Design and Access Statement

Introduction
The application to which this statement is attached is for the rebuilding of the top half of an existing chimney breast.

The building originally had a chimney that went out through the roof as normal. When the roof was replaced the top half of the chimney was taken down and capped. See attached photo.

Use
As part of the approved planning permission (06/00655/ful) the chimney breast was removed. We feel this was a mistake as this removes some of character of the building.
We want to keep as much of the building as original as we can and would like to re-instate the chimney to its previous state.
A wood burning stove will be fitted at the bottom. This will be able to burn sustainable fuel thus reducing our carbon footprint.

Materials
The bricks to be used will be reclaimed from an internal wall that had to be rebuilt and will match the existing bricks of the house.
There are numerous designs of chimney pot surrounding the building, see photo's, and we can not find an old photo of the building as a reference. There are stables and outbuildings in the surrounding villages that do use simple pots similar to this.
We are therefore going to use a reclaimed pot of a simple design in keeping with the original use of the building as a coach house and stables. See attached photos and drawings.

Layout
The application site is an existing site and is situated behind trees and other houses. See site layout.
The chimney will exit the north side of the roof, the side away from the road.

Access
The access to the site has been approved in planning application 06/00655/ful and addresses all issues with regard to visibility splays. The entrance has been widened to 4.25m as required. There is enough room on site for at least 4 cars and there is adequate turning provision in the courtyard.

Conclusions
The design and access of the site has been given a great deal of consideration to be in keeping with its surrounds.

DEVELOPMENT SERVICES
29 MAY 2008
RECEIVED

Canterbury Coach House

DEVELOPMENT SERVICES
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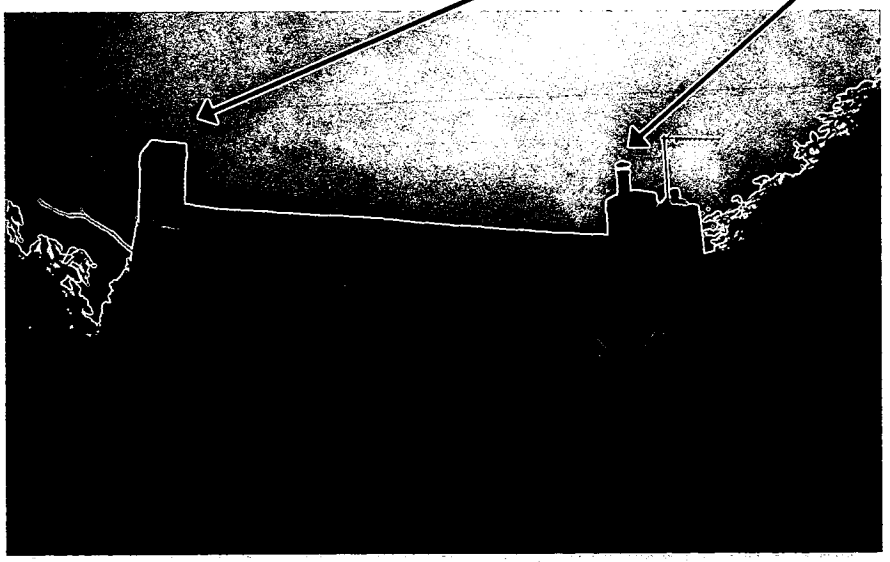
Chimneys next door at Canterbury House



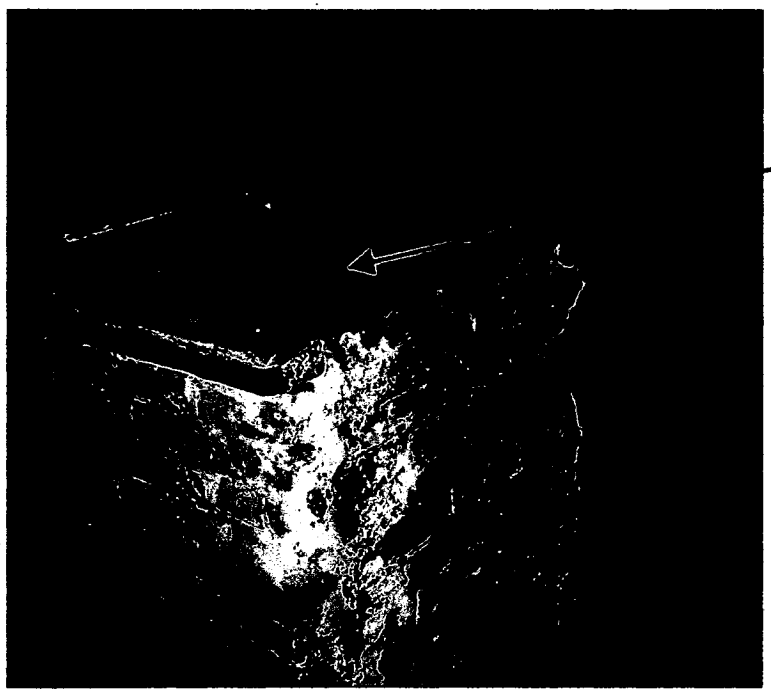
Chimneys next door at Phillips House (111 Main Street)



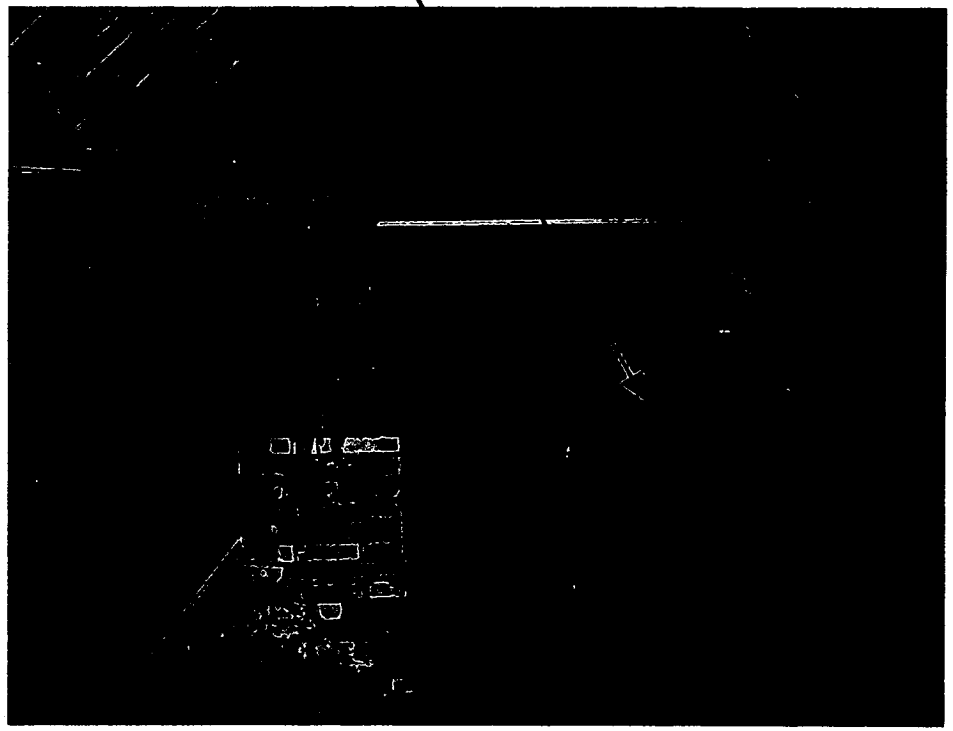
Chimney next door at Yew Tree Lodge



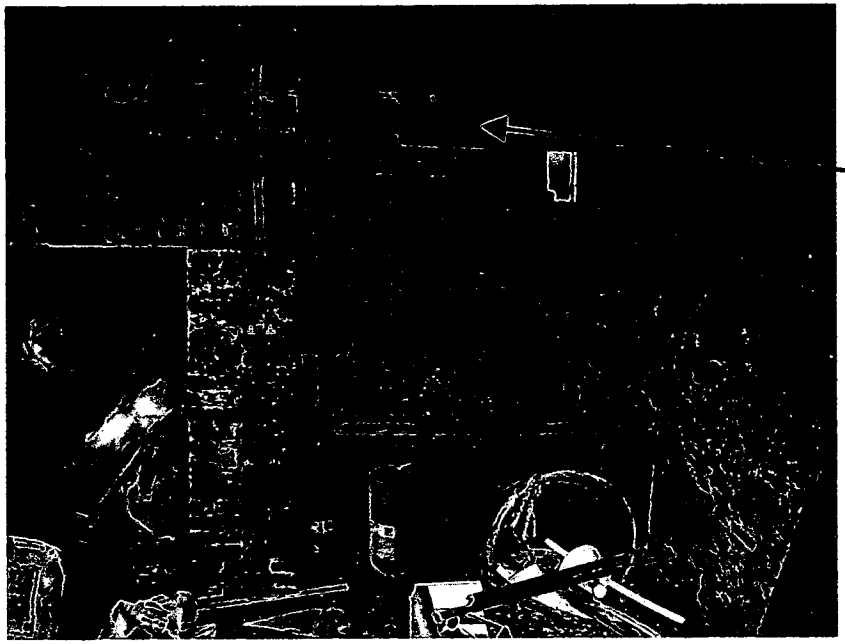
Canterbury Coach House



Existing chimney
capped off upstairs



Canterbury Coach House

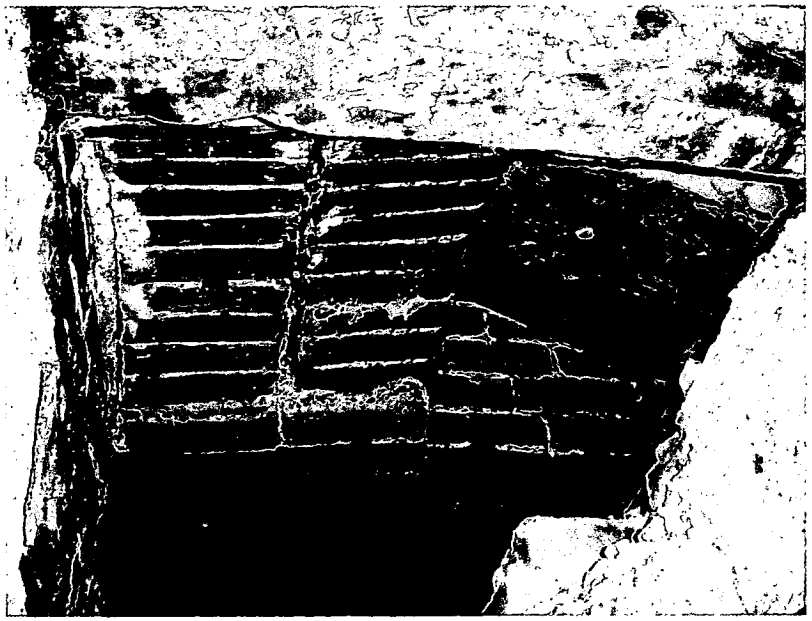


Beam at front of chimney
(to be retained)



Same beam from
underneath

Canterbury Coach House



View up the chimney

