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
Demolition of single storey rear extension, internal alterations and conversion of garage to kitchen utility
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.2009-171-20 (Extg.GFP), -21(Extg.GFP), -22A (Extg.Elev), -23B (Prop.GFP), -24B (Prop.Elev). -25 (Extg.FFP), -26 (Extg.SFP), -27 (Extg.East Elev), -29 (Prop.Section), -30 (Prop.North & East Elev), -31 (Prop. FF Plan), -32 (Prop. SF Plan), -Location, plus Structural Survey Report by Barnsley Bate August 2009.

ASSESSMENT

PHYSICAL CONTEXT:

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

Access is onto a tarmacadam drive which at present does not adequately drain water away from the building. West Hall is a red brick building with small plain tile roof and consists of a north south wing in three storeys plus a cellar and an east west wing of single storey plus a cellar.

The single storey contains a double garage and kitchen. There is a rear extension to the garage which is in a particularly poor state and requires demolition. The two parts of the structure i.e. garage and extension are separating due to differential movement. A structural report by Barnsley Bate indicates minor deterioration within the building structure and external drainage which our client would like to attend to at the same time as the proposed demolition and alterations.

SOCIAL CONTEXT

The dwelling is attached to Higham Hall and stands in large gardens. West Hall together with Higham Hall are Grade II Listed Buildings with many original features externally and internally retained.

The alterations will allow for modern living and our client to raise his family in an adequate envelope.

ECONOMIC CONTEXT

The alterations will provide employment for quality local joiners and builders. It will also add thermal efficiency where it is particularly vulnerable to heat loss at present.

PLANNING POLICY CONTEXT

The existing single storey rear extension is showing signs of deterioration and separation and it is therefore proposed to remove this later extension and carry out some internal alterations. Stone window sills and brickwork will be saved where possible and re-used to the infill of the double garage door. Any additional stone will be acquired from the same quarry to ensure continuity of material.

The existing floors under the garage and kitchen are steel beams with cast concrete between which have deteriorated significantly and it is therefore proposed to replace with a beam and block floor. Due to the infill wall to the garage door requiring a footing it will be necessary to part fill part of the cellar. The fill will also be required within the cellar which is underneath the drive as it is proposed to reduce the drive level and therefore impossible to retain this beam and concrete which is deteriorating underneath the drive.

To incorporate rooflights within the Kitchen it will be necessary to insert a steel cranked beam to support the purlins and it is therefore proposed to re-roof the structure utilising the existing small plain tiles.

The proposal is not detrimental to the local amenity, does not detract from the character or appearance of the area and will not generate any extra traffic apart from construction time.

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 has been informed that this application will be submitted shortly but no close consultation has been carried out.

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.

It is proposed to lower and extend the tarmac drive to provide parking for vehicles and turning space. Beyond this soft landscaping is to be retained as existing.

DESIGN

The design has used the restrictions of massing and height of the original envelope. External alterations are to be carried out using, where possible, original materials.

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

ACCESS

The access to the front of the building will be changed with the lowering of the drive but there will be a level front entrance.

HERITAGE STATEMENT

West Hall is a Grade II Listed building. The proposed alterations and demolition of the single storey rear extension will enhance the building. The works are considered necessary due to the deterioration of the rear extension structure and also a requirement to modernise the accommodation for the benefit of the occupants.

STRUCTURAL SURVEY

A structural survey by Barnsley Bates August 2009 is enclosed as part of the application and we would like the recommendations for the repairs and maintenance of the structure to be part of the application.

TREE SURVEY

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

ARE/BE/171
4 May 2010