rubble; stone slate roof, artificial slate to rear extension; stone right-end stack. One small gable to front, single-storey lean-to extension to right, small single-storey gabled extension to rear. 2 storeys and attic; one-window range. First floor has one C20 metal casement in plain reveal with exposed timber lintel; one similar window in gable above. Ground floor has one similar window, two C20 gabled porches with stone slate roofs each with pair of C20 glazed doors, to left with plank door with glazed panel inside porch. INTERIOR not inspected. This and No.14 City Bank Road (qv) said to be remains of Langley's Mill Buildings. (Welsford J: Cirencester: A History and Guide: Gloucester: 1987-: P 48).*

The property is semi-detached and occupies a relatively large plot and enjoys off road parking.

## RECENT HISTORY

16/01088/LBC and 16/01087/FUL. Work related to that application has been completed.

20/02357/FUL – Work related to that application has been completed



Aerial View courtesy of Google

### PROPOSALS

The proposals consist of the addition of a timber shed to the south of the existing dwellin which includes an EV charging point.

The shed will be mounted on an existing hard standing pictured opposite and no groundworks will be required.

The shed will be made entirely from timber measuring 3.0m x 2.2m and is illustrated in the attached plans.

The roof will be weathered with a layer of standard roofing felt.. All external joinery will also be timber. The whole will be treated and left to silver naturally over time.

An EV charging point is to be fitted to the shed indicate don the floor plan. This will be a tethered "Pod Point" illustrated opposite.

The proposals are minor but the listing & conservation area status obviously require prior approval.



## ADDITIONAL INFORMATION

The existing hard standing is pictured above. The southern side of the same hard standing adjacent to the existing trellis has been added opposite.

Existing trees can be seen in the background in both photographs opposite

