

BRIEF HERITAGE STATEMENT

Householder application for the erection of a two storey
Side Extension

Background

Thomas Dean Architects Ltd have been appointed to assist the applicant with drawings a householder application for the extension and alterations to the property known as 36 Tetbury Street, Minchinhampton, Stroud, Gloucestershire.

Site

The existing property 36 Tetbury Street, Minchinhampton, Stroud, Gloucestershire is set within the settlement of Minchinhampton, and comprises a semi-detached two storey dwelling. The property sits within a relatively large plot with parking to the front and a good sized garden to the rear.

The site lies within the Cotswold Area of Outstanding Natural Beauty. There are a number of listed buildings to the north west and the site lies approximately 20m from the Minchinhampton Conservation Area.

Design

The proposal is a two storey side extension to provide a much needed storage and a further bedroom, the design picks up on the existing style and design of the existing house / recently approved and constructed extension to the property.

The two storey extension has been designed to respect the character and appearance of the existing property with matching eaves height and roof pitch.

It is considered that the height, scale, form and design of the extension is in keeping with the scale and character of the original dwelling. Furthermore, the plot size of the existing property is large enough to accommodate the extension without resulting in a cramped or overdeveloped site.

Overall the development would not harm the character and appearance of the existing dwelling or appear out of keeping or unduly prominent within the wider landscape within this part of the AONB.

Archaeology and Heritage Assets

The Minchinhampton Conservation Area and 32A Tetbury Street, a grade II listed building, is approximately 20m to the north west of the development, separated by the adjoining nonlisted property, 34 Tetbury Street. The proposal is for an extensions and alterations to the dwelling. Given the degree of separation to the heritage assets and the scale and nature of the development, it will not cause any undue harm.