

Creed House

Preston

Cirencester

GL7 5PR

Proposed garage conversion with first floor extension, new two storey rear extension  
and single storey front extension

Design and Access Statement

April 2024

## 1. General

Creed House was built in 2016 in what was the garden of the adjacent Rectory, itself now a private dwelling. It is a 4 bedroom dwelling with double garage wing set in an L shape close to the eastern boundary. There is a rear garden backing onto fields and extending to a side garden enclosed by a stone garden wall. The front garden is largely given over to a driveway and parking area.



Fig 1 Front of house with garage wing



Fig 2 Rear of house

## **2. The requirement**

The applicants have a young family but also an extended family living some hours travel away and whose visits require overnight accommodation. In addition both the applicants run sole practitioner businesses and additional space would be very valuable. The proposal is to convert the garage into a family room with a separate staircase up to 2 new bedrooms and bathroom in a first floor extension. At the rear a modest two storey extension is proposed with a playroom at ground floor and new ensuite to the main bedroom at first floor.

## **3. Planning history**

The original house was granted planning permission on 21<sup>st</sup> June 2016, Ref: 15/05588/FUL. There have been no further applications since that date.

## **4. Site Analysis**

The application site lies outside the Preston Conservation Area which incorporates the older properties clustered around the church and the main high street. The newer part of the village, including the application site, lies to the west and incorporates some more modern dwellings. The character of the old part of Preston is typified by the varied relationship that the stone buildings have with the lane, some set back others hard on the back of pavement and a mixture of one and two storeys and dry stone walls. Some examples of this diversity are illustrated in Figs 3 – 6 below. The typical Cotswold style and materials evident here successfully influenced the original design of Creed House.



Fig 3



Fig 4





Fig 5



Fig 6 (Village Hall at rear)

On the stretch of the road either side of the application site there is little that forms a recognisable street scene although on the opposite side there is a terrace of relatively modern houses. Creed House has the old Rectory some 18m away to the east and set, unusually, at 45° to the road. On the west Osbourne House is a

similar detached large building but neither relates particularly to the road or to each other and there is no identifiable building line as such.

## 5. Design Proposals

To provide the accommodation required the main design principle is to create a three-sided internal courtyard formed by the L shape of the original house on the south and east and bounded on the north side by a new low ‘stable’ like building. The rear wall of this single storey extension will be blank stonework apart from a single slot type window. The fourth side is completed by a stone garden wall with access gates. The intention is to emulate the rustic character of the type of agricultural buildings which give the locality so much of its character. A good example is shown below of a recent conversion 200m away at the bottom of the lane.



Fig 3 Conversion at bottom of lane

The new first floor addition above the garage will essentially match the existing front façade of the house with two dormer windows. The rear of this wing will have no windows facing the neighbouring Rectory but instead rooflights set above the normal vision lines.



The new 'stable' block will house a store to replace the garage space with a stable door for access. Adjacent will be a studio for the applicant's interior design business.



Fig 4 CGI of west elevation

The two rear storey extension is more obvious being an infill of the corner with a continued roof ridge but set back from the main south elevation.



Fig 5 CGI of rear infill extension

## 6. **Planning considerations**

The house is set closest to the eastern boundary with the Rectory and the proposals do not contain any new first floor windows overlooking that or other adjacent properties.

Whilst we have noted the absence of a building line, the new stable block is single storey and presents a blank stone elevation to the road which is in itself screened by the presence of a mature hedge.

The applicant has been diligent in a programme of tree planting comprising 6 pleached hornbeams against the eastern boundary, 10 dwarf maples along the southern boundary, 2 ornamental pears and 2 prunus. 3 of the hornbeams will need to be moved for the rear extension and are proposed to be relocated along the new garden wall to the courtyard.

The existing double garage has never been used to house a vehicle but its function as a garden store will be relocated to the new single storey wing. The existing gravel drive is to be reconfigured to allow for 4 or more cars in the area of front garden available. There are no proposed changes to the vehicle/pedestrian access.

## 7. **Conclusion**

The proposals will afford valuable additional space in the house without compromising the garden areas. There will be no adverse affect on any of the surrounding properties or the street and the design will further enhance the rural character of this part of the village.

We request therefore that Cotswold District Council awards planning permission to the accompanying application.

*Richard Meadley Associates April 2024*