

Combined Design & Access / Heritage Statement

Project Name:

Extensions,
alterations, and
replacement garage

Field Cottage,

84 Hampnett,

Cheltenham

Project Number:

3411



Introduction

This Design and Access Statement considers a two-storey extension of a residential property to create additional living accommodation, and a replacement garage.

The design philosophy behind the proposal is to achieve a high-quality development which will complement the site and locality within which it is situated, whilst ensuring that there will be no detrimental impact upon the curtilage or its setting.



Site Context

Field Cottage is a 3 bedroom, detached residential dwelling located in the village of Hampnett, to the West of the Fosseway, South of Bourton-on-the-Water and North of Cirencester.

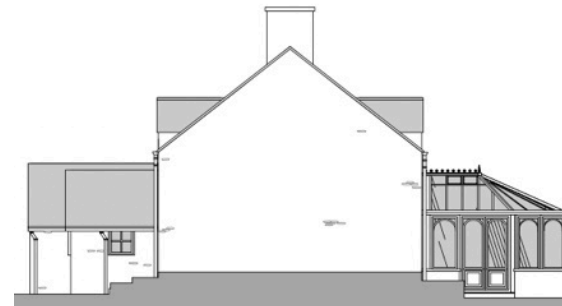


The property benefits from generous amenity space with vehicular / pedestrian access from the highway, via a private driveway, including off-road parking for multiple vehicles.

The building consists of solid natural stone walls, plain roof tiles, and a mixture of metal / timber casement windows and doors. There is also a timber framed conservatory to the rear of the property.



Existing North Elevation



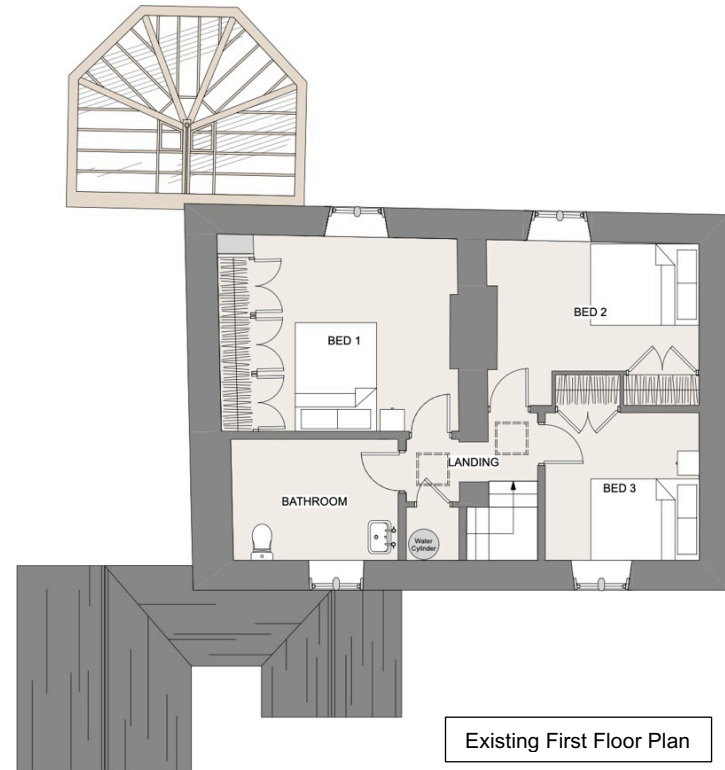
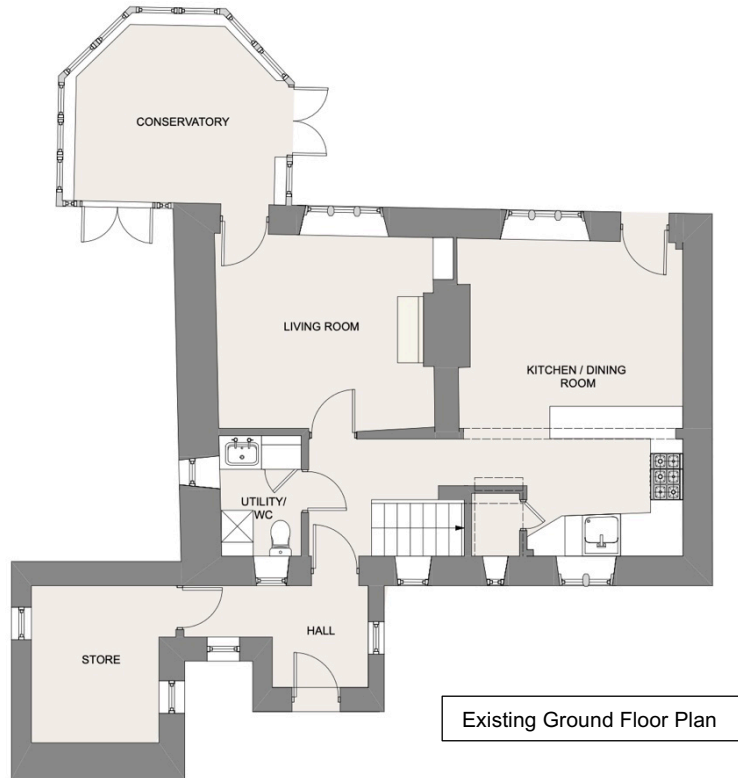
Existing West Elevation



Existing South Elevation



Existing East Elevation



Planning History

A search of the Cotswold District Council website has confirmed that the property has been subject to several previous planning applications, as follows:

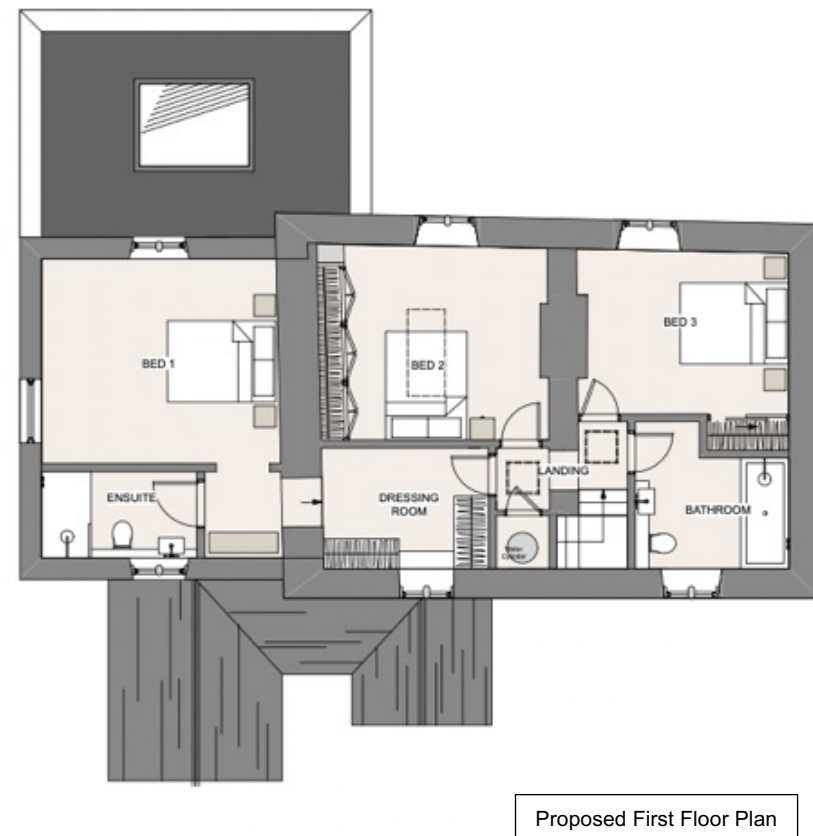
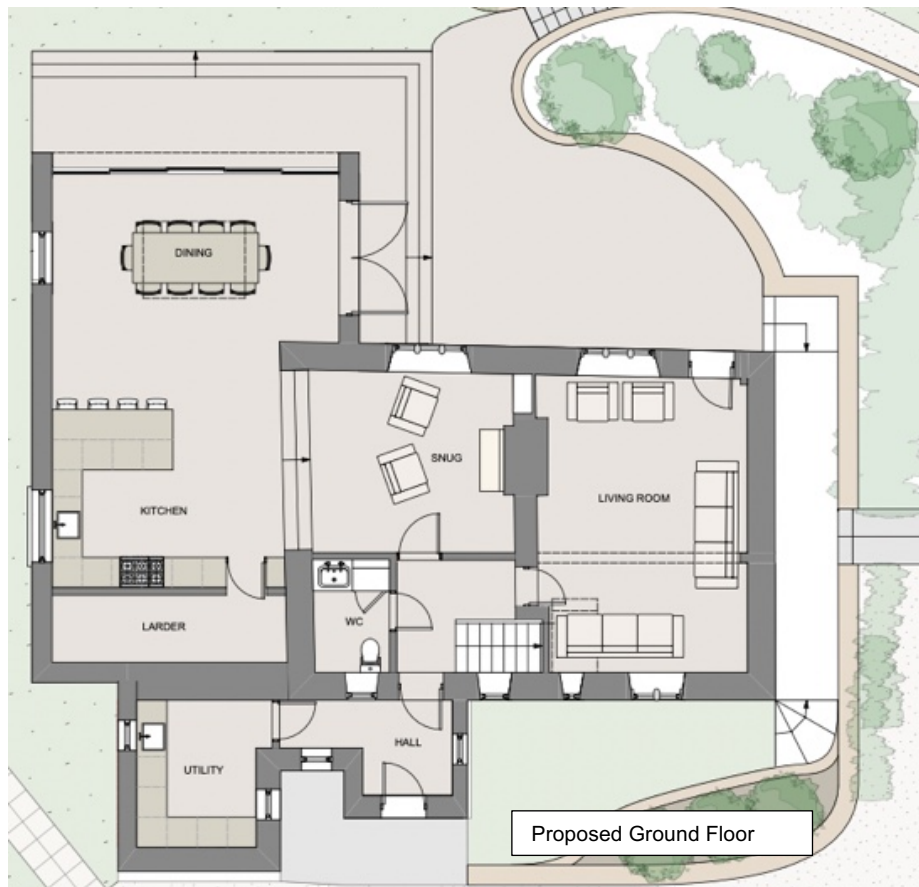
[21/03804/TCONR](#): Prune (3m all round reduction) - too large and damaging wall Walnut - prune (3m all round reduction) - too large, branches hanging low Hazel - coppice - too large Cherry - prune/fell - dead wood Holly - prune around phone line – No objection

[21/01018/FUL](#): Extensions to dwellinghouse with associated alterations and replacement garage – Application Permitted

[91.01899](#): Porch – Awaiting Decision

Design Proposal

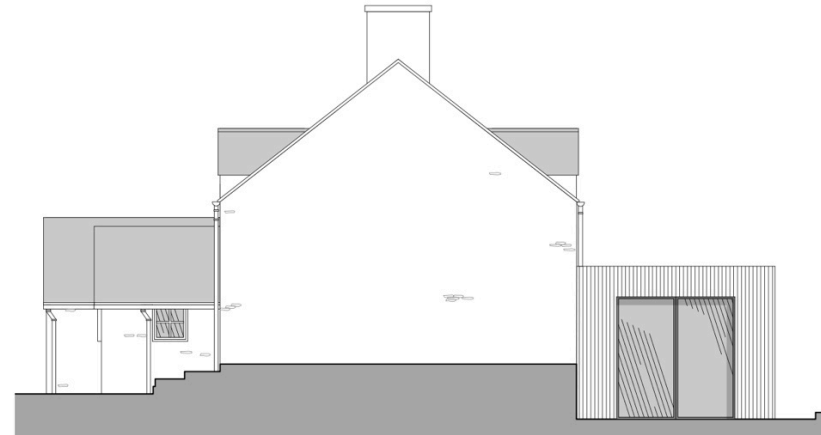
The applicant wishes to replace the existing conservatory and extend the property to provide an open-plan Kitchen / Dining Room that opens out to the garden at ground floor, with a new master bedroom with ensuite at first floor level.



The proposals are subservient to the existing ridge and eaves lines of the main house and are designed to ensure that the changes will have minimal impact on the character of the area or living conditions of the neighbouring residential properties.



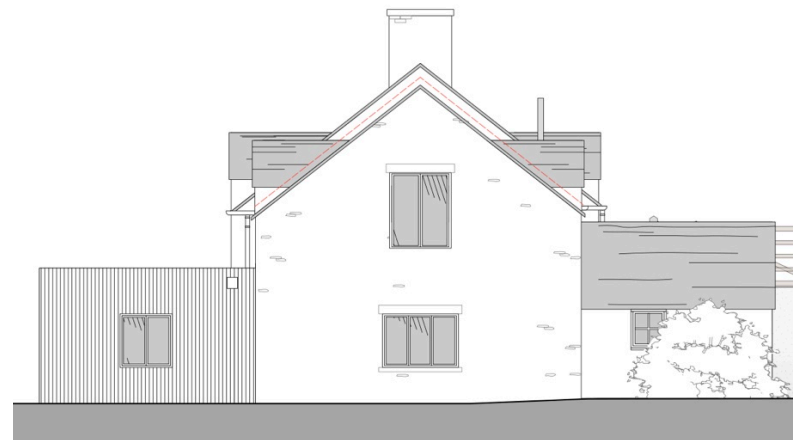
Proposed North Elevation



Proposed West Elevation

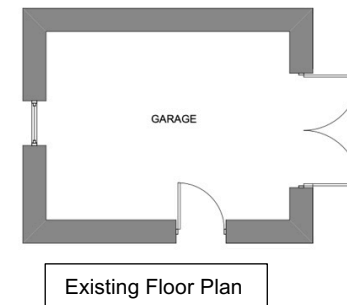


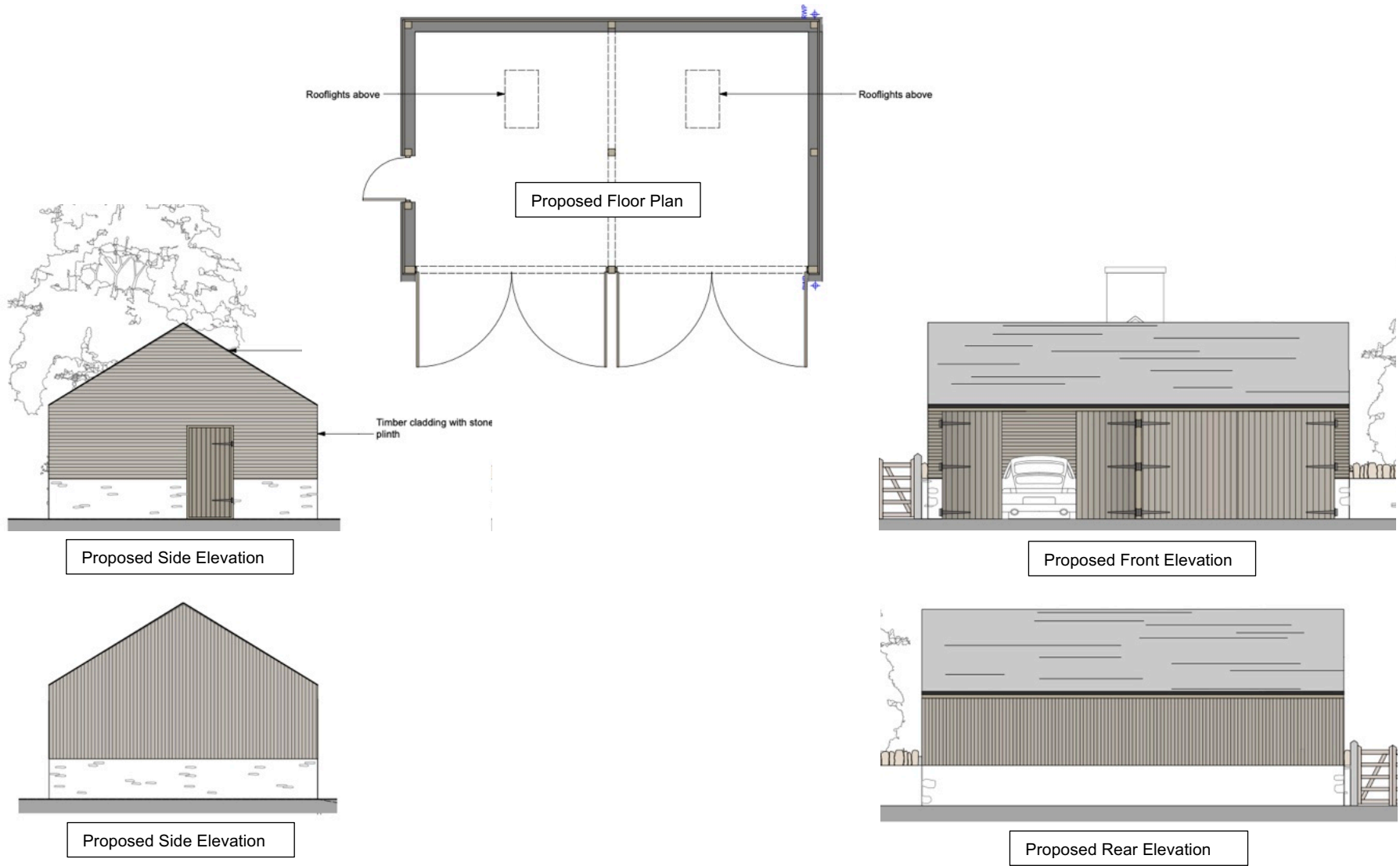
Proposed South Elevation



Proposed East Elevation

The proposals also include the replacement of an existing garage.



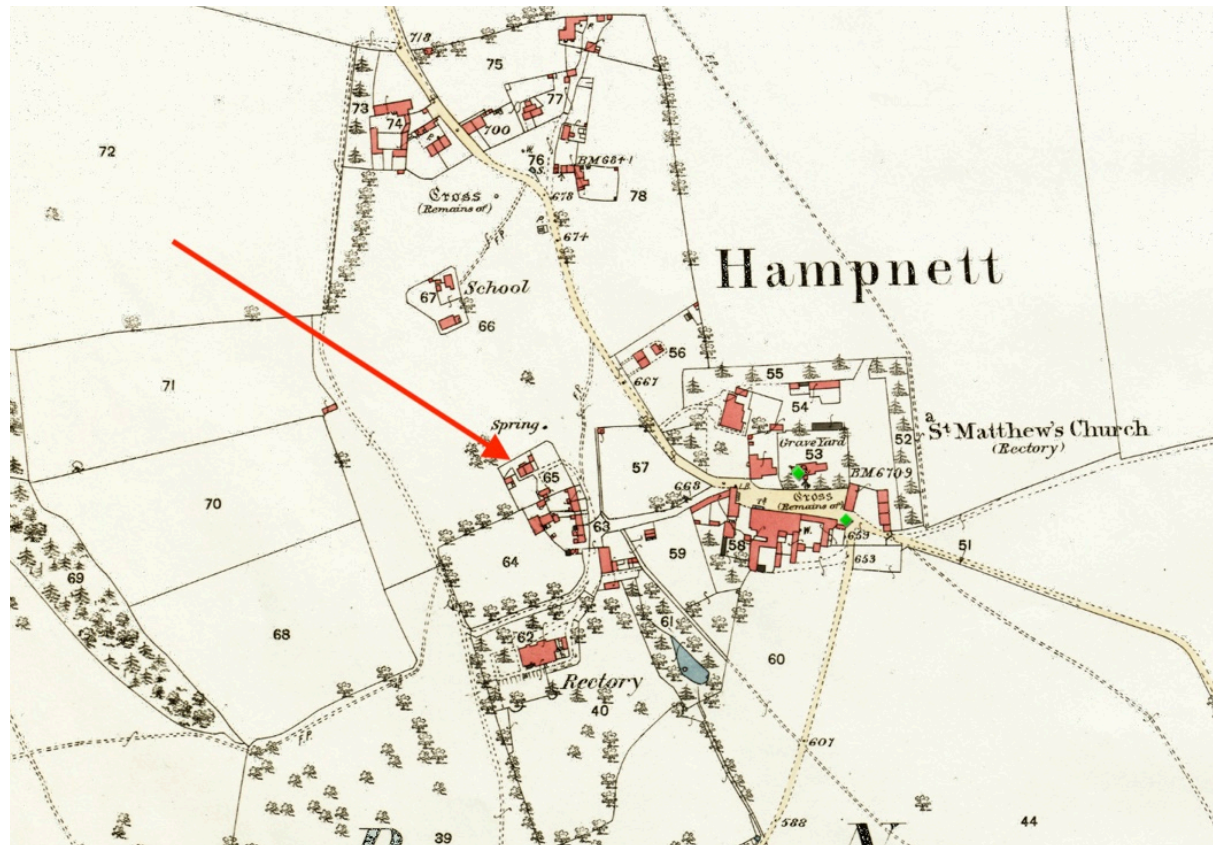


Heritage Statement

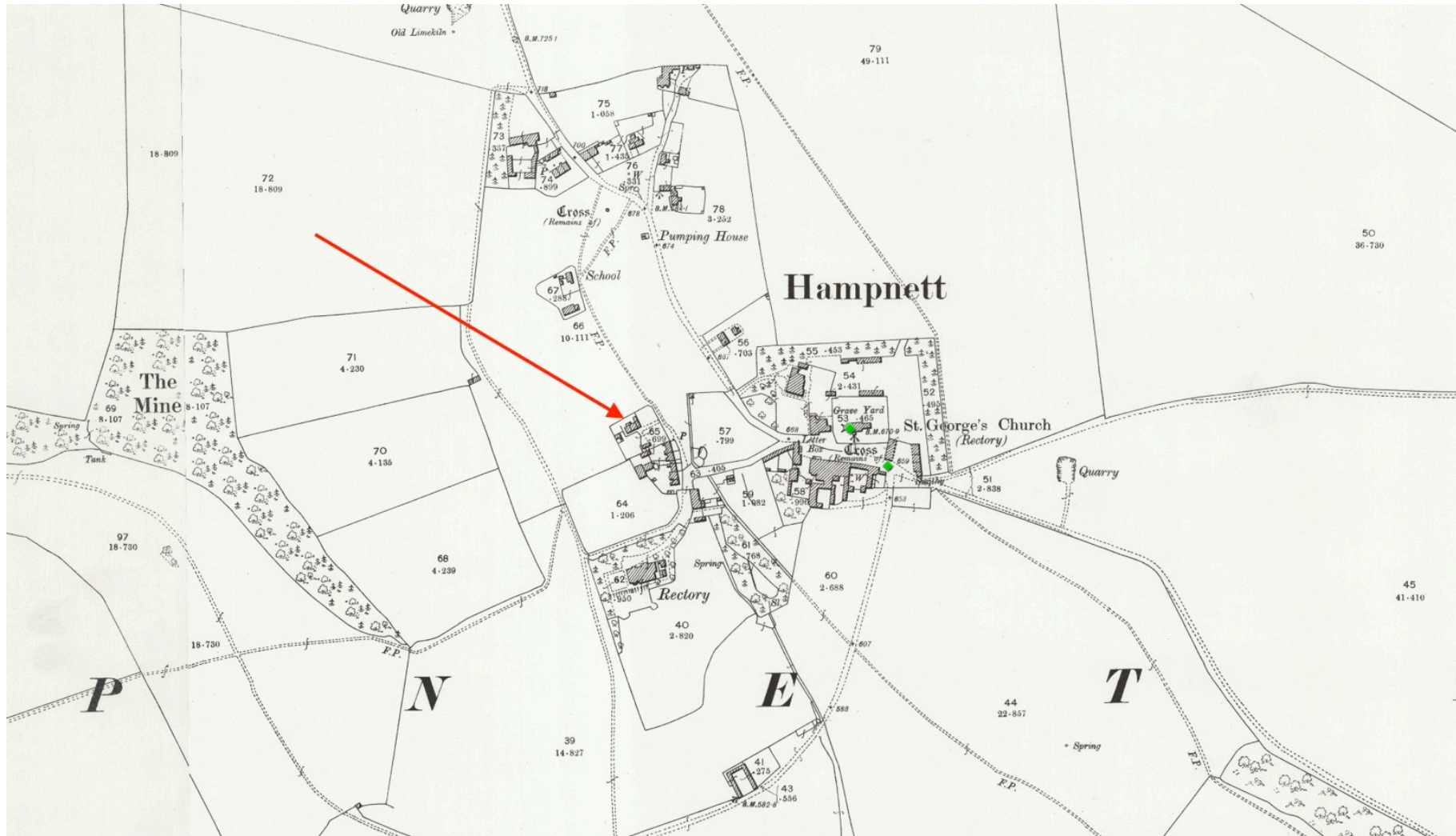
Hampnett is referenced in the Domesday Book of 1086 as Hantone, which is derived from the old English word of *hēah* ('high') and *tūn* ('estate, farmstead'), meaning 'high farmstead'. The village is later referred to by the Anglo-Norman diminutive suffix of *Hamtonett* in 1213.

There is evidence of Roman settlement in the locality, with a bronze statue of Hercules found during excavations in the parish and later being relocated to the Cheltenham Museum. The Domesday Book also lists the parish as being held by Eldred, Archbishop of York, with a population of 25 tenants, including a priest.

The parish church is a grade I listed building, and there are several grade II listed buildings and landmarks within the village, but only Paradise Cottage (Grade II) is within view of the application site.



1844-1888 OS Map, Courtesy of Know Your Place website: <https://maps.bristol.gov.uk/kyp/?edition=glos>

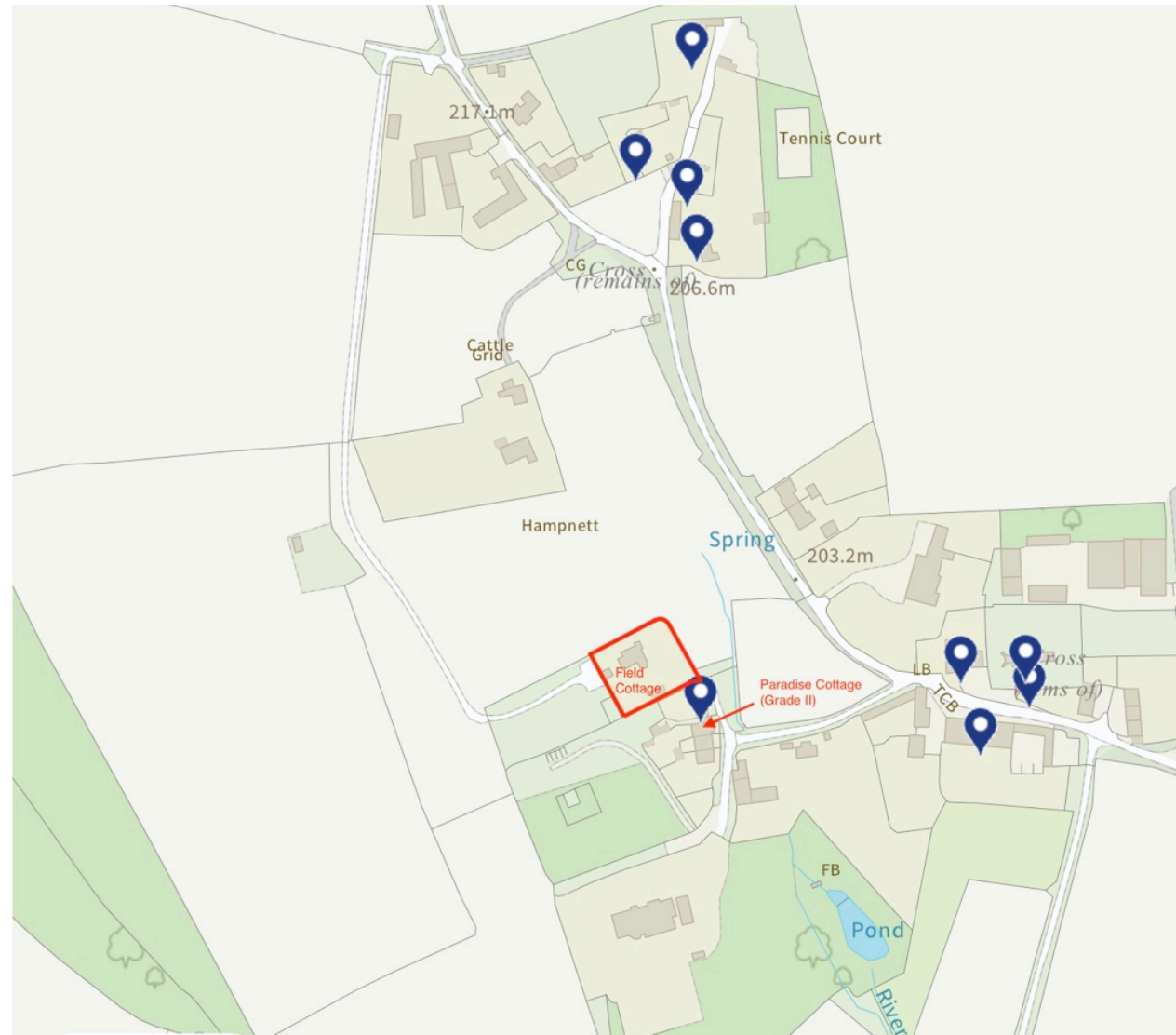


1894-1903 OS Map, Courtesy of Know Your Place website: <https://maps.bristol.gov.uk/kyp/?edition=glos>



1898-1939 OS Map, Courtesy of Know Your Place website: <https://maps.bristol.gov.uk/kyp/?edition=glos>

Field Cottage is not listed as a protected building on Historic England's website, but the application site is within a Conservation Area and the Cotswold Area of Outstanding Natural Beauty.



Map courtesy of Historic England website: <https://historicengland.org.uk/listing/the-list/map->

Conclusion

This application relates to a previously approved Planning Application that has subsequently lapsed, and the applicant is re-submitting the proposals to renew the planning permission.

The proposals have been designed to harmoniously sit within its environment through considered architectural design and will enhance a home that sits comfortably within the existing landscape. The proposals will be designed to comply with local planning policies, the national Planning Policy Framework (NPPF), and built in strict accordance with current Approved Building Regulations. Design quality and materiality will reflect the context of the site curtilage and wider setting, which will be identified and justified in this Combined Design and Access / Heritage Statement and accompanying drawings.

Information submitted with this application will provide full details of elevations, finishes and materials. Materials will be selected to ensure that the character of the new development will both reflect the variety of finishes apparent on the adjacent buildings and compliment the materials found in the general location of the site.