

PLANNING STATEMENT

Gyde Barn – Replacement Garage Doors and Erection of Garden Room and Store

April 2024



1.0 Purpose

This Planning Statement has been prepared to accompany the planning application for the new garden room with garden store and replacement garage doors to the existing garage.

The following statement describes the proposed site, assesses the context and immediate setting and subsequently explains the response to these contextual issues. The site layout and design ideas have been shown on the drawings that have been submitted in support of the application.

The purpose of this statement is to set out the design parameters to ensure the scale and layout is in keeping with the local area, and the appearance is of a high standard.

Drawings in this report are for illustration purposes only. The drawings which constitute the application have been submitted separately.

2.0 Background

The applicant seeks to replace the existing doors that are in need of refurbishment with new and also erect a garden room with garden store for machinery. The garden room will be utilised as a home office. A small amount of landscaping and works to boundary treatments are proposed also which are outlined on the proposed block plan.

The proposal will utilise the existing land owned by the applicant.

3.0 Site

The grade II listed property sits within the Conservation Area No.13 - Painswick and within the Cotswold Area of Outstanding Natural Beauty (AONB) and is a former barn which has been converted over the years to a very high standard.

The listing information is detailed below;

*PAINSWICK CHELTENHAM ROAD SO 8610/8710 (west side) 6/49 Gyde Barn 2.8.89
GV II Detached barn. Late C18 or early C19. Good cut and squared limestone,
concrete tile roof. Large beam set gable to the road and into the land slope, central
deep projecting mid-strey with loft over. Series of ventilation slits in diamond pattern
in long walls and gables, but to right of mid-strey on south side is plank door to
segmental head under a 2-light flush chamfer mullion case- ment; road gable also has
similar casements, and a ridge stack. Deep cart entry has steel lintel over corrugated
iron doors; far side doors set to wood lintel and flush to wall, also this side a door to*

segmental head at road end. Interior has 7 bays including enlarged mid-strey bay, then a full-height stone wall, then a further 2 bays in a 2 storey section. Trusses are alternate heavy tile beam and collar or collar with cruck-like arch braces, 3 rows of thin purlins. Concrete floor. Loading square opening in further gable. A fine barn in a commanding position on the entrance to the town from the north, largely as built. Groups with Washwell House (q.v.) opposite.

Listing NGR: SO8687810165

4.0 Use

The current uses will remain as existing.

5.0 Amount

The amount of dwellings will remain as existing.

6.0 Layout

The proposal utilises the existing land around the residential curtilage. The new garden room/store will be of an open plan design to suit storage requirements and provide a modern working space within the garden room.

7.0 Access

The access will remain as existing as will the current parking arrangements.

8.0 Scale and Mass

The existing building scale and mass is to remain unchanged. The proposed garden room and store have been designed to give the applicant the required storage for garden machinery and suitable home office accommodation.

9.0 Appearance/Design

The existing garage doors are to be replaced to match the existing style. We have included a smaller pedestrian door in the right-hand side door set for ease of access as the current doors are large and heavy. The new doors will be painted to match existing windows and doors throughout the site.

The new garden room/store has been designed to have an oak frame style with horizontal timber cladding and large glazed openings facing the existing dwelling

within the home office. This design will compliment the existing stonework and is typical of this sort of setting.

10.0 Landscaping

The existing dense hedgerow (photos below) is proposed to be removed and replaced with new beech hedging which will match other dwellings which back onto Gyde Field bordering our site. The existing and planting will be installed along the new driveway to compensate for the loss of hedgerow along the road.

The existing post and wire fencing (photos below) will also be replaced with timber close board fencing as outlined on the proposed block plan drawing.

A number of bat tubes and bird boxes will be incorporated within the development to aid the preservation of wildlife in the locality.





11.0 Conclusion

We feel that the proposed changes to the existing garage doors are required due to the current condition of the existing doors. The new garden room/store will provide the required accommodation for the applicant.

Careful consideration of the site's constraints and contextual surroundings have been taken into account to ensure the site layout and materials chosen respond to the challenges offered.