Chartered Institute of
Architectural Technologists

E M E R Y A R C H I T E C T U R A L D E S I G N L T D

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DESIGN & ACCESS STATEMENT
For
Proposed Replacement Garden Store building
at
West Hall
Barr Lane
Higham on the Hill
Nuneaton CV13 6AJ

This statement is prepared following guidance in CABE Document 'Design & Access Statements – How to Write, Read & Use Them'

Design and Access Statement/Planning Statement to be read in conjunction with drawings Nos. 2011-257-1, -2A and -Loc.

ASSESSMENT

PHYSICAL CONTEXT:

The dwelling and site is on the east side of Barr Lane and is attached on the side of Higham Hall.

The single storey outbuilding contains a single room. A structural investigation indicates some rebuilding required plus re-roofing. Demolition and rebuild would therefore be advantageous.

SOCIAL CONTEXT

The outbuilding is detached from West Hall and stands on the west side between the dwelling and brick boundary wall. The rebuild will use reclaimed materials from the original outbuilding and previously demolished extension. The rebuild and enlarged garden storage is required for garden equipment, bicycles and garden furniture in the winter months

ECONOMIC CONTEXT

The rebuild will provide employment for quality local carpenters and builders.

PLANNING POLICY CONTEXT

The Conservation Officer has been consulted and has no objections to the demolition and rebuild on a larger footprint. It is considered acceptable in planning terms.

INVOLVEMENT

The occupier of West Hall is the son of the owner of Higham Hall and has discussed the proposals and there are no issues to be dealt with.

The Local Authority Conservation Officer has been consulted and has no objections.

EVALUATION

The main issues in arriving at the design were to ensure sympathetic integration with the existing structure while ensuring that the proposal does not detract from it.

The proposal also replicates the design of the existing building with the addition of reclaimed stone cills from the extension demolition at the rear of the garage.

DESIGN

The design has reproduced a similar design to that of the original building using the same materials.

It is proposed that the timberwork will be decorated in paint to match the dwelling windows and the entrance door and be of a sympathetic colour to be agreed with the Conservation Officer.

ACCESS

The access to the front of the building will be via a hard surface to allow easy access for personnel and manoeuvring of garden equipment.

HERITAGE STATEMENT

West Hall is a Grade II Listed building. The works are considered necessary due to the deterioration of the existing structure and requirement for a larger store.

STRUCTURAL SURVEY

No structural survey has been carried out but a visual check indicates some brickwork rebuilding necessary and new roof construction due to rot and deterioration.

TREE SURVEY

No survey considered necessary as no trees within courtyard or close proximity to be influential.

ARE/BE/257
9 June 2011