

Design & Access Statement in relation to Planning Application for:

Conversion of existing Coach House to self contained Living
Accommodation.

The Coach House at The Old Vicarage, Poling Street, Poling,
PO18 9PT



THE SITE

The site is located in the village of Poling.

The village is characterized by a large mix of different property styles and sizes.

The Old Vicarage is a substantial property set in large landscaped gardens. The Coach House is located to the north-west corner of the site set within a walled garden. There is also an oak framed car port in this area.

AMOUNT

The proposal is for alterations and extensions to the existing Coach House. These include a single storey rear extension to the south and west of the property and a porch extension to the west of the property. Conservation style rooflights are proposed in the existing and proposed roofs.

LAYOUT

The Coach House has an area of garden enclosed by a wall to the east of the property. The Living spaces and main windows of the property will look out towards this.

The property will have Living accommodation on the ground floor and a shower room. The first floor will provide 2 bedrooms.

There is ample off road parking for cars to the front of the property, plus a carport for two cars.

SCALE

The proposed extension has been located to the south of the property. The proposed height of the extension is lower than the existing roof. The walls of the extension are stepped in from both the east and west elevations of the existing property.

It is proposed that the existing tiles will be removed from the roof. The existing timbers will be replaced or repaired where necessary and then the roof will be insulated and re-tiled with new clay tiles.

LANDSCAPING

Historically another access from the road existed adjacent to the coach house, it is intended that this will be re-instated.

The proposed garden of the Coach House will be landscaped with mature planting.

A new wall will be constructed to the east of the Coach House to separate it from the Driveway of the Old Vicarage. This wall will match the other walls around the property.

APPEARANCE

The proposed alterations and extensions have been designed to compliment the existing property and street scene.

The property has a pitched roof; the additional pitched roofs will match the existing. The existing elevations are brickwork; the additions will match these. A new oak framed open entrance porch will also be added.

Roof Tiles: Clay Tiles to match existing
Face Brickwork: to match existing
Patios and Pathways: Sandstone
Windows: Timber effect white PVC-u windows

ACCESS

The property will conform with Part M of the Building Regulations where feasible.

The property is situated on a generally level plot and the proposal provides level access to the dwelling and sanitary facilities on the principal (ground floor) level. The entrance will provide level access to the principle areas.

Off road parking for at least 2 cars will be provided on the driveway. In addition to this there is a car port which can accommodate 2 cars.

There is sufficient space within the existing carport for storage of bicycles and ample space in the garden for a shed if required.

Bin storage will be provided within the existing carport, which is easily accessible from the front of property.

SUSTAINABILITY

The proposed property will be constructed / adapted to current Building Regulations standards and therefore be energy efficient in use of fuel and water.

NEIGHBOURHOOD CONSIDERATIONS

Working hours will be as usually imposed by condition attached to the planning permission if granted by the Local Authority. The main contractor for the project will directly employ a full time site manager who will be based onsite & will be introduced to immediate neighbours. Part of the site manager's role is to ensure good neighbour relations & to be both approachable & helpful.

EMERGING LOCAL PLAN

It is felt that the proposal addresses / complies with the following policies set out in the Emerging Local Plan;

Policy D SP1 – Design

'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats'.

Policy D DM1 - Aspects of form and design quality

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances).'

FOUL AND SURFACE WATER DRAINAGE

The new property will be provided with a new septic tank.

The Rainwater from the roofs will be discharged to a soak away(s) in the garden. The front driveway area will be finished with a permeable finish. Other areas of patio and pathway will run off to adjacent flower beds and areas of lawn.

CONCLUSION

The proposed works using quality materials will ensure the property is a positive contribution to the existing street scene. The creation of this two-bedroom dwelling using an existing outbuilding will provide the existing occupier of the Old vicarage with a manageable size property and garden for his future. Allowing him to remain within the village of which he has lived in for many years and is an active member of the community.