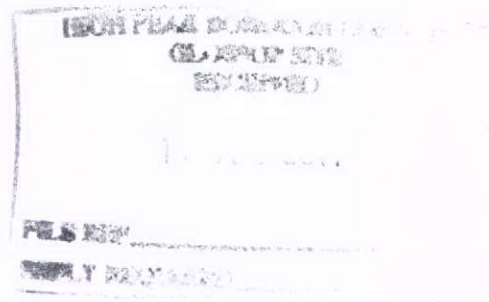


HPW 2011 / 0384

**CONVERSION OF
OVERLEIGH COACH HOUSE
INTO ANNEX / ANCILLARY
ACCOMMODATION TO MAIN
HOUSE AT OVERLEIGH,
ECCLES ROAD,
WHALEY BRIDGE, SK23 7EL.**

**DESIGN AND ACCESS
STATEMENT**

JULY 2011



1.0 INTRODUCTION

This design and access statement is intended to support a planning application made for the Conversion of Overleigh Coach House into an Annex / Ancillary Accommodation to the main house at Overleigh, Eccles Road, Whaley Bridge, SK23 7EL.

The statement follows the recommended guidelines of CABE.

2.0 USE

It is intended to convert the former coach house and adjoining former stables building into a dwelling that is ancillary to the main house within the curtilage of Overleigh, Eccles Road, Whaley Bridge.

The new house will comprise at ground floor level - one bedroom with ensuite bathroom, a separate kitchen, combined dining / hall area, utility room, main bathroom situated at ground floor level (complying with Part M requirements of the Building Regulations for new dwellings – see later commentary on inclusivity and the fact that one of the applicants, Mrs Robinson, is registered disabled and requires a new home which will be designed to accommodate her potential deterioration in mobility as time goes by) and a large lounge / dining room. These spaces are contained within the coach house and former stable areas.

There are separate entrance doors in order to access the design which link to the terraced garden areas of the landscape design. The main front door is at the uppermost level adjacent to the kitchen area.

The first floor plan level consists of a study with storage space designed within the limited eaves headroom areas.

3.0 AMOUNT

The amount of development has been derived in order to make the circulation and relationship of internal spaces work within the dwelling answering the client's brief requirements. This has meant that there has been a modest extension of 2.7m to the front elevation (south easterly elevation) of the development (the former stable building).

This design is the most efficient way of linking the two buildings together whilst ensuring the coach house is still seen as the dominant piece of architecture within the overall design composition.

4.0 LAYOUT

The layout of the building has been derived around the extension that links the two buildings together. This extension helps provide some of the horizontal circulation route and zones within the overall design.

The existing ground floor levels of the coach house and that of the lower level of the former stable building are the main design drivers and are linked via a small internal staircase which creates the living space on a split level.

The ground floor level is based upon open plan living and there is an inter-relationship and flow of the major spaces of the dwelling. The bedroom is located to the south west area of the former stable building which provides segregation and privacy from the main areas of living space. This bedroom also has an ensuite bathroom.

There is a main bathroom which will be used by the applicant and its visitors and has been designed to accommodate a wheelchair turning circle within the space.

Vertical circulation to the small first floor level is in the form of a kite winder stair has been placed within the northern corner of the new Kitchen.

There are no overlooking or privacy issues with the design.

The northern facing party / boundary wall is to remain (see supporting structural engineer's report as part of this planning application) and this wall is to be underpinned. There are no new openings or fenestrations that are to be incorporated into this façade.

The internal space between the coach house and stables building is to be converted into a utility room and is to incorporate a new flat roof to enclose it from above. This space links to the hall/ dining room.

5.0 SCALE

The proposed scale of the building has been carefully considered following detailed consultation with the High Peak Borough Council. The building has been extended sympathetically to the south east elevation of the former stable building and the roof has been designed in such a way that the new duo pitch roof does not go to an excessive or dominant height which would be a cause for concern to the neighbour at Horwich Fold.

The scale of the extended element of the building is in keeping with the original building in terms of height to eaves.

The coach house external envelope has not been altered in terms of the scale whereby the existing building remains; although there has been minor alteration to the fenestration.

The ancillary dwelling is predominantly single storey with the coach house being the two storey element which means that the height and mass of the development will be in keeping with that of the large main house (Overleigh) on the site and will not dominate and not feel out of context within its setting.

The roof pitch is based on matching the existing roof line of the former stables building.

6.00 LANDSCAPING

The landscape design is based upon a terraced effect in order to link the external spaces of the car parking / garaging area which is located between the new development and that of the existing house. Two car parking spaces will be provided for this development.

The hard standing has been designed to accommodate turning of vehicles on the site and ensuring they can leave the property(ies) in a forward gear.

The design will be a mixture of soft and hard landscaping which will take into account the sloping topography of the site and ensure that simple access is maintained to the new development.

The proposed development will not affect any of the existing trees on the site as there are none and as such we have not provided any arboricultural advice with our planning application

The proposed site does not fall within any area that is shown to be at risk from flooding on the Environment Agency website

7.00 APPEARANCE

A good standard of development is essential and the external materials chosen are visually appropriate, of good quality and sympathetic to the character of the area and immediate site.

The proposed dwelling has been designed in a sympathetic manner to the surrounding domestic architecture and incorporates features such as the arched doorway being replicated and being constructed from timber with a large amount of glazing which is to be in a painted finish.

The major new elevation(s) are built from random natural grit stone laid in diminishing courses to match the former front elevation of the stable. The design incorporates stone heads, sills, jambs and quoins.

The roof is to be designed as a shallow duo pitched roof which reduces the scale of the building down and lessens the impact on the adjoining neighbouring property. The new roof is to be constructed from reconstituted 'look a like' slate.

Painted double glazed windows are provided to the dwelling that will be designed in a cottage style with thin glazing bar mullions and transoms. The windows have been designed to match the former openings (where possible) of the original facade in terms of size and proportion. New double glazed velux windows are to be incorporated into the new roof of the

extended stable building and that of the former coach house in order to provide further daylight into the study.

The front door is designed to be a stable door with glazed top panel and incorporates a partially glazed sidelight and timber panelling so that it again blends into the overall architectural style of the property.

The former doorway into the former stable building has been maintained and emphasised as a large opening which has had a cottage style window with timber vertical boarded infill panel which ensures that the former opening is easily recognisable within the overall composition.

A patent glazed strip window has been introduced into the existing natural slate roof (which is to remain) of the coach house so that additional daylight can be provided into the kitchen on the ground floor via a light shaft at first floor level. The flue of the aga penetrates through the patent glazing via an insulated pre-finished panel integrated into the rooflight (as shown on the drawings).

The coach house consists of coursed gritstone with new cottage style window inserted into the façade to provide daylight into the kitchen.

The flat roof area between the two existing buildings is to be finished in code 5 lead with appropriate lead rolls.

Rainwater goods including gutters and downpipes are to be black upvc.

8.00 ACCESSIBILITY

The proposal considers inclusive access for people with disabilities and complies with BS8300:2001 and Part M of the Building Regulations. Features of the design are level access to the principal entrance (ie front door) to enable people with disabilities to access and visit the building. The downstairs wc / bathroom is designed so that they can access the facilities within the dwelling and this facilitates a wheelchair turning circle.

The applicant is registered disabled and the design accommodates for her needs as her disability continues to worsen as time goes by and the design has been future proofed in order for her to use the dwelling.