DESIGN AND ACCESS STATEMENT



PROPOSED CONVERSION OF BUILDINGS AT LAND ADJACENT TO POOL HOUSE NEWTON LINFORD LANE GROBY

WILBRAHAM ASSOCIATES LTD

MARCH 2010

1. INTRODUCTION

1.1 This Design and Access Statement has been prepared to accompany a full planning application and listed building consent for the conversion of three buildings to provide residential accommodation comprising Pool House Barn to provide a two bedroom property; Pool House Lodge, a three bedroom property; and Maids Cottage, a two bedroom property, together with associated parking at land adjacent to Pool House, Newton Linford Lane, Groby.

1.2 An earlier application was withdrawn on 22 December 2009 under references 09/00761/FUL and 09/00762/LBC. No physical alterations are proposed to the originally submitted scheme, this proposal addresses the representations made by the Environment Agency and Natural England.

1.3 The purpose of this statement is to explain the design and access arrangements for the development, and how these have been formulated so as to reflect the context of the site. It has been prepared in accordance with the advice on Circular 01/2006.

1.4 The application drawings comprise the following:-

Site Location Plan (1:1250)
Block Plan (1:500)
Topographical Survey (1:500)

Pool House Barn

Drawing No: EC/PHG/01 – Survey of outbuildings
Drawing No: EC/PHG/02 – Proposed extension and conversion of outbuildings

Maids Cottage

Drawing No: EC/PHG/03 – Survey
Drawing No: EC/PHG/04 – Proposed extension and alterations to Maids Cottage

Pool House Lodge

Drawing No: EC/PHG/05a – Survey

Drawing No: EC/PHG/06a – Proposed extension and alterations to Pool House Lodge.

1.5 This statement has been prepared in the light of advice contained within the CABE document *'Design and Access Statements – How to Read, Write and Use Them'.*

2. USE

2.1 Pool House and surrounding buildings are located off of Newton Linford Lane to the north of Groby. The grounds of Pool House extends to 2.1 ha.



AERIAL VIEW OF POOL HOUSE AND SURROUNDING BUILDINGS

2.2 A house has stood on the site since the 18th century. As well as the main house (Pool House), there is an adjoining courtyard surrounded by several buildings. Pool House is a Grade II listed building. The cottage and stable range fall within the main house's curtilage.

2.3 Currently, the only property in residential use is 'The Cottage' which is occupied by the applicants.

2.4 The buildings are surrounded by a landscaped area including a number of mature trees to the north, west of the buildings. To the south boundary of the site, an extensive belt of trees exist on a tall bank. A number of the trees are protected under existing Tree Preservation Orders, including Yew, Sycamore, Horse Chestnut, Scots Pine, Oak, Rowan species. The existing buildings are therefore effectively screened by the established and mature tree and landscape cover.

3. DESIGN OBJECTIVES – The development of this scheme

Design Evolution

3.1 The design of the scheme has been altered at various stages as part of its natural evolution and as a response to pre-application discussions with Officers of the Council. Fundamental to the scheme is the need to provide sensitively and sympathetic proposals which preserve the architectural and historic characteristics of this site.

3.2 The application seeks full planning permission for the conversion of three existing buildings on the site to provide three residential units.

3.3 As referred to above, the scheme has been the subject of detailed pre-application discussions with Planning Officers. Discussions commenced on the initial concept plan in December 2008. Further meetings were held in May 2009, July 2009 and in August 2009.

3.4 Fundamentally, the initial layouts and concepts have been refined and altered over the timescale of the pre-application meetings with the Council as well as project team meetings.

Proposals

3.5 This application seeks full planning permission and listed building consent for the following development

- Proposed extension and conversion of existing outbuilding to provide a two bedroom dwelling (referred to as **Pool House Barn**);

- Proposed extension and alterations of existing building to provide a two bedroom dwelling (referred to as **Maids Cottage**); and

- Proposed extension and alterations of existing outbuilding to provide a three bedroom dwelling (referred to as **Pool House Lodge**).

Proposed Pool House Barn



VIEW OF SIDE ELEVATION (EAST) OF PROPOSED POOL HOUSE BARN

3.6 The proposed Pool House Barn will provide accommodation for the elderly parents of Mrs Everson-Crane. The internal ground floor layout of the building has been designed to be wheelchair accessible. The conversion of the building involves an extension of the building which follows the linear form of the former stable range. The proposed extension extends 4275mm in length and 5165mm in width and over two floors. The extension will be slightly lower in height in order to read as subservient to the existing building. In respect of new openings and alterations to the existing, the following are proposed:

Front elevation – one conservation style roof light and alterations to the original three door openings.

Side elevation – the existing hay loft opening will be replaced with a window serving the en suite bathroom.

Rear elevation – will have French doors to serve Bedroom 1; two conservation style roof lights; two new aligned windows provided at ground and first floor level; and a French door to serve the proposed living room.

Proposed Maids Cottage

3.7 The conversion of this property will provide a 2 bedroom dwelling. As part of the proposal, a two storey extension is proposed to the side elevation (north) this however, will be stepped in at first floor level. This extension will provide a new kitchen/dining room at ground floor and a bedroom at first floor level. We consider that given the stepped approach in the design of the extension it reads as subservient to the existing building.



FRONT ELEVATION OF EXISTING BUILDING

3.8 In respect of new openings and alterations to the existing, the following are proposed:

Front elevation – reinstatement of existing window at ground floor level; and additional small window as part of the extension.

Side elevation (north) – French doors with windows either side at ground floor level; roof windows; and new window at first floor level.

Side elevation (south) - the existing door opening is removed; the insertion of two new windows (aligned) at both ground and first floor level.

Rear elevation – introduction of two small windows provided within the first floor level of the existing building and first floor level of the proposed extension.

Proposed Pool House Lodge

3.9 This proposal will involve the retention of the original opening on the front elevation which will provide the main entrance into the proposed residential property. It will provide a three bedroom property.



EXISTING FRONT ELEVATION

3.10 In view of the existence of a number of stone buildings to the rear of the existing main building, a two storey rear extension is proposed. The extension responds to the change in gradient and extends following the extent of the former outbuildings. It is proposed to replicate the 'lantern' feature on the existing roof with the design of the roof for the extension. We consider the proposed design of the extension assists to reduce the impact and mass of the new build element.



VIEW TO THE REAR OF POOL HOUSE LODGE

LAYOUT

3.11 The proposed conversion of each of the buildings together with the proposed extensions, we consider respects and maintains the character of the surrounding area. The residential use of the buildings is an appropriate use as defined within the Adopted Planning Brief covering the site.

APPEARANCE

3.12 The design approach taken in each of the three development proposals, we consider with the use of materials, the replication of style and features and the extent of the proposals will make a positive contribution to the site. The proposals will bring about the renovation of these buildings and will provide a low key use which will not be detrimental to the character and appearance of the area. A sensitively designed approach has been adopted with the introduction of the extensions in regard to Maids Cottage and Pool House Lodge.

MATERIALS

3.13 A consistent approach has been taken with the proposed use of materials for each of the three proposals to accord with existing fabric of the surrounding buildings.

3.14 With regard to roof material, it is proposed that for each of the three proposals, that reconstituted replica Swithland slate is used.

3.15 In regard to Pool House Barn, the proposed extension will be constructed of painted brick (white) in order to match the existing building. All doors and windows will be of a wooden construction in order to match the existing features.

3.16 Turning to Maids Cottage, the extension will be constructed of brick with rough cast render in order to match the existing building. All doors and windows will be of a wooden construction in order to match the existing features.

3.17 Finally in terms of the extension to Pool House Lodge, this will be constructed with a local stone plinth with 2 course blue slope plinth with a Marley eternit cedral weatherboard. The use of boarded cladding provides a 'lighter' solution to the building since we consider that the use of stone/brick would have provided too heavy appearance, furthermore the use of this material ensures that the extension is subservient to the existing building.

LANDSCAPING

3.18 As part of the proposals, each of the proposed three dwellings will be provided with a defined garden space as shown on the submitted block plan.

3.19 A box hedge defines the eastern boundary of the garden associated with Pool House Barn. The remaining garden boundaries will be defined by close boarded fencing.

ACCESS

3.20 The existing access which is currently used by the applicants will also serve the proposed three new dwellings. A total of six on-site parking spaces are to be provided to serve the development, each property will be provided with two spaces which are shown on the submitted block plan.

SECURITY

3.21 The site will be fully secured with an intercom entry system that will operate the main gate for residents at all times.

WASTE MANAGEMENT

3.22 As with all new developments, this scheme provides sufficient space for waste/recycling bins to be accommodated. It is proposed to provide waste bins and a recycling area at the ground floor for each of the three units.

4. HERITAGE CONSIDERATIONS

4.1 The main house, known as Pool House, is a Grade II listed building. The cottage and the stable range fall within the main house's curtilage. A summary of the historic background of the site has been provided in section 2 of this statement.

4.2 The proposals the subject of this application have been developed following discussions with both Planning and Conservation Officers. Fundamental to the scheme is the need to provide sensitive and sympathetic proposals which preserve the architectural and historic characteristics of the buildings and the overall site.

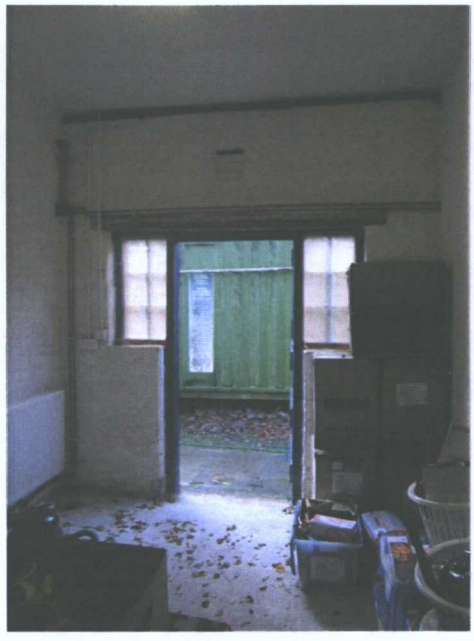
4.3 A schedule of the works to the existing buildings has been detailed in paragraphs 3.6 to 3.10 of this statement. Furthermore, a detailed structural survey has been provided in relation to the proposed Pool House Lodge.

4.4 We consider that the proposed development will have no adverse impact on any historical or architectural features.

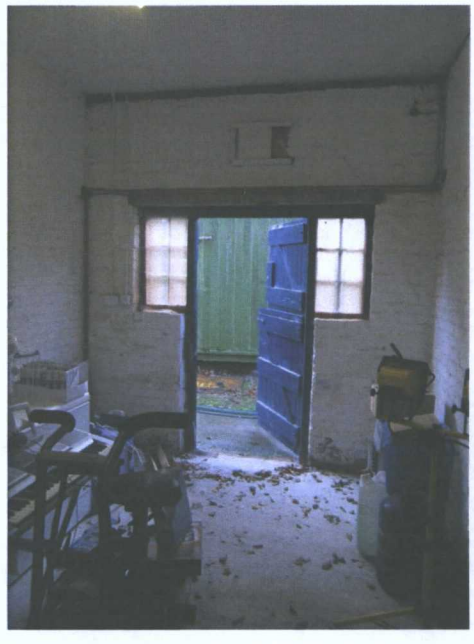
4.5 A number of photographs are provided in **Appendix 1** of this statement which illustrates the internal condition of the existing buildings.

APPENDIX 1














How can
we help ?



