

EDW /

1. Introduction

- 1.1. This design, access and heritage statement has been prepared by EdgeDesignWorkshop Ltd. on behalf of the owners of Pound House, to accompany a planning application for a proposed extension and alterations to the existing dwelling, and garden studio at Pound House, 1 Horsefair Street in Charlton Kings.
- 1.2. The purpose of this statement is to explain the design principles and concepts that have been applied to support the proposals.
- 1.3. This document should be read in conjunction with the submitted drawings 1634_300-311.

2. Context

- 2.1. The site is located on the north-eastern side of Horsefair Street, within the St. Mary's Conservation Area and Charlton Kings parish (see image 01). The linear site measures approximately 395m², and comprises the semi detached dwelling with existing side extension, garage and outbuilding with a first floor roof terrace.
- 2.2. St Mary's Conservation Area contains buildings which have a diverse mix of building type, ages and architectural styles, adding to the interest of the area (see image 02). Horsefair Street is located within the older part of the Charlton Kings surrounding St Mary's Church.



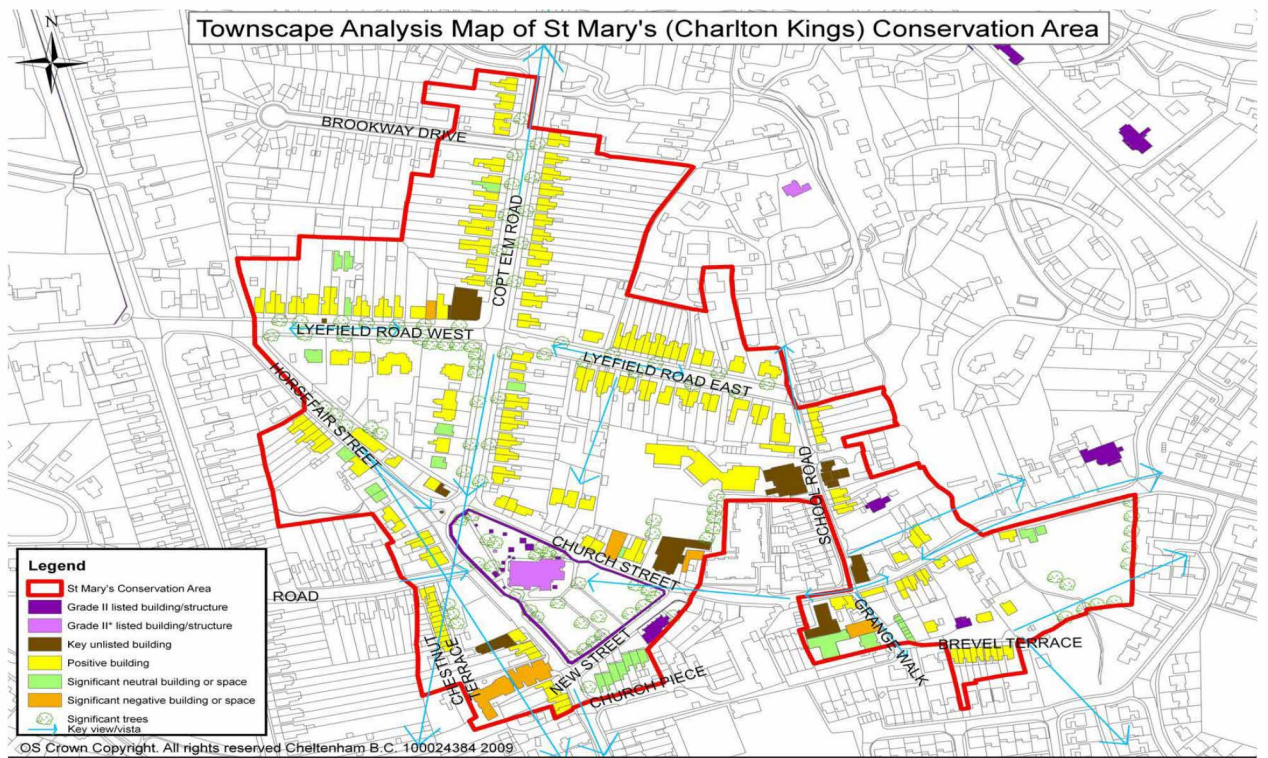
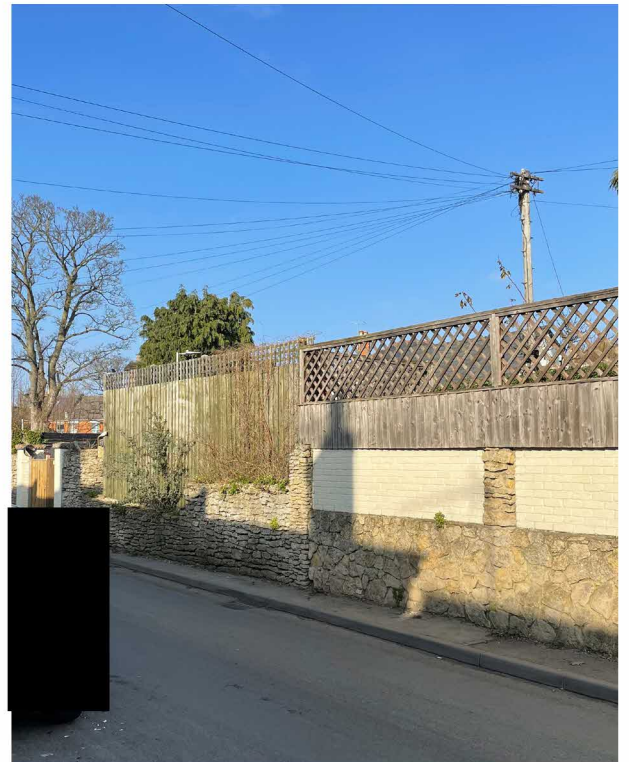


IMAGE 02 - ST MARY'S CONSERVATION AREA - CHARACTER APPRAISAL AND MANAGEMENT PLAN



IMAGES 03-04 - EXISTING PHOTOGRAPHS FROM POUND WALK & HORSEFAIR STREET

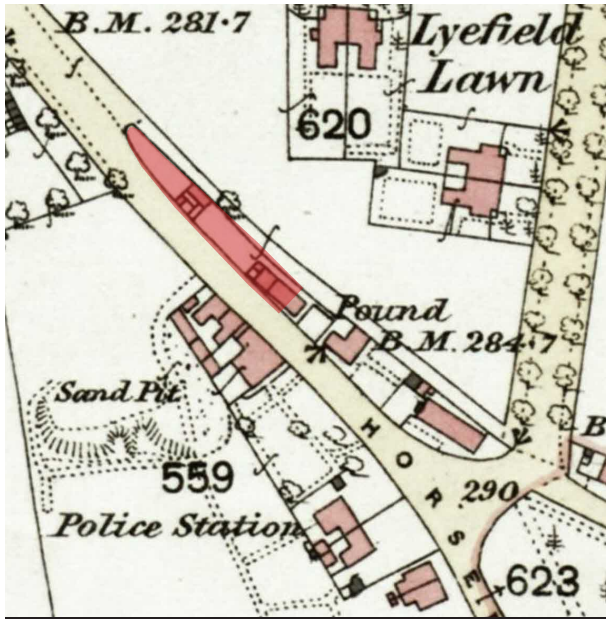


IMAGE 05 - 1844-1888 MAP

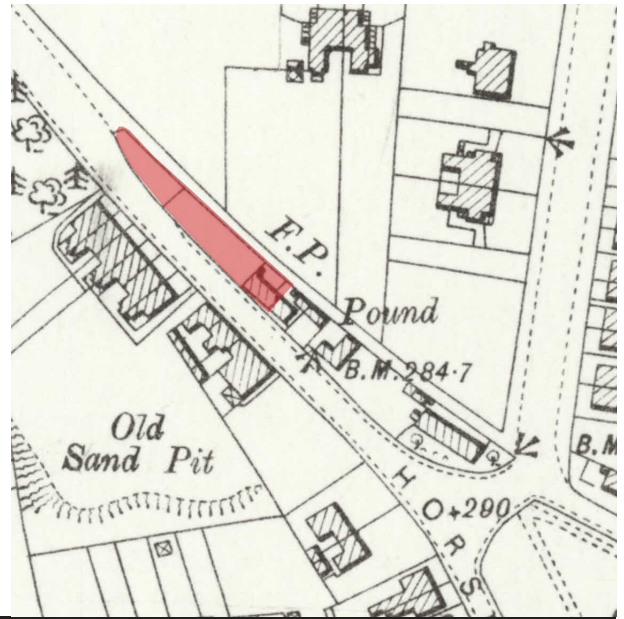


IMAGE 06- 1894-1903 MAP

- 2.3. The immediate context is predominantly residential with a mixture of architectural styles. To the south west of the site Horsefair street comprises a row of red brick terrace houses dating from the turn of the 19th / 20th centuries, and the recent development of detached dwellings on Acer Close. The site is bounded to the north east by Pound Walk, a narrow historic footpath (see image 03), which separates the site from the mixture of large detached dwellings on Lyefield Road West and back land developments.
- 2.4. The dwelling is semi detached from Anchor Cottage, together they originally formed a working Pound which is evident on the first OS map dated 1844-1888 (image 05), later known as The Pound Cottages. The original stone cottage has been re-faced in buff brick facing Horsefair Street and the side elevations clad in black stained timber. Both Pound House and Anchor Cottage have been extended to the rear towards Pound Walk with a flat roof two storey extension faced in buff brick. The single storey flat roof side extension to Pound House is finished with white painted brick and rendered on the elevation facing Horsefair Street.
- 2.5. The site is bounded to the north east from Pound Walk by a brick wall circa 1.7m in height. The frontage onto Horsefair Street is a mixture of Cotswold stone, painted brickwork, close board timber fencing and trellis. This front boundary is in poor condition and lacks a cohesive appearance (see image 04).

3. Planning History

3.1. Planning History as listed on Cheltenham Borough Council's website:

- 78/00224/PF Alterations to dwelling house installation of two bay windows and canopy, raising of part roof and re-roofing to uniform height - Permitted July 1978

4. Proposals

- 4.1. The clients' brief for the project includes; general refurbishment of the property, improve thermal performance and energy efficiency, improve the flow of the interior, create a functional master bedroom, and increase natural daylighting to allow the house to function a family home. To meet the client's brief the proposals to the existing dwelling include a new side extension to replace the existing flat roof extension, minor internal reconfiguration and alterations to the existing windows on Horsefair Street.
- 4.2. The existing flat roof side extension is poorly constructed with no insulation, it is not functioning as a desirable living area and is disconnected from the rest of the house (see image 07). Replacing this extension provides the opportunity to create a kitchen / day room and utility space which addresses these existing issues and improves the overall layout of the ground floor. At first floor level the extension provides a master bedroom with much needed storage space and allows improvements to the layout of the existing bathroom and ensuite. The existing first floor flat roof is to be upgraded as part of the works to improve the thermal performance.
- 4.3. The existing flat roof extension detracts from the dwelling and its setting. The proposed extension will cover the same footprint as the existing extension, extending in part to two storeys. The design of the extension has been influenced by the character and features of the original dwelling. The roof of the two storey element echoes the original dwelling in form and pitch, it is recessed and separated via the glazed link to ensure that the extension is subservient and does not detract from the original dwelling.



- 4.4. Although the property is semi-detached, it is situated at the edge of the 54m linear site with no adjacent neighbours, it is therefore argued that the proposed extension is proportionate to the scale of the existing site. Key views from the extension are directed along the site towards the north west and there are no new openings proposed on the north east boundary to Pound Walk, avoiding overlooking the gardens of neighbouring properties. Minor alterations are proposed to the existing openings on Horsefair Street to improve the visual appearance of this elevation and increase natural daylighting.
- 4.5. The proposed material palette has been chosen to compliment the existing dwelling. Referencing the existing black stained timber cladding present on the north west elevation of the existing dwelling, the materials for the proposed extension adopt a darker tone to allow the existing buff brick of the original dwelling to stand out. Stained timber cladding is proposed for the walls of the extension with metal roofing, and the proposed link to the original dwelling to be clad in metal.
- 4.6. In addition to the proposed works to the existing dwelling, the application includes replacing the existing outbuilding currently used for storage and associated roof terrace with a new garden studio to be used as ancillary accommodation for the main dwelling. The studio will be used for the enjoyment of the owners of the dwelling in the immediate, with future plans for this to be used for a dependant relative. The scale of the studio does not present any alteration to height on the boundary and the proposed material palette for the studio reflects the materials chosen for the extension to create a cohesive appearance for the site and street frontage.

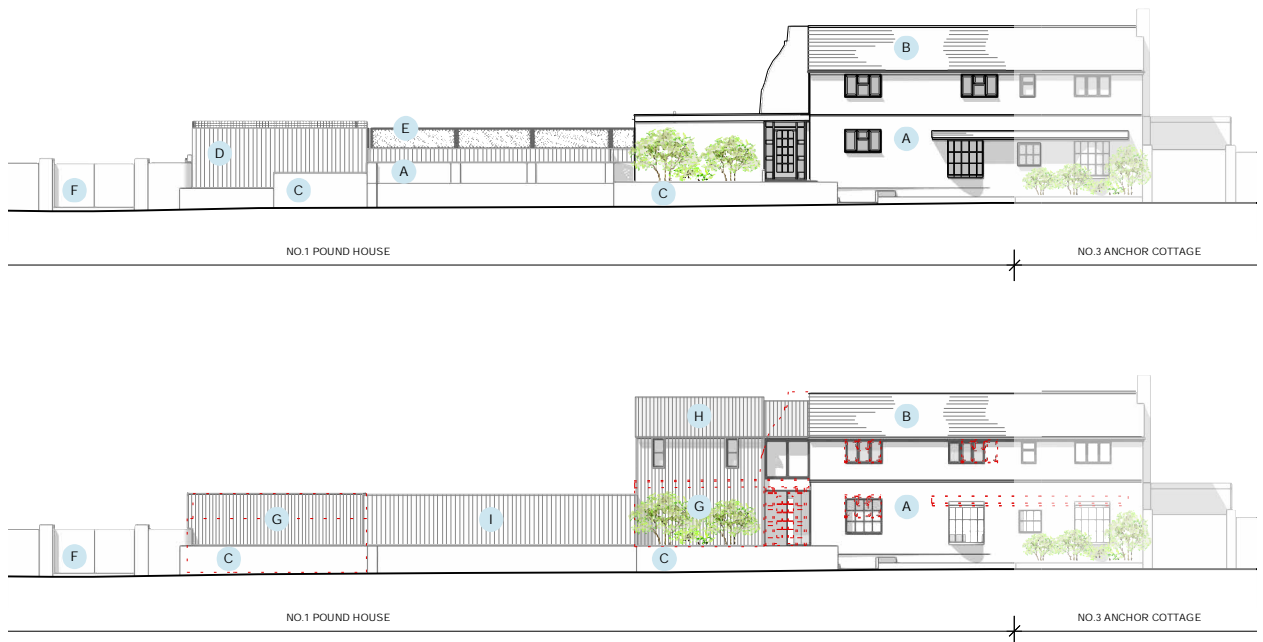


IMAGE 09 - EXISTING & PROPOSED STREET ELEVATION - HORSEFAIR STREET

5. Conservation Area

- 5.1. The residential buildings within St.Mary's Conservation Area have a mix of architectural styles, materials, sizes, scales, footprints and ages. This variety provides an interesting and attractive street scene and enhances the character and appearance of the Conservation Area. The proposals are sensitive to the historic setting whilst contributing to the character of St.Mary's Conservation Area.
- 5.2. The Conservation Area Appraisal and Management Plan recognises that poor boundary treatments harm the character and appearance of buildings and the overall street scene. The proposals will improve the existing appearance of the front boundary onto Horsefair Street, enhancing this street elevation and key views within St Mary's Conservation Area.

6. Access

- 6.1. There are no proposed alterations to the vehicular or pedestrian access to the site from Horsefair Street and Pound Walk. The parking arrangements on the site will remain as existing and the garage at the north west end of the site is to be retained.

7. Sustainability

- 7.1. The proposals aim to increase energy efficiency through improving the building fabric and reducing heating demand to meet the policy aspirations set out within the Climate Change Supplementary Planning Document (Climate Change SPD). This approach includes replacing the poor performing existing extension, upgrading the existing flat roof and replacing the existing windows with new higher performing glazing. The design and orientation of the proposed extension has been considered to prevent overheating and to provide cross ventilation.
- 7.2. The proposals utilise rainwater collection and the proposed green sedum roof provides a rainwater buffer, purifies the air, reduces and regulates ambient/indoor temperature while saving energy and encouraging biodiversity within its local area.

8. Summary

- 8.1. The proposals for an extension and alterations to the existing dwelling, and garden studio at Pound House have been carefully considered to enhance the original dwelling and the surrounding context. The scale and appearance of the proposals are appropriate for the scale of the site and contribute positively to the street scene on Horsefair Street and the wider Conservation Area.
- 8.2. We believe that the proposals are in line with local and national planning policy and therefore sincerely hope that the application will be supported.

Thank you