

PROPOSED DESIGN AMENDMENTS TO GATE HOUSE LODGE (FORMER COACH HOUSE) HAILE EGREMONT CA22 2PB

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT

The proposed development involves the conversion of the former Coach House in to a 2 bedroom dwelling with an extension to enlarge the Living Room at ground floor level.

LAYOUT

The former Coach House is located on the roadside in front of the large dwelling , formerly the Vicarage, which it served. Car parking and private open space is provided for the Coach House, separately from the Old Vicarage. A joint access off the highway will serve both houses.

SCALE

The former Coach House has already had a two storey extension added some years ago. A further 1.25 storey extension is proposed which accommodates a larger living room space at ground level and a roof storage area at first floor level. This later extension fits in with the proportions of the former Coach House and its first two storey extension. The width is the same but the lower height of the new extension defines its use and does not create a larger two storey extension which would we consider, impact the original Coach House.

LANDSCAPING

A small courtyard garden area is planned within the area next to the Coach House. Private Amenity space will also be provided for clothes drying. Hard landscaping will be proposed with permeable paving laid to the side forecourt area surrounding the side of the Coach house and rear.

APPEARANCE

Windows-

It is proposed to install upvc windows throughout in Chartwell Green colour. Doors will be vertically boarded timber externally. UPVC windows are already fitted in the Coach House (by others many years ago), and in the Old Vicarage. The building is Not a barn but a former Coach House dwelling.

We consider the use of upvc windows can be justified for the reasons given above.

Rooflights-

Rooflight locations have ben changed from the earlier approval.(2/20/2141/0F1). One rooflight has been omitted from bedroom on front face of roof facing highway on NE side, because adequate light is provided with the two windows already existing.

One rooflight omitted from SE roof face facing the field (to roof store), because one rooflight is adequate to light the roof space on NW side.

Design changes to windows and doors-

Vertical boarded door omitted from NE roadside elevation/add back window, reason we require more daylight in ton this room to comply with Building Regulations.

Full height window glazed omitted from NE elevation facing road, add back 1050mm deep window. Reason because kitchen units are required to be fitted to this wall.

Full height glazed window to front entrance door and screen omitted. Add back solid wall under and window. Reason, preferred design option.

Omit full glazed front door/add back vertically boarded timber door.

Omit window to Utility Room on SW elevation. Add back vertically boarded timber door. Reason, to provide a second entrance in to the dwelling via Utility Room.

New extension-

The new extension is proposed with an eaves height of 3.2m, 500mm more than the former approved plan which was 2.7m. Reason, to give a small increase in height in the roof store.

The materials of stone and traditional render and a slate roof match the existing buildings on the site and ensure that the proposals fit in with the overall development of the site.

Access Statement

VEHICULAR AND TRANSPORT LINKS

The site is located in a rural area and no bus services are running through the village of Haile. Cars are therefore an essential mode of transport. Egremont, some 4 miles away has bus services running in to West Cumbria and the nearest rail link is either Braystones or Whitehaven.

Emergency vehicles can access the dwelling easily from the highway which abuts the dwelling.

INCLUSIVE ACCESS

The dwelling will comply with Part M of The Building Regulations, and therefore all persons can get to and move through the dwelling on equal terms regardless of age, disability or social grouping.

Richard J. Lindsay

9/5/23