All buildings facing site are dwellings (largely detached, with some terraced and semi-detached) apart from Public House to North and Methodist Church to East.

2No. recently constructed dwellings. Planning Approval ref:03/00478/REM

Park House benefits from Planning Consent for conversion and horizontal separation into 3No. apartments ref:07/01169/-

Garden, mainly laid to lawn, of Park House

Ancient Monument 'The Moats'. Extent indicated in green. Controlled by English Heritage

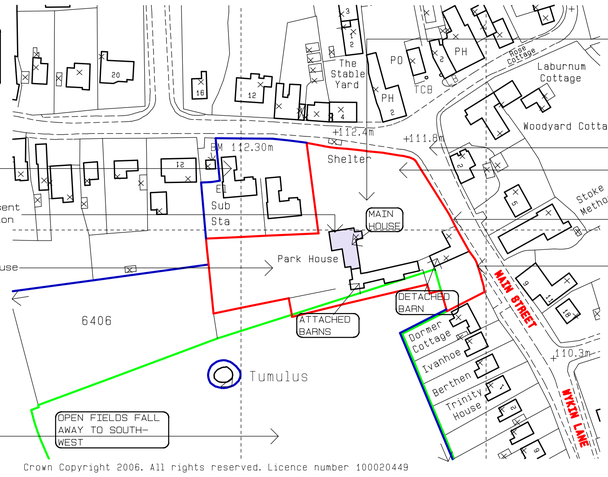
IMPORTANT SITE IN CENTRE OF VILLAGE PROMINENT WITHIN CONSERVATION AREA

Village Centre

Area of mature trees

Existing access limited in visibility Restricted by frontage boundary wall and detached barn

Existing gated vehicular access in otherwise open grassed area



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SITE ANALYSIS

GENERAL PRINCIPLES:

PARK HOUSE –
Retain or enhance quality of Architecture, although much extended and altered, Park House is probably the most important building in Stoke Golding.

BARNS –
Comply with HBBC Design Guide relating to Conversion of Buildings in Open Countryside

Re-use existing or former openings where possible, only introducing new openings where absolutely necessary.
Impact on Scheduled Ancient Monument to be considered.

PPG3, etc –
The guidance contained in PPG3 does not extend to conversions therefore certain densities of units do not need to be achieved.

Trees to remain unaffected by development

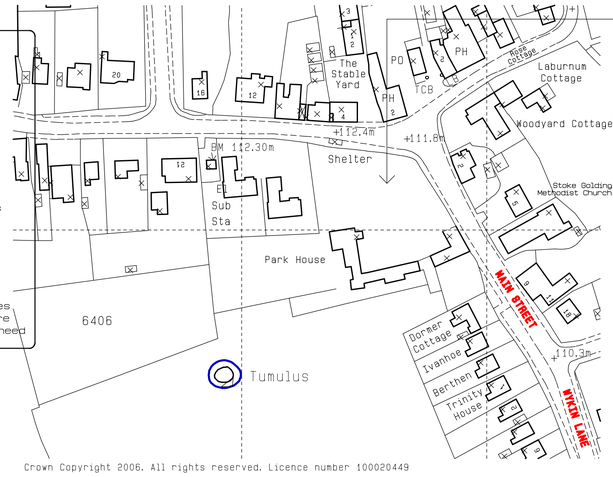
PRINCIPLES OF PREVIOUS CONSENTS AND ASSOCIATED DISCUSSIONS WITH OFFICERS OF THE LPA :

Consent exists for the conversion of the existing Park House into 3no. apartments & the Barns into 3no. dwellings (construction of the latter being partly complete)

The Applicants now consider that the local housing market is such that there may be an overprovision of apartments

Advice recevied from the LPA during the course of applications prior to 2008 has been that any alterations to the existing buildings should respect the existing architectural style as, although the buildings are not listed they are clearly important buildings in the setting of Stoke Golding Conservation Area and the prominent location

A previous withdrawn application (Ref: 08/00422/FUL) indicated extensions to the east of Park House & 2No. entrances to the 2No. dwellings which were unacceptable to the LPA. Discussions with Officers prior to submission of this application indicate that the proposal should include extensions to the west of Park House and the pedestrian access should be designed in such a way as to appear to be a single doorway, as might've existed for the original Park House



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DESIGN ANALYSIS

Entrance porch designed in such a way as to appear to be single point of access with existing single storey incongruous glazed porch entrance demolished and original sash window reinstated

Logical location to extend existing dwelling. Style to be wholly in keeping with existing and to enhance not detract from building given location within Conservation Area.

Movement of sun from late morning to evening – design to take advantage as far as possible within constraints stated in Design Analysis

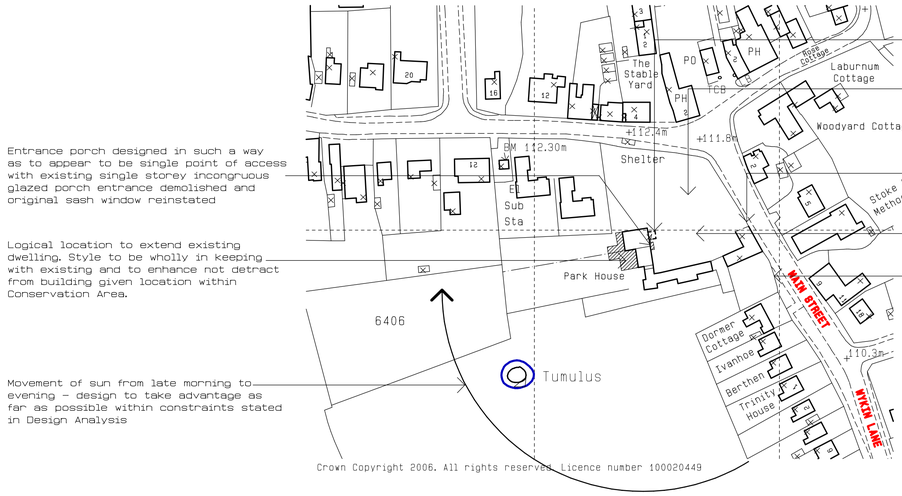
Convert existing housde into 2no. dwellings

Mature trees retained

Existing access gates permanently closed

Parking provision within existing extensive hardsurfaced area

Upgrade existing gate and drive to provide vehicular access for whole development



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DESIGN CONCLUSIONS

NOTES:
1. This drawing remains the Copyright of GBa&e
2. All dimensions to be checked on site by Contractor
3. All dimensions in millimetres unless otherwise stated
4. Do not scale copies of this drawing
5. Any discrepancies in information should be reported to GBa&e for advice before proceeding
6. All timber to be treated with preservative to B.S. 1282 prior to use and made good thereafter
7. This plan must be read in strict conjunction with other plans in this set, Structural Engineer's and specialists' details
8. All work shall be carried out in a good and workmanlike manner and with proper care and skill
9. All goods and materials shall be of good quality and reasonably fit for their intended purpose
10. PROTECTED SPECIES:
Bats, birds, great-crested newts and certain other species are protected by Law. It is therefore essential that, if any such species are discovered, during, or before, the construction process the works are suspended and the local office of Natural England (formerly English Nature) contacted for advice
11. All proprietary products to be fixed/installed in strict accordance with manufacturer's recommended methods

rev. A 05.08.08 AMENDED FOLLOWING WITHDRAWAL OF PREVIOUS APPLICATION

client
VW Developments

project
Proposed Conversion of Park House, Stoke Golding, Nuneaton, Warks into 2no. Dwellings

title
DESIGN STATEMENT

drawn	size	scale	ref.	rev.
gb	A1	1:1250	3982/05	A

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