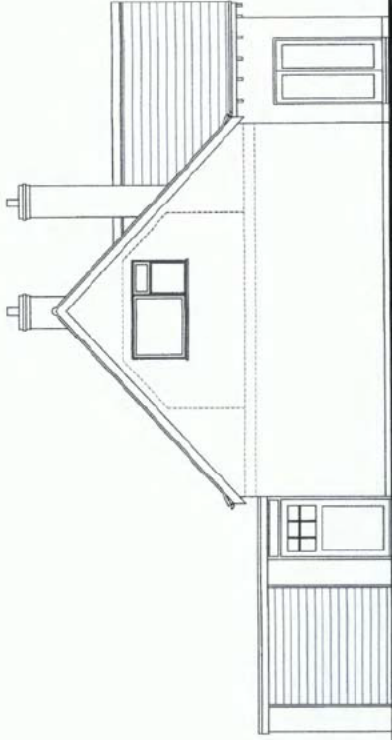


Existing Elevations 1:100

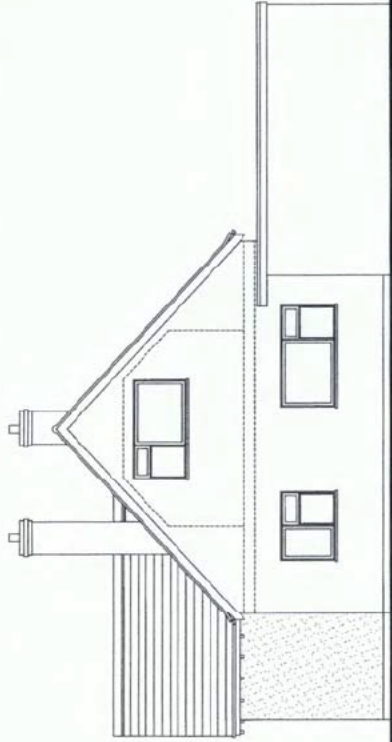
Front Elevation

Scale bar 1:100

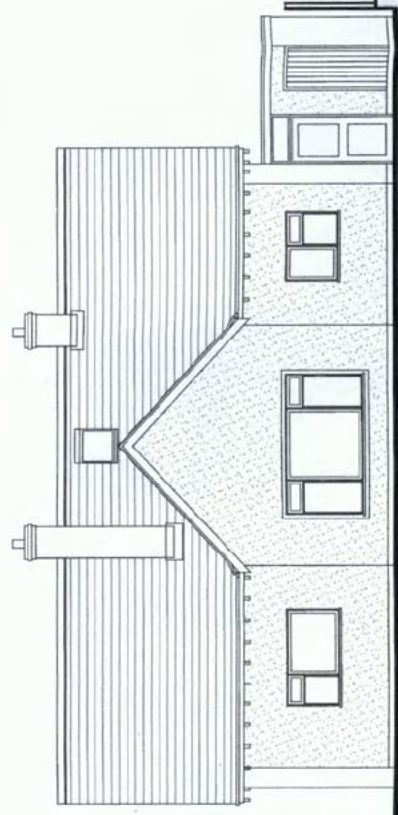
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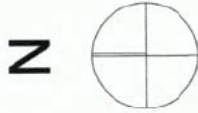
Side Elevation



Side Elevation

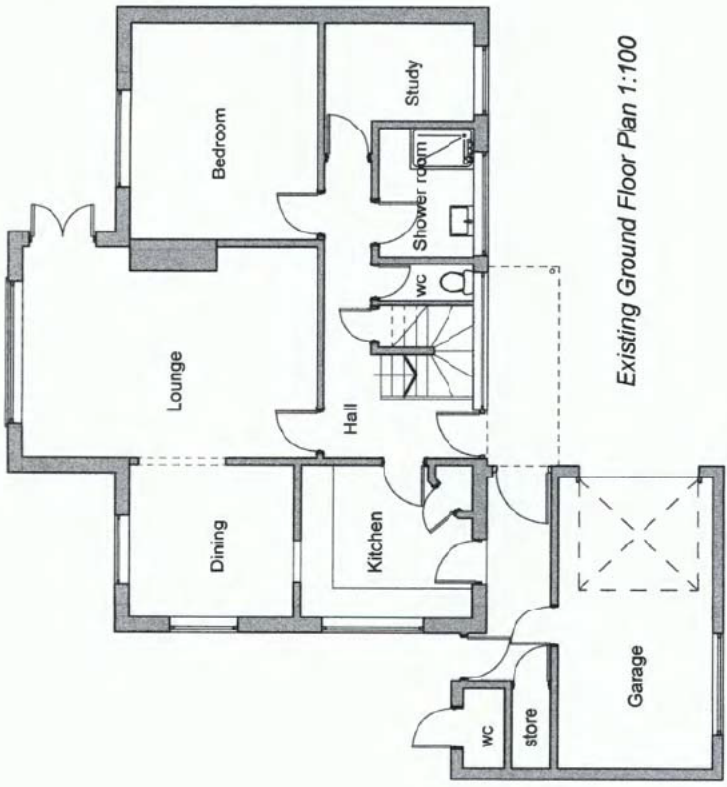


Rear Elevation

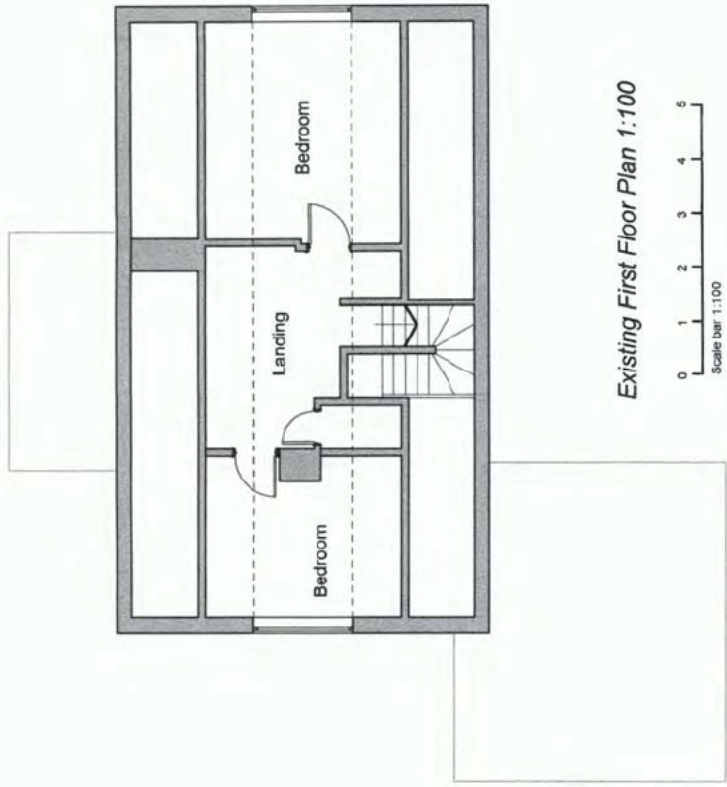


Location Plan 1:1250

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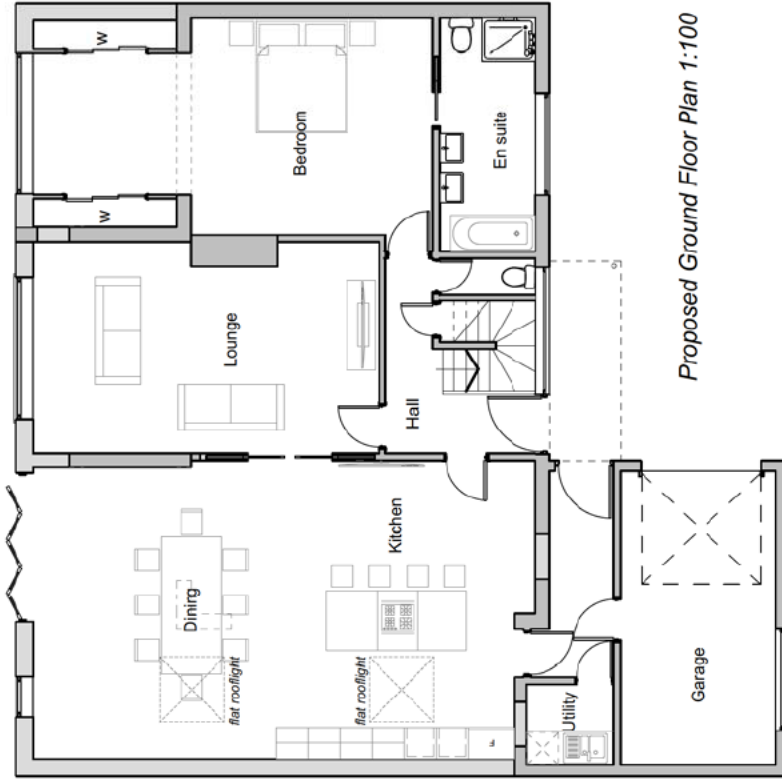
Existing Ground Floor Plan 1:100



Existing First Floor Plan 1:100



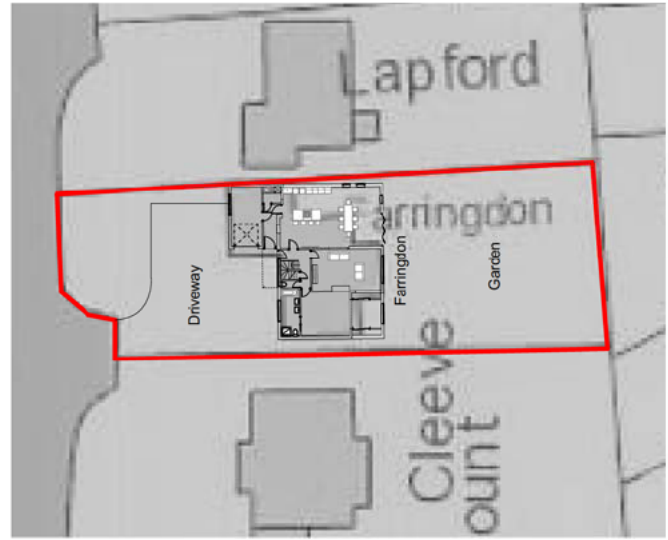
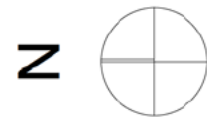
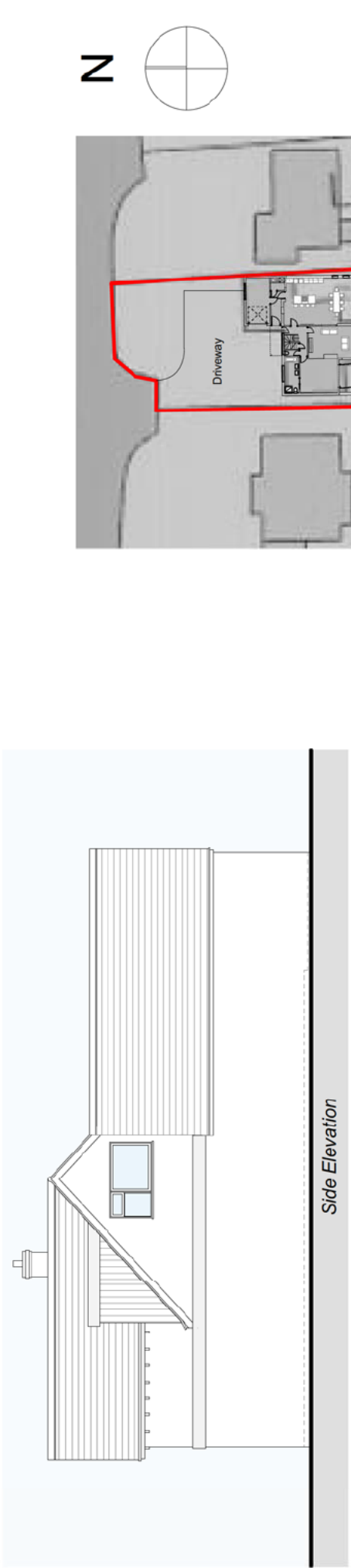
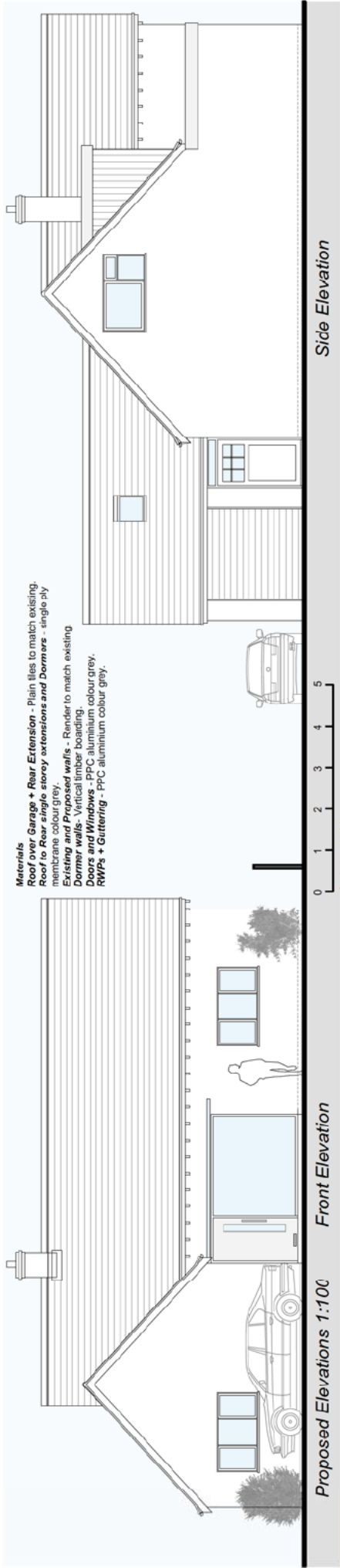
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*Proposed Ground Floor Plan 1:100*



*Proposed First Floor Plan 1:100*



# DESIGN AND ACCESS STATEMENT – FARRINGDON, STOCKWELL LANE, WOODMANCOTE, GL52 9QB [REDACTED]

## Introduction

This Statement has been prepared on behalf of [REDACTED] to support their application for planning permission to make alterations and extend their family home.

## The Application Property

The property was purchased in the summer of 2020 and is a 1 and half storey property built approx. in the 1950s. The property currently has living accommodation at ground floor level with 2 No bedrooms within the roof space. The property is constructed of reconstituted stonework and rendered walls with a flat roof garage to the frontage.

The property is within the Woodmancote Conservation Area and has similar looking properties either side of the property. The Conservation Area has a mixture of properties with varying designs and styles.

## Proposal

The proposals consist of replacing the existing flat roof to the garage and replacing with a more traditional pitched roof form. To the side and rear of the property it is proposed to provide wrap around flat roof extensions with the existing projecting rear gable taken up to existing ridge line. These proposals will then provide more workable bedrooms incorporating flat roof dormers with a balcony over the flat roof area externally.

## Design and Impact

The design has been considered to update the existing poor fenestration to the front and provide accommodation to the rear for modern family living. Consideration has been given to the design and impact to respect the character scale and proportion of the existing dwelling and surrounding Conservation Area.

Similar proposals have been approved in the Conservation Area and currently the neighbouring property (Cleevemount) is applying for similar planning approval.

## Access

No changes to the existing front access will be made. This property is an existing private house in single occupation and as such does not have any additional access requirements.

## Conclusion

The proposals would preserve the character and appearance of the Conservation Area and would not result in a significant impact upon levels of amenity enjoyed within neighbouring residential properties. The scale and design of the proposed extensions are subservient to the original dwelling.

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